



1200 Gardere Ln

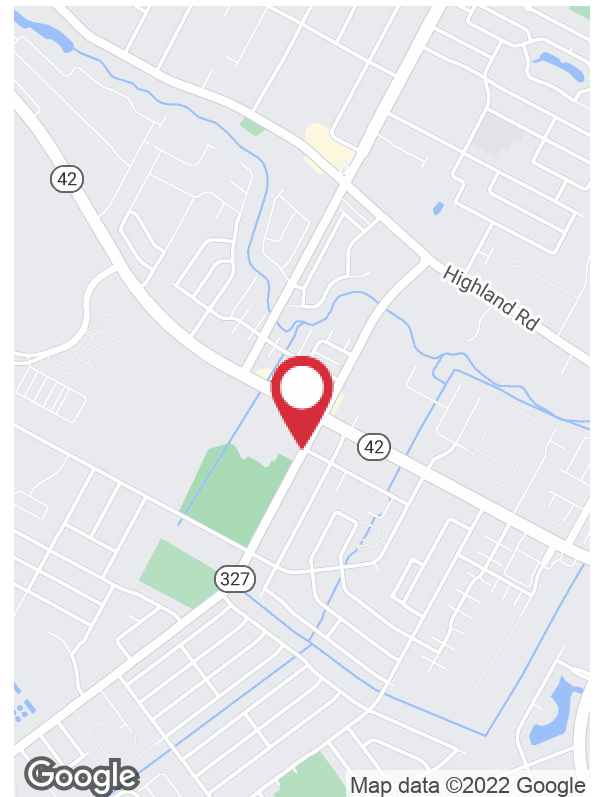
Baton Rouge, Louisiana 70820

Property Highlights

- 1.43 acre development site located on Gardere Lane
- Just off the corner of heavily trafficked Burbank Drive (+25k cars per day).
- Located in a rapidly expanding area with +7,000 planned and existing homes within a 3-mile radius and more to come
- LC3 Zoning
- Adjacent to Traction Sports Performance (20k SF training facility, 10 baseball fields, Marucci Pro Shop)
- 250' of frontage on Gardere Lane

Lease Rate

See Agents for Pricing



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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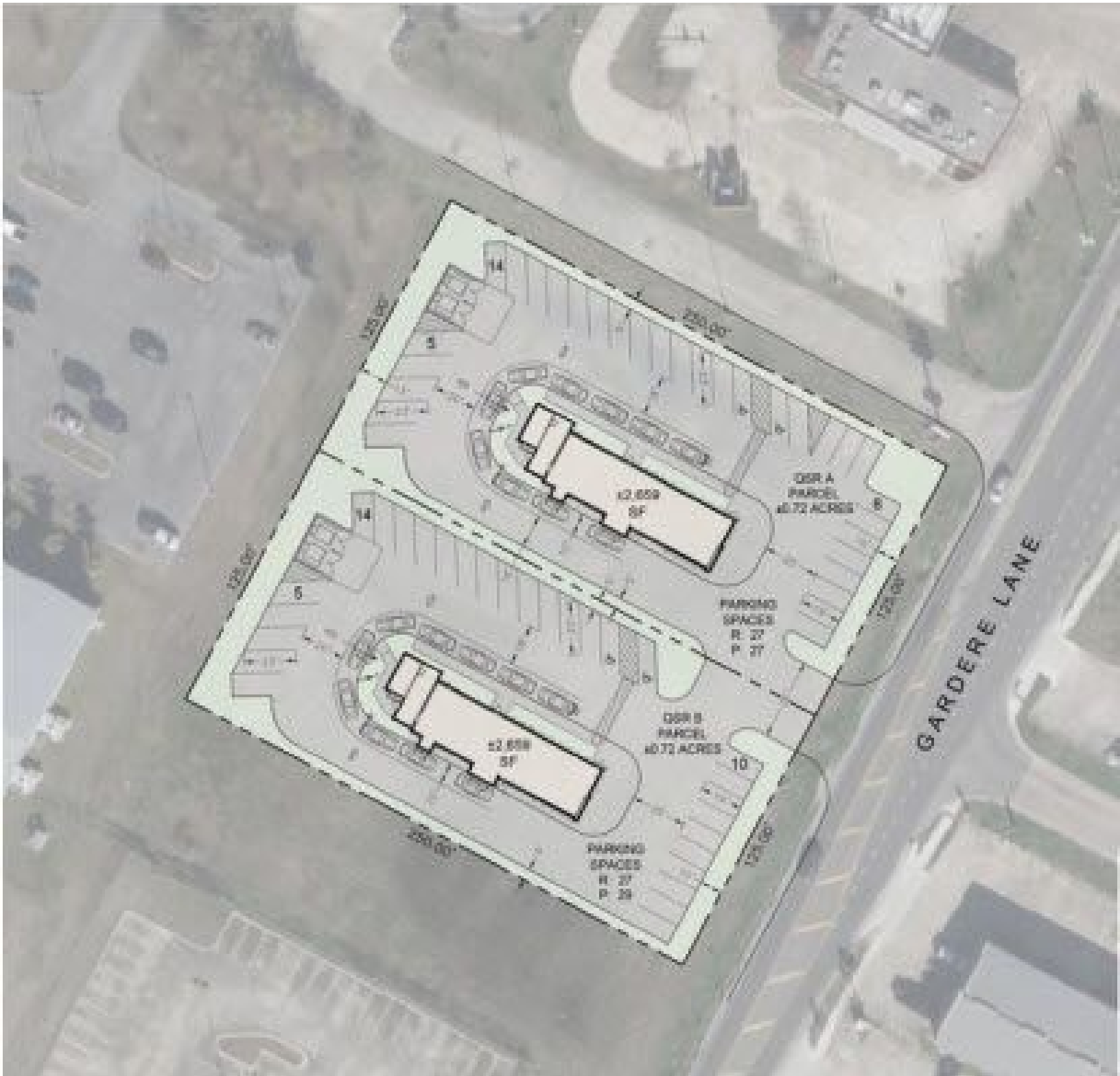
June 08, 2022

Additional Photos

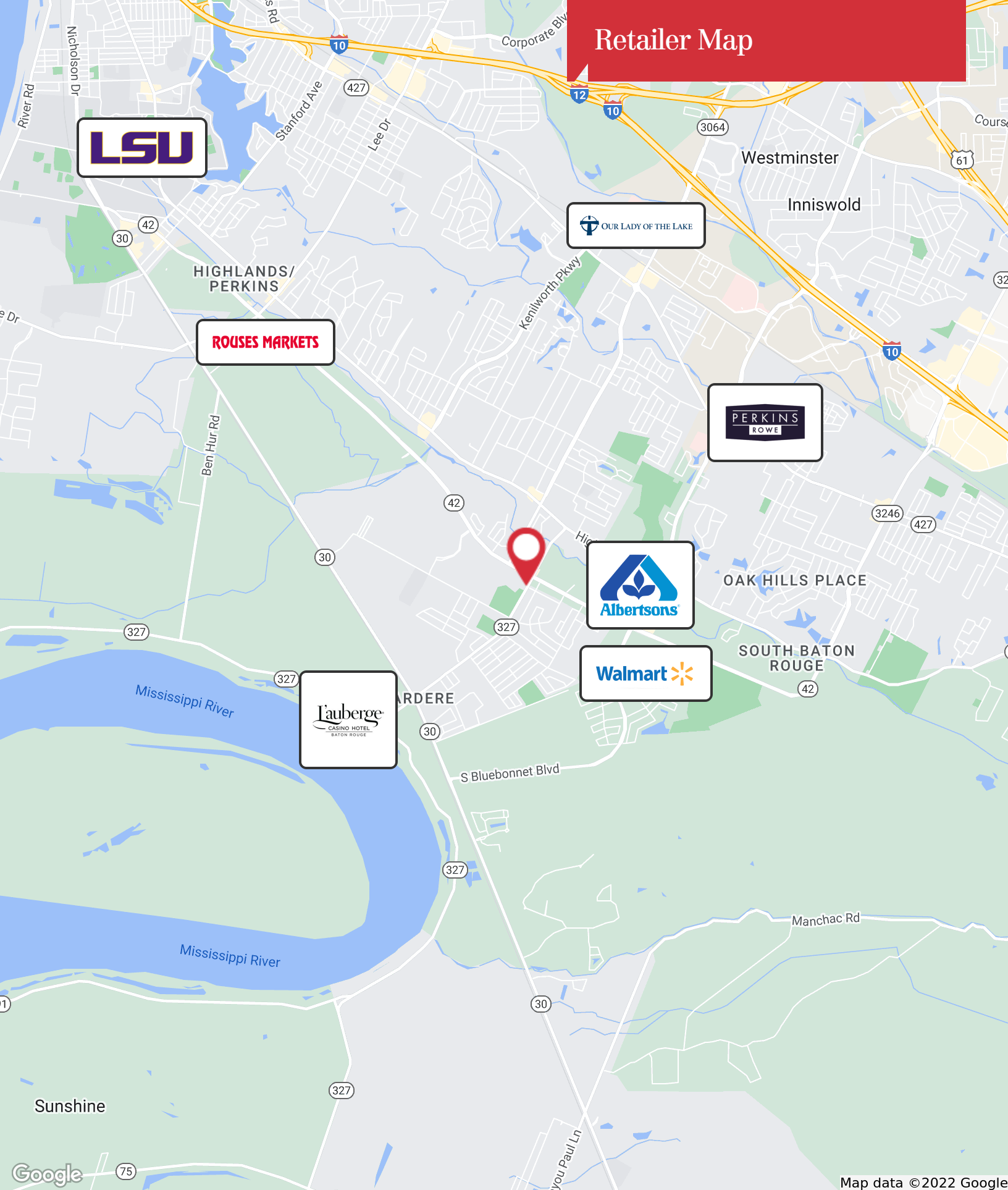


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Potential Site Plan



Retailer Map



Map data ©2022 Google

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KEY FACTS

19,525

Population



Average Household Size

29.8

Median Age

\$57,846

Median Household Income

EDUCATION

8%

No High School Diploma



23%

High School Graduate



25%

Some College



44%

Bachelor's/Grad/Pr of Degree

BUSINESS



481

Total Businesses



3,815

Total Employees

EMPLOYMENT



64.8%

White Collar



18.4%

Blue Collar



16.8%

Services

5.6%

Unemployment Rate

INCOME



\$57,846

Median Household Income



\$30,383

Per Capita Income



\$39,032

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (14.8%)

The smallest group: \$150,000 - \$199,999 (6.0%)

Indicator ▲	Value	Diff	
<\$15,000	13.1%	-1.1%	
\$15,000 - \$24,999	8.2%	-1.5%	
\$25,000 - \$34,999	13.0%	+3.5%	
\$35,000 - \$49,999	9.9%	-1.3%	
\$50,000 - \$74,999	14.8%	-2.0%	
\$75,000 - \$99,999	14.8%	+2.7%	
\$100,000 - \$149,999	13.8%	+1.0%	
\$150,000 - \$199,999	6.0%	-0.4%	
\$200,000+	6.4%	-0.8%	

Bars show deviation from East Baton Rouge Parish

KEY FACTS

84,740

Population



2.3

Average Household Size

30.3

Median Age

\$58,921

Median Household Income

EDUCATION

5%

No High School Diploma



16%

High School Graduate



23%

Some College



56%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,402

Total Businesses



62,730

Total Employees

EMPLOYMENT



73.5%

White Collar



12.0%

Blue Collar



14.5%

Services

5.2%

Unemployment Rate

INCOME



\$58,921

Median Household Income



\$38,971

Per Capita Income



\$64,131

Median Net Worth

Households By Income

The largest group: <\$15,000 (16.2%)

The smallest group: \$150,000 - \$199,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	16.2%	+2.0%	
\$15,000 - \$24,999	8.8%	-0.9%	
\$25,000 - \$34,999	9.4%	-0.1%	
\$35,000 - \$49,999	9.1%	-2.1%	
\$50,000 - \$74,999	14.7%	-2.1%	
\$75,000 - \$99,999	11.1%	-1.0%	
\$100,000 - \$149,999	13.4%	+0.6%	
\$150,000 - \$199,999	6.5%	+0.1%	
\$200,000+	10.7%	+3.5%	

Bars show deviation from East Baton Rouge Parish

KEY FACTS

164,977

Population



Average Household Size

32.9

Median Age

\$61,116

Median Household Income

EDUCATION

5%

No High School Diploma



18%

High School Graduate



24%

Some College



52%

Bachelor's/Grad/Pr of Degree

BUSINESS



13,269

Total Businesses



172,529

Total Employees

EMPLOYMENT



72.5%

White Collar



13.9%

Blue Collar



13.6%

Services

6.0%

Unemployment Rate

INCOME



\$61,116

Median Household Income



\$40,068

Per Capita Income



\$76,416

Median Net Worth

Households By Income

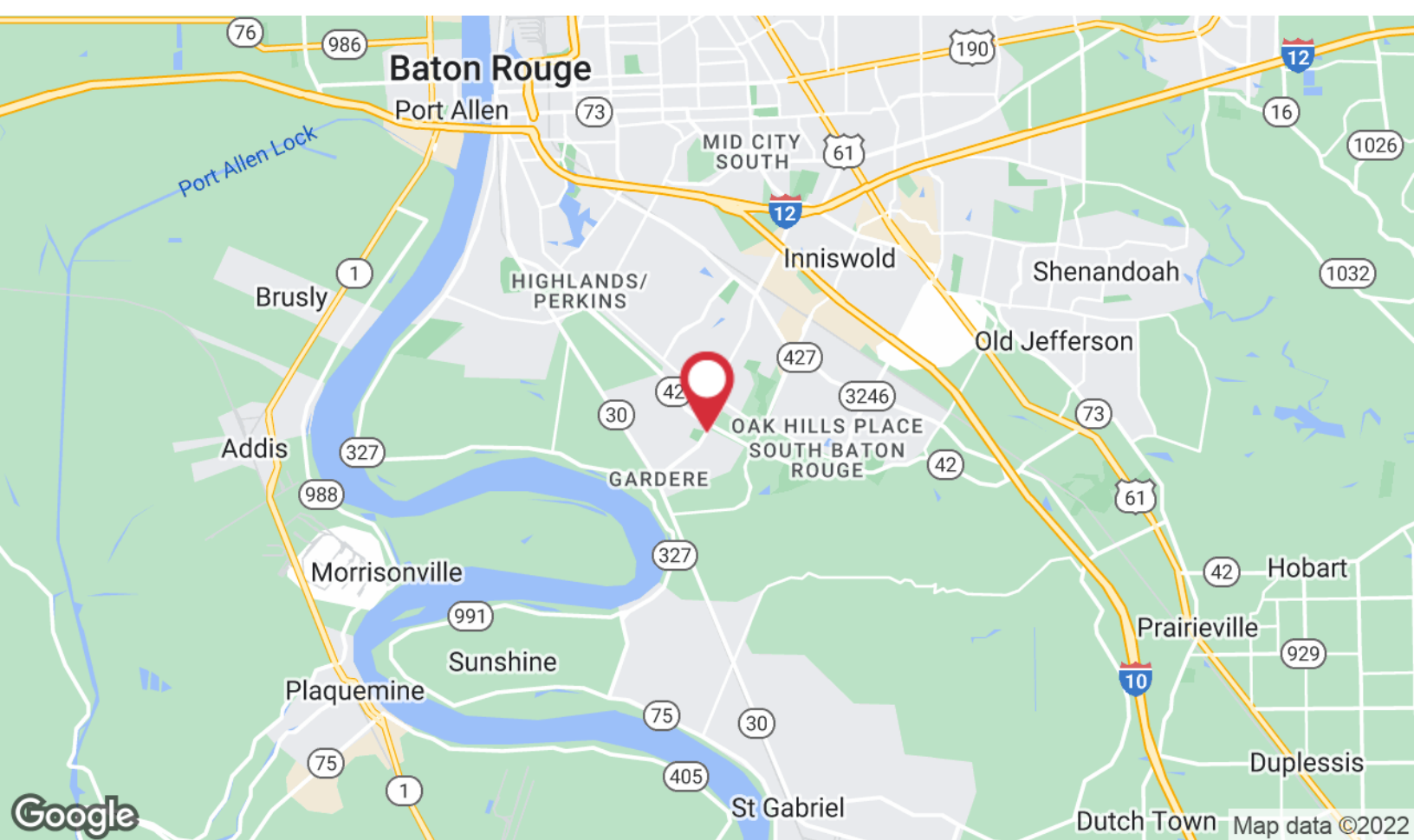
The largest group: \$50,000 - \$74,999 (16.0%)

The smallest group: \$150,000 - \$199,999 (7.5%)

Indicator ▲	Value	Diff		
<\$15,000	14.2%	0		
\$15,000 - \$24,999	8.6%	-1.1%		
\$25,000 - \$34,999	8.9%	-0.6%		
\$35,000 - \$49,999	9.7%	-1.5%		
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\$200,000+	10.3%	+3.1%		

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Location Maps



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