



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

NEWLY REMODELED STRIP CENTER W/ DRIVE-THRU FOR LEASE

7122 Florida Blvd
Baton Rouge, LA 70806

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Associate Broker & Retail Specialist
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CAFE

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ARCHITECTURE

MERRICK'S
ELECTRIC LLC
ME
Residential & Commercial Licensed & Bonded
(225) 718-0058
LA # 71162





SAURAGE ROTENBERG®
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FOR LEASE

NEWLY REMODELED RETAIL STRIP CENTER WITH DRIVE-THRU

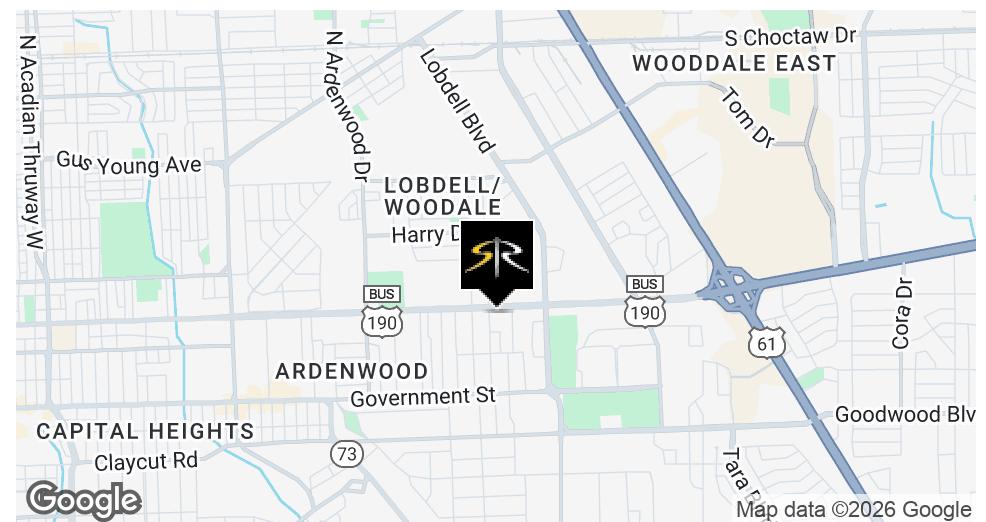
7122 FLORIDA BLVD, BATON ROUGE, LA 70806

\$18 -20 SF



OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Building Size:	5,760 SF
Available SF:	1,600 - 1,920 SF
# Units:	3
Lot Size:	0.52 ACRES
Year Built/Renovated:	1982 / 2026
Pylon Sign:	Yes
Zoning:	C2 (Heavy Commercial)
Traffic Count:	35,801 ADT
Available For Occupancy:	March - 2026



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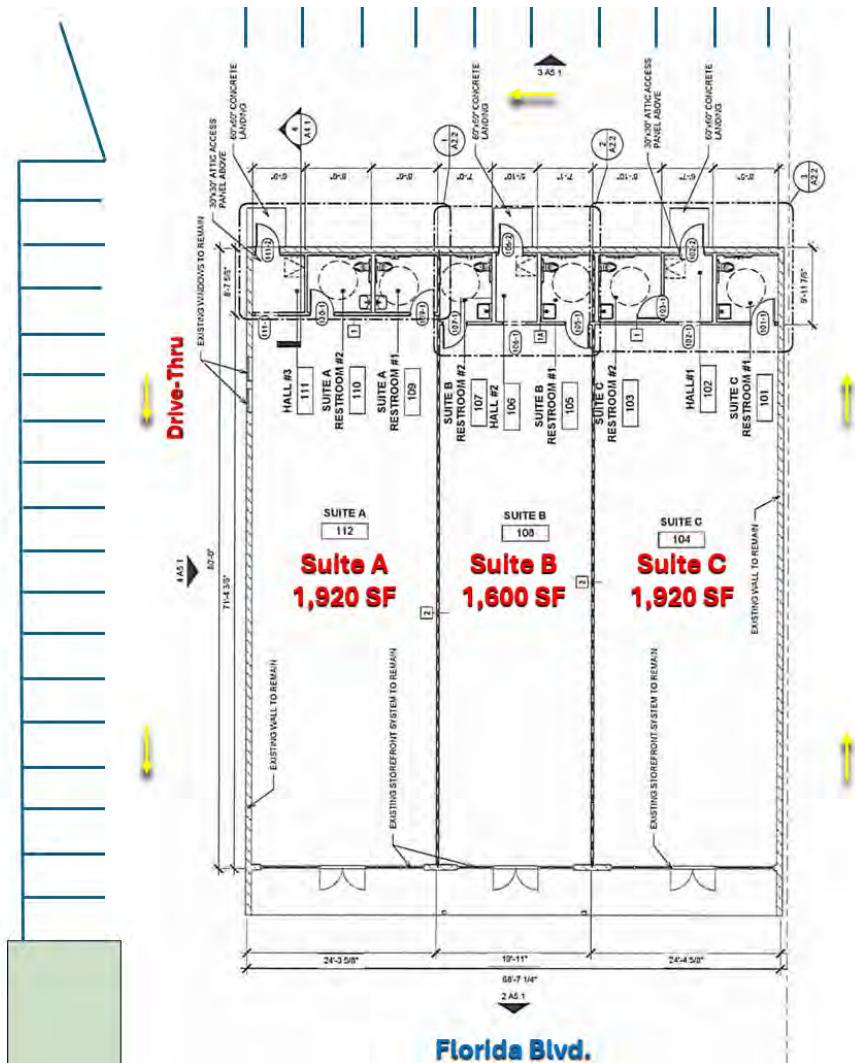
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PROPERTY DESCRIPTION

FOR LEASE | NEWLY REMODELED RETAIL STRIP CENTER WITH DRIVE-THRU

COMING SOON! Now available for lease, 7122 Florida Boulevard is a newly remodeled three-unit retail strip center strategically positioned along one of Baton Rouge's highest-visibility commercial corridors. The property offers excellent exposure, strong traffic counts, and a highly functional site design with on-site drive-thru capability, making it ideal for food, beverage, medical, or service-oriented users.

The center consists of three retail suites with efficient layouts, modernized exterior improvements, vanilla box delivery, and convenient parking. One suite is designed to accommodate a drive-thru, providing a rare opportunity for quick-service restaurants, coffee concepts, or financial and medical users seeking fast in-and-out access for customers.

The site plan reflects well-organized traffic flow, dedicated ingress and egress points, ample parking, and a drive-thru circulation pattern that allows vehicles to queue without disrupting on-site parking or neighboring tenants. The layout supports both high-volume drive-thru operations and traditional inline retail uses.

Located on Florida Boulevard in Mid-City directly across from Bon Carre', the property benefits from proximity to dense residential neighborhoods, established retail centers, and daily traffic generators. Florida Boulevard remains one of Baton Rouge's most traveled corridors, offering consistent exposure and strong demographics for neighborhood-serving businesses with access to Downtown, Mid-City and neighboring communities like Central.

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PROPERTY HIGHLIGHTS

- Newly remodeled 3-unit retail strip center
- Drive-thru capability (rare Florida Blvd offering)
- Modernized exterior and site improvements
- Strong visibility and signage opportunity
- Efficient parking and traffic circulation
- High-traffic Florida Boulevard location
- Ideal for QSR, coffee, medical, service, or retail users
- Flexible suite sizes and configurations
- This property presents an excellent opportunity for tenants seeking a highly visible, move-in-ready retail location with drive-thru potential in a proven Baton Rouge corridor.

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LEASE INFORMATION

Lease Type: NNN

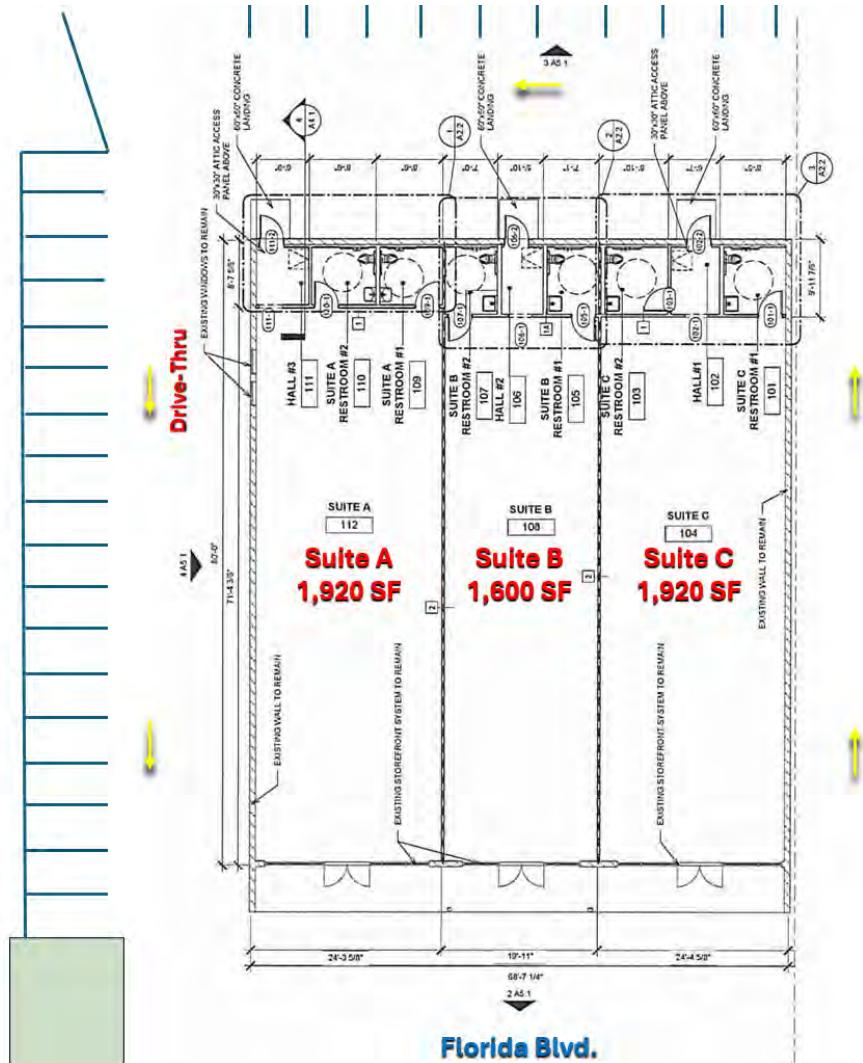
Lease Term: Negotiable

Total Space: 1,600 - 1,920 SF

Lease Rate: \$18.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,920 SF	NNN	\$18.00 - \$20.00 SF/yr	End Cap with Drive-Thru
Suite B	Available	1,600 SF	NNN	\$18.00 - \$20.00 SF/yr	In-line
Suite C	Available	1,920 SF	NNN	\$18.00 - \$20.00 SF/yr	End Cap



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RETAIL MAP

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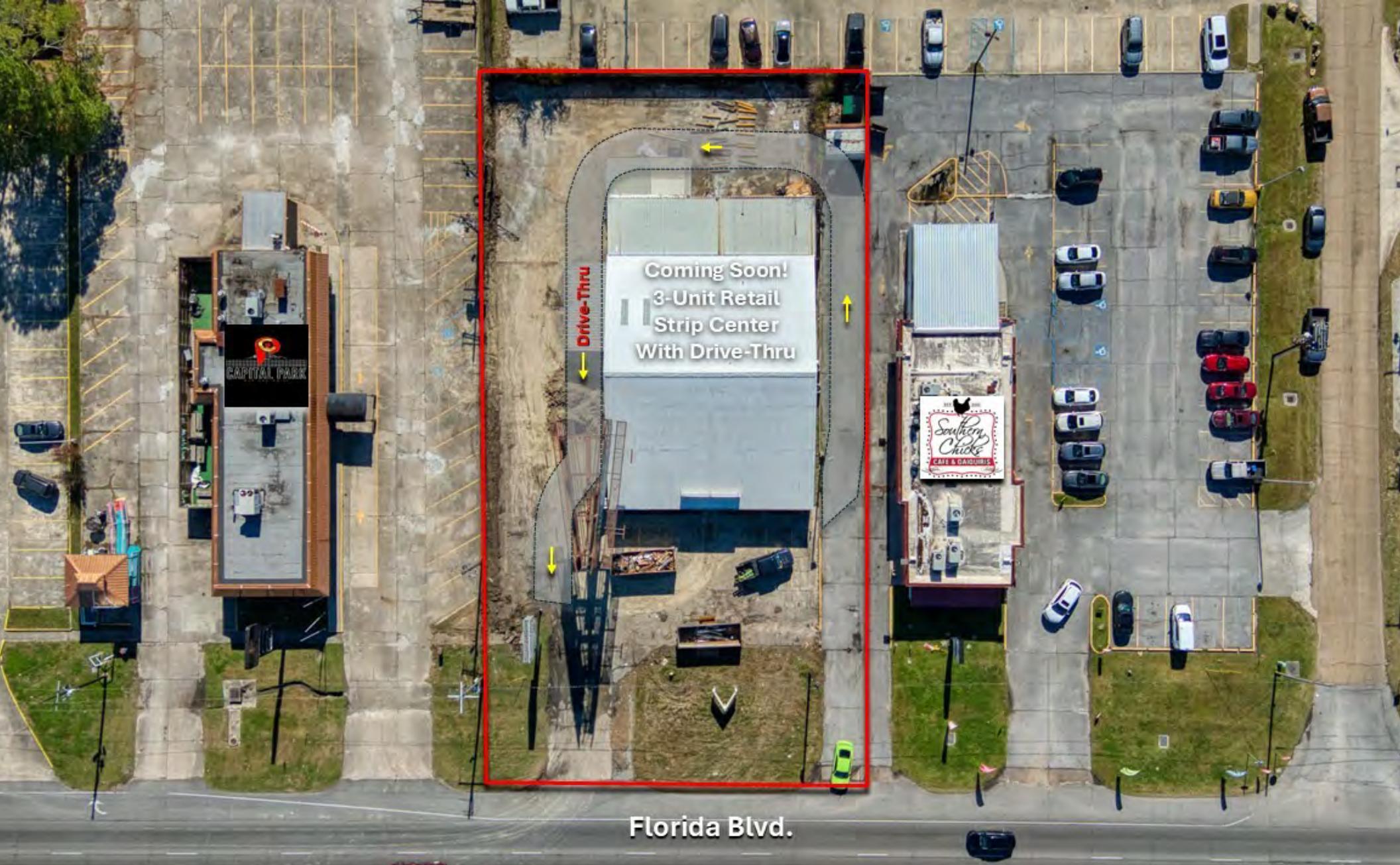


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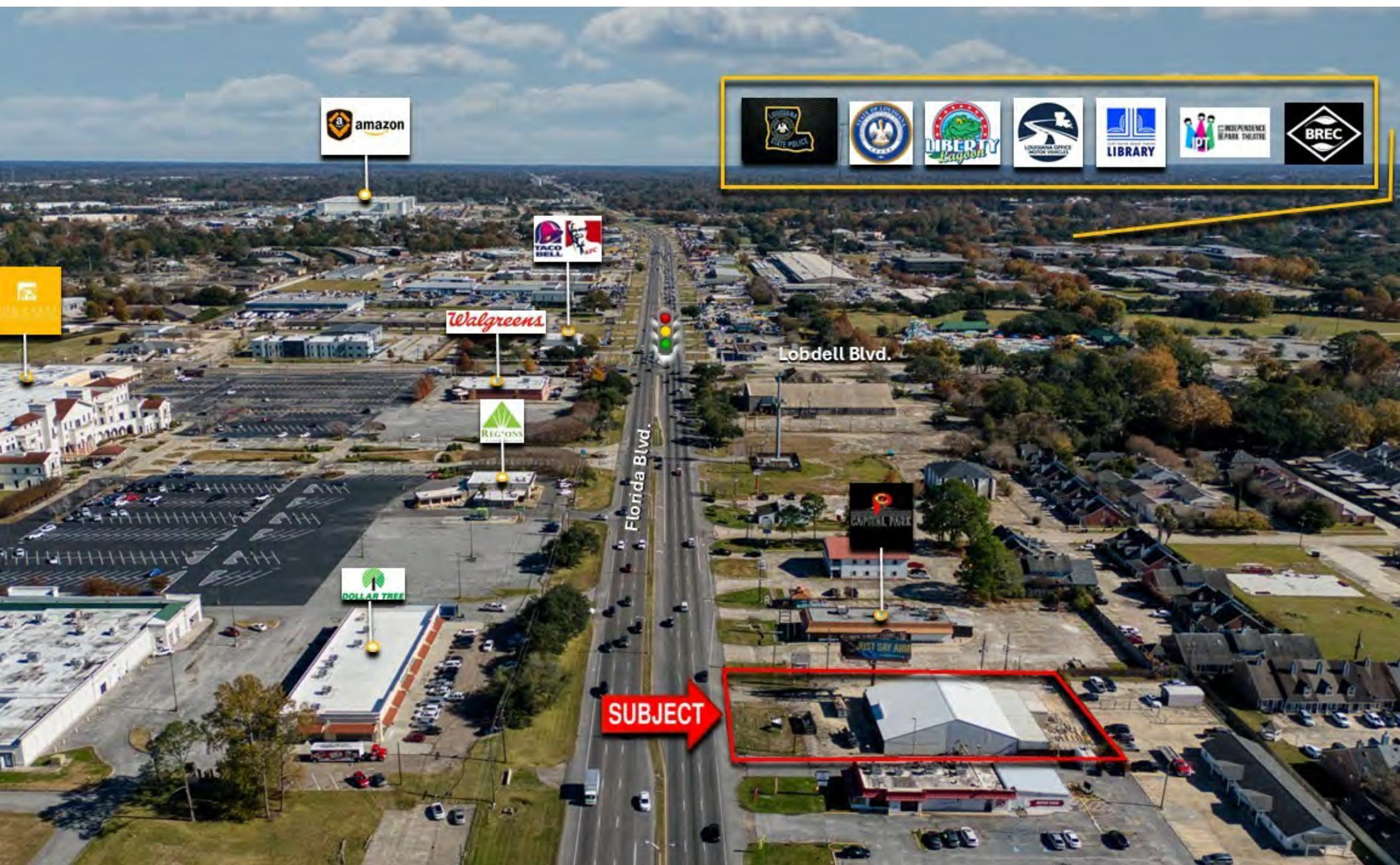
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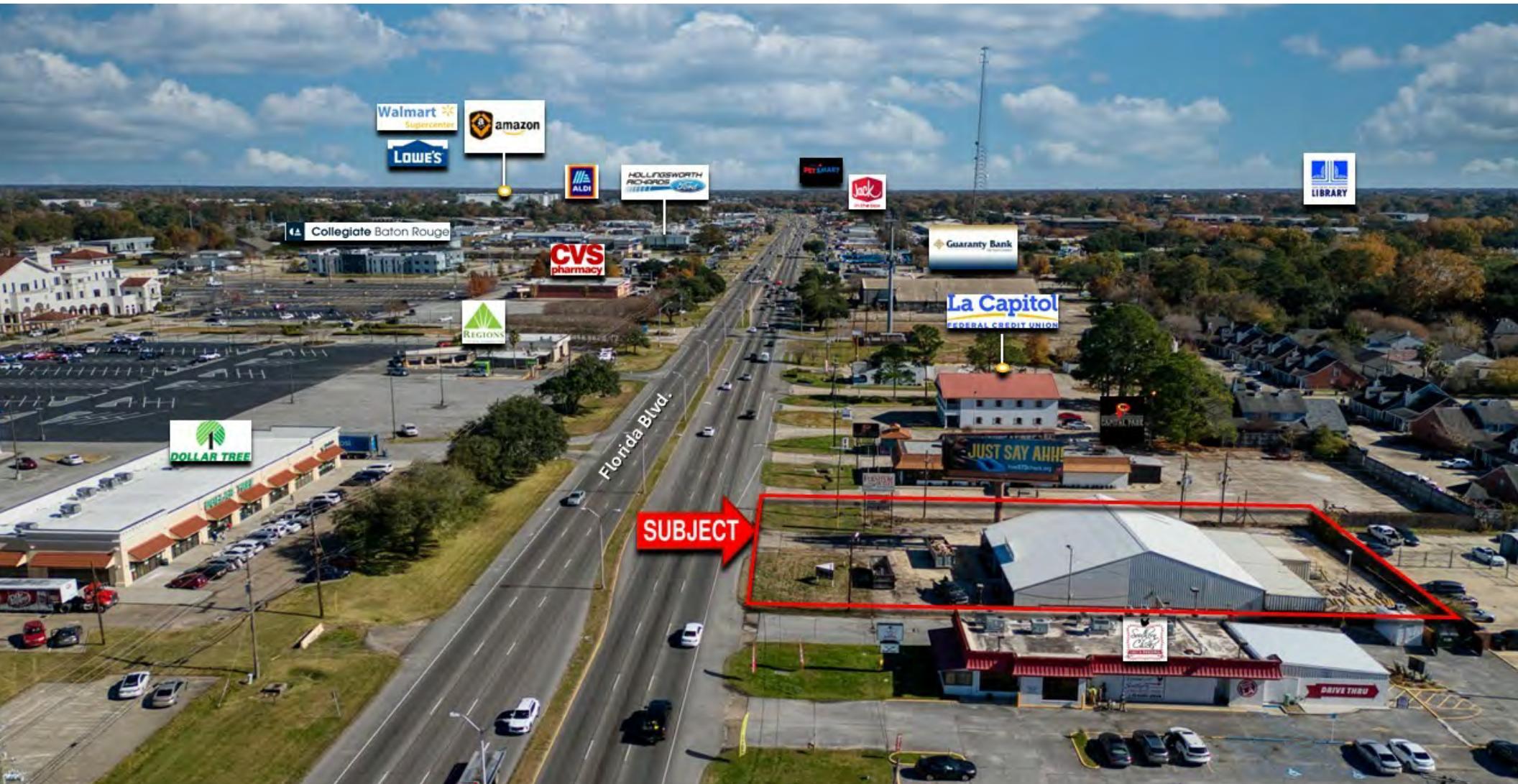
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5,760 SF



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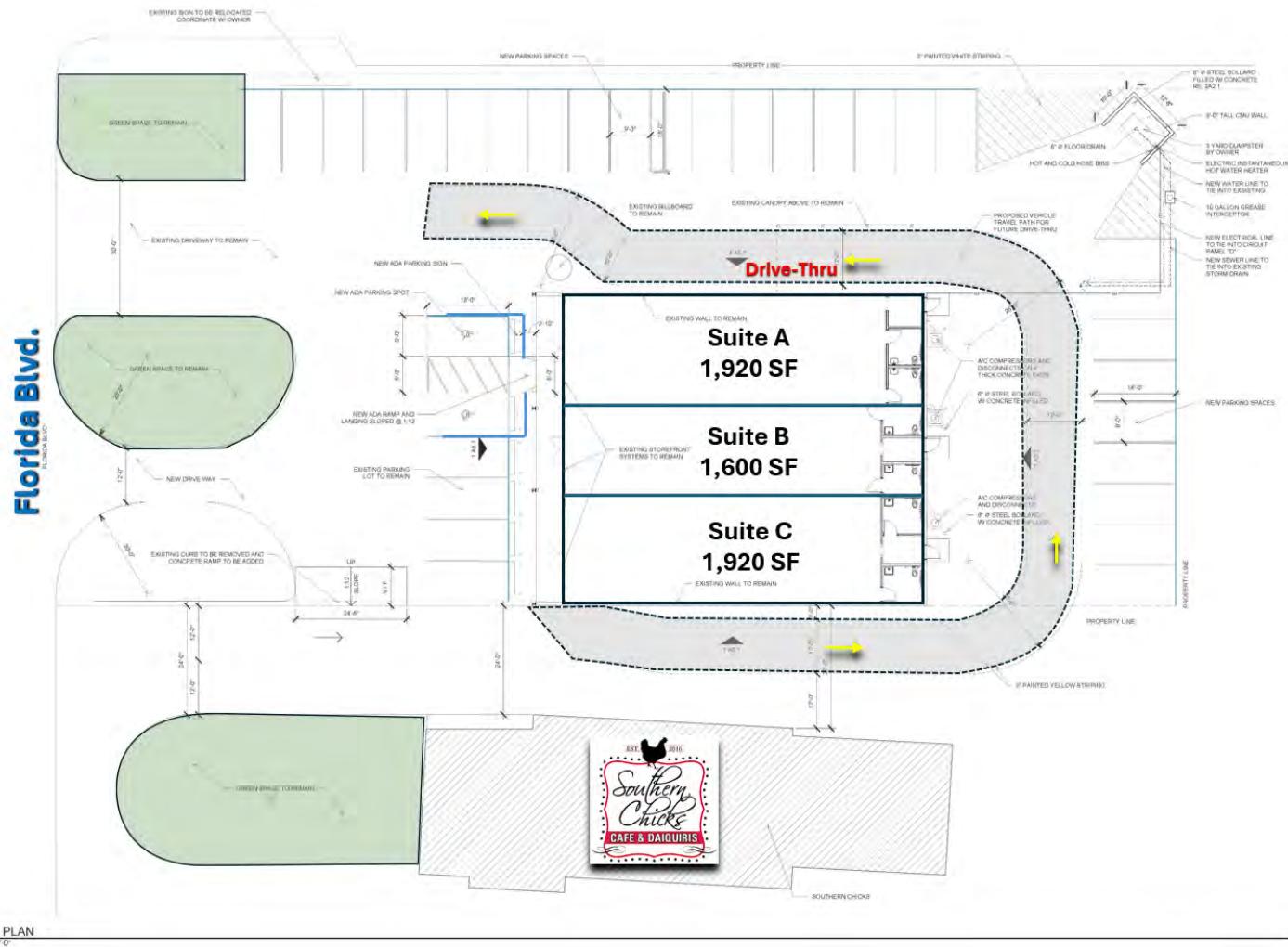
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SITE PLAN

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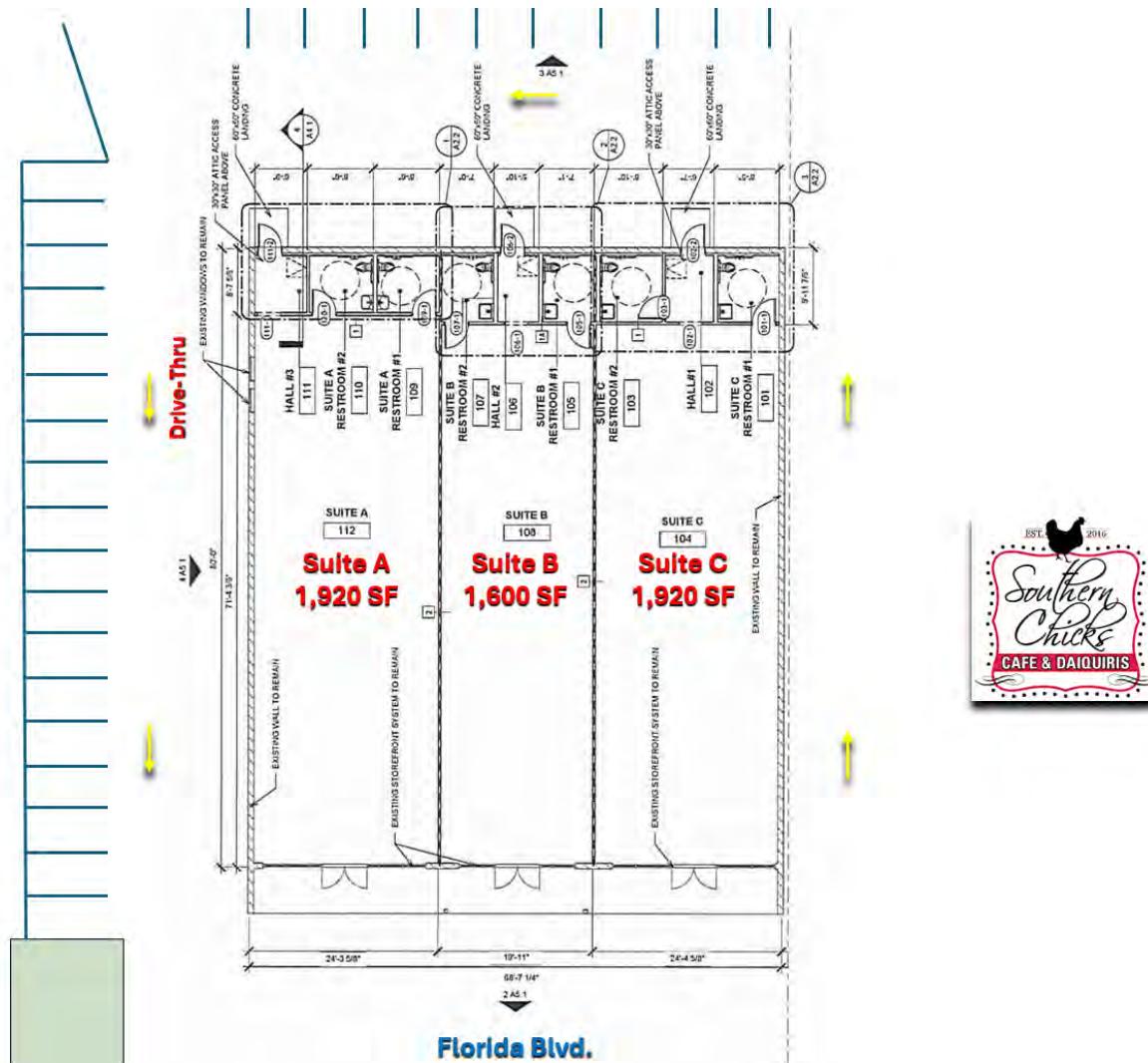
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FLOOR PLAN

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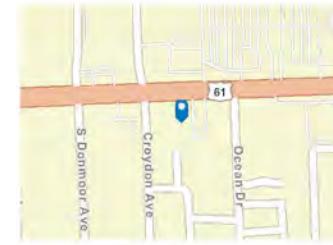
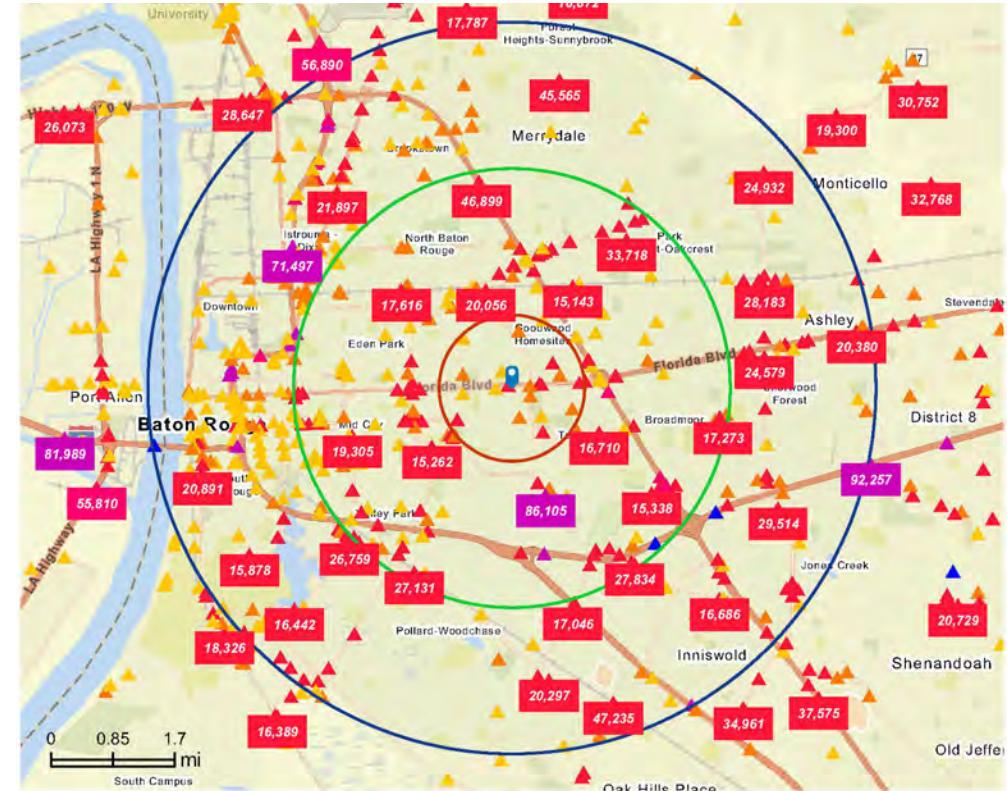


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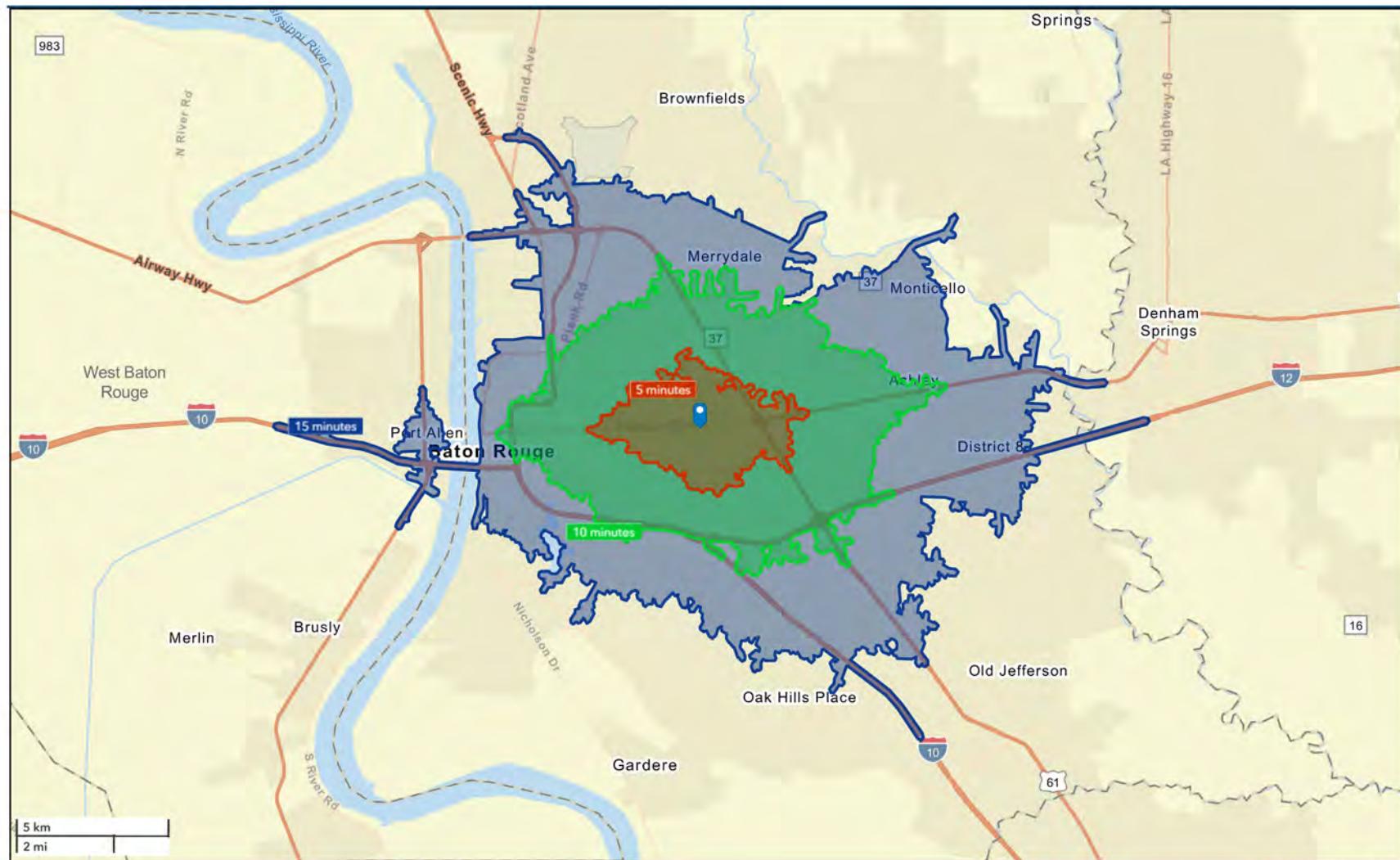
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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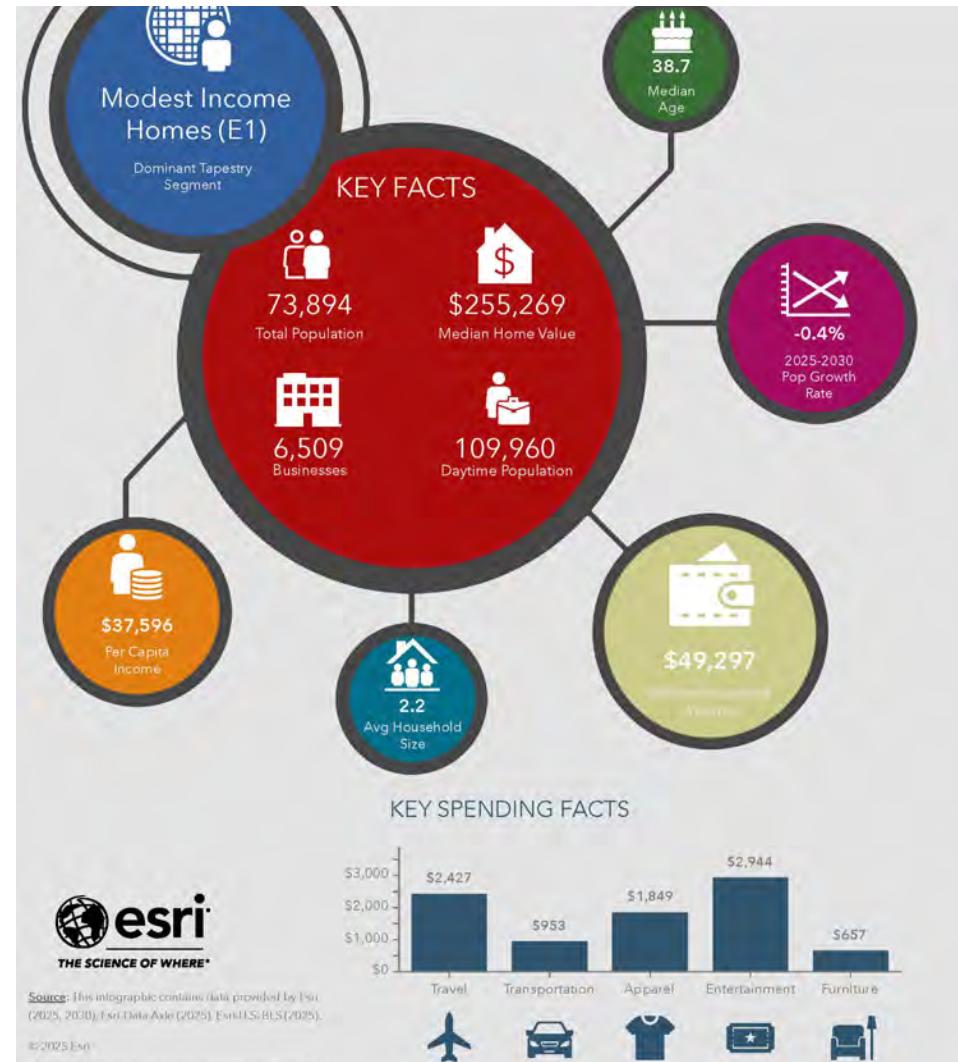
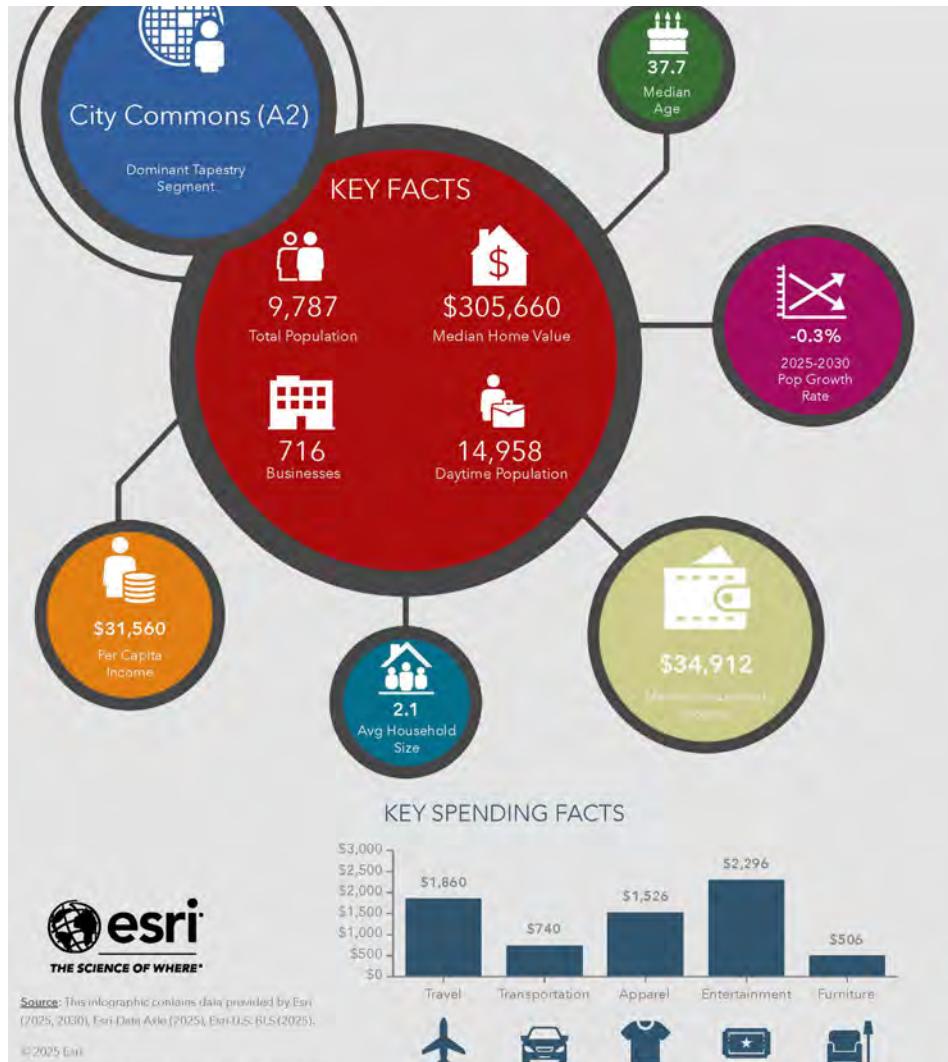
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DEMOGRAPHIC KEY FACTS: 1 MILE (LEFT) & 3 MILES (RIGHT)

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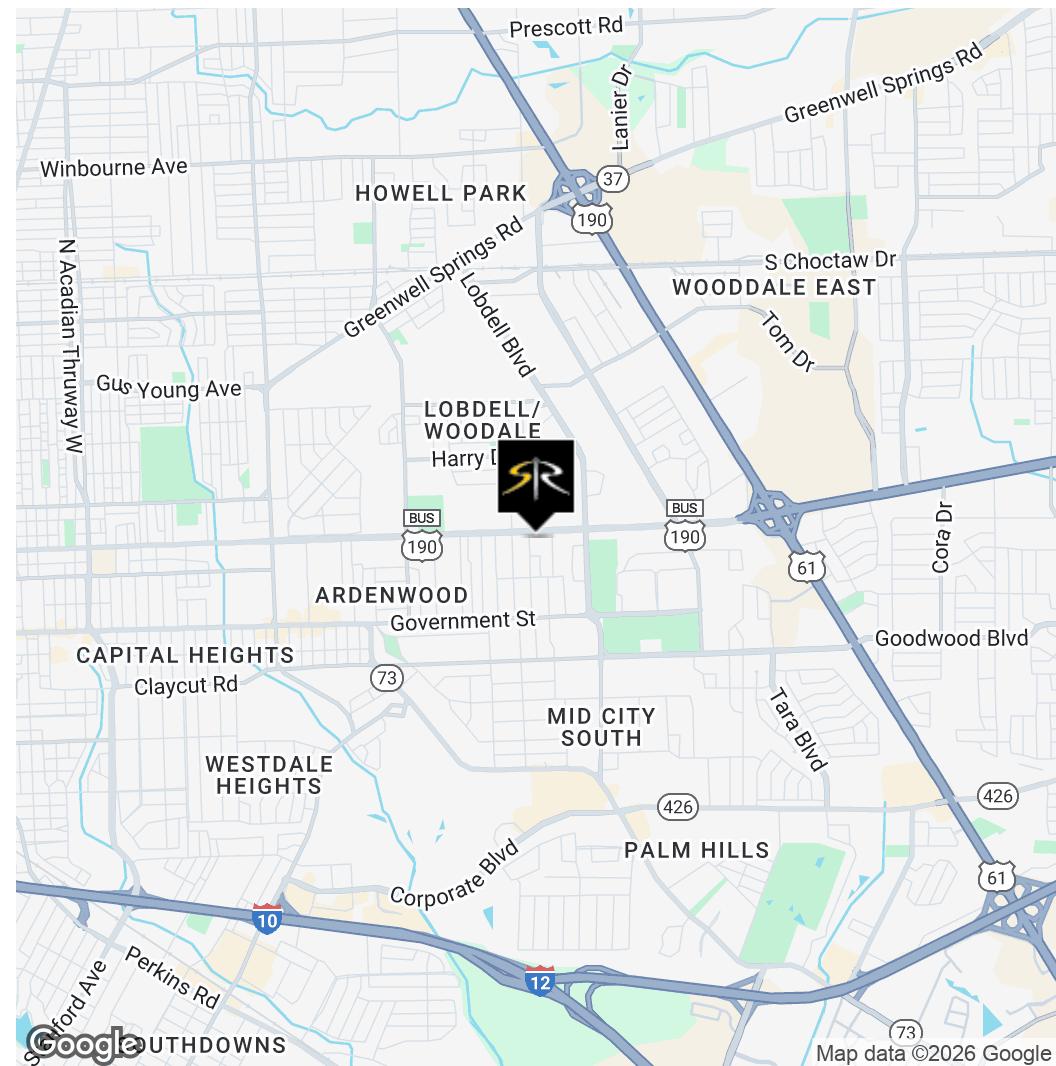
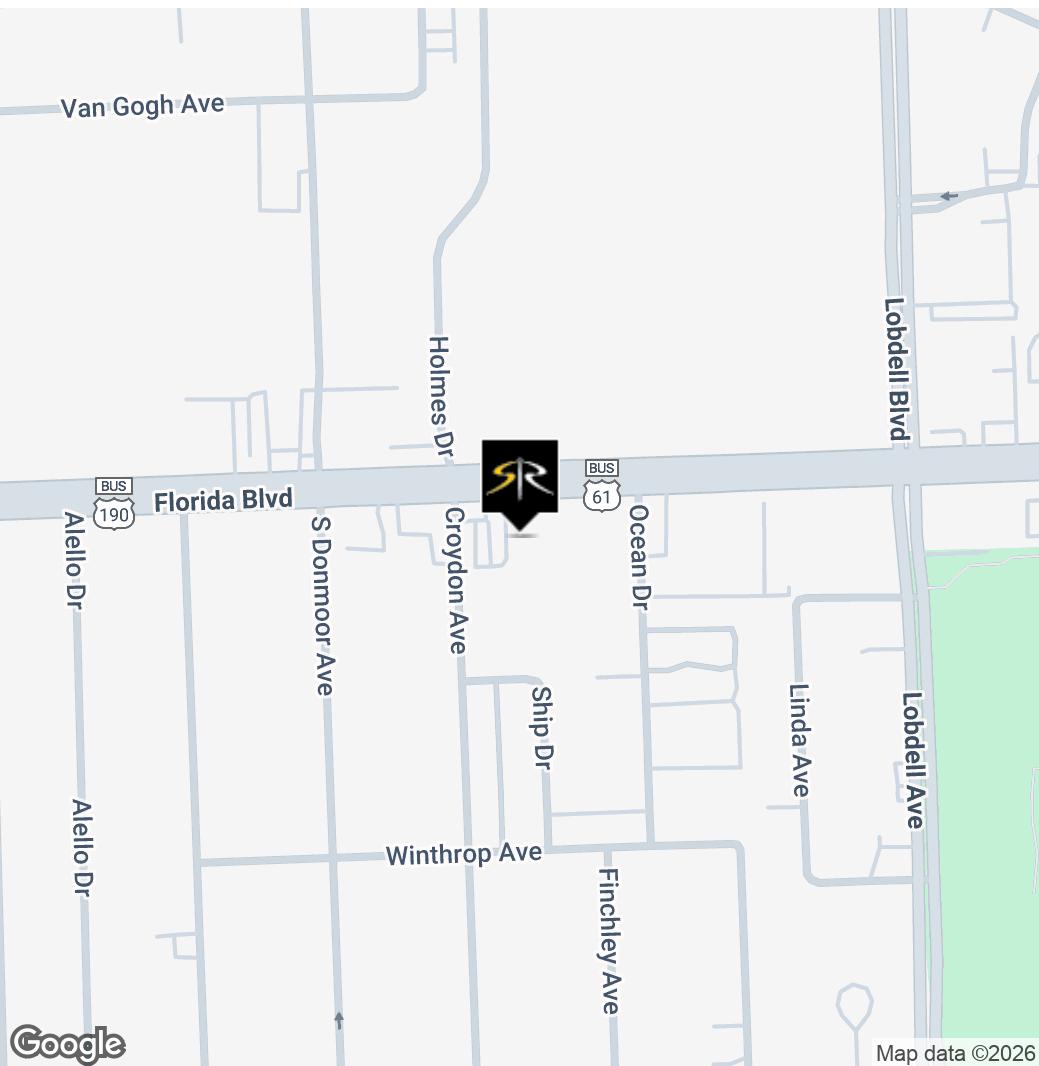
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LOCATION MAPS

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DEMOGRAPHICS

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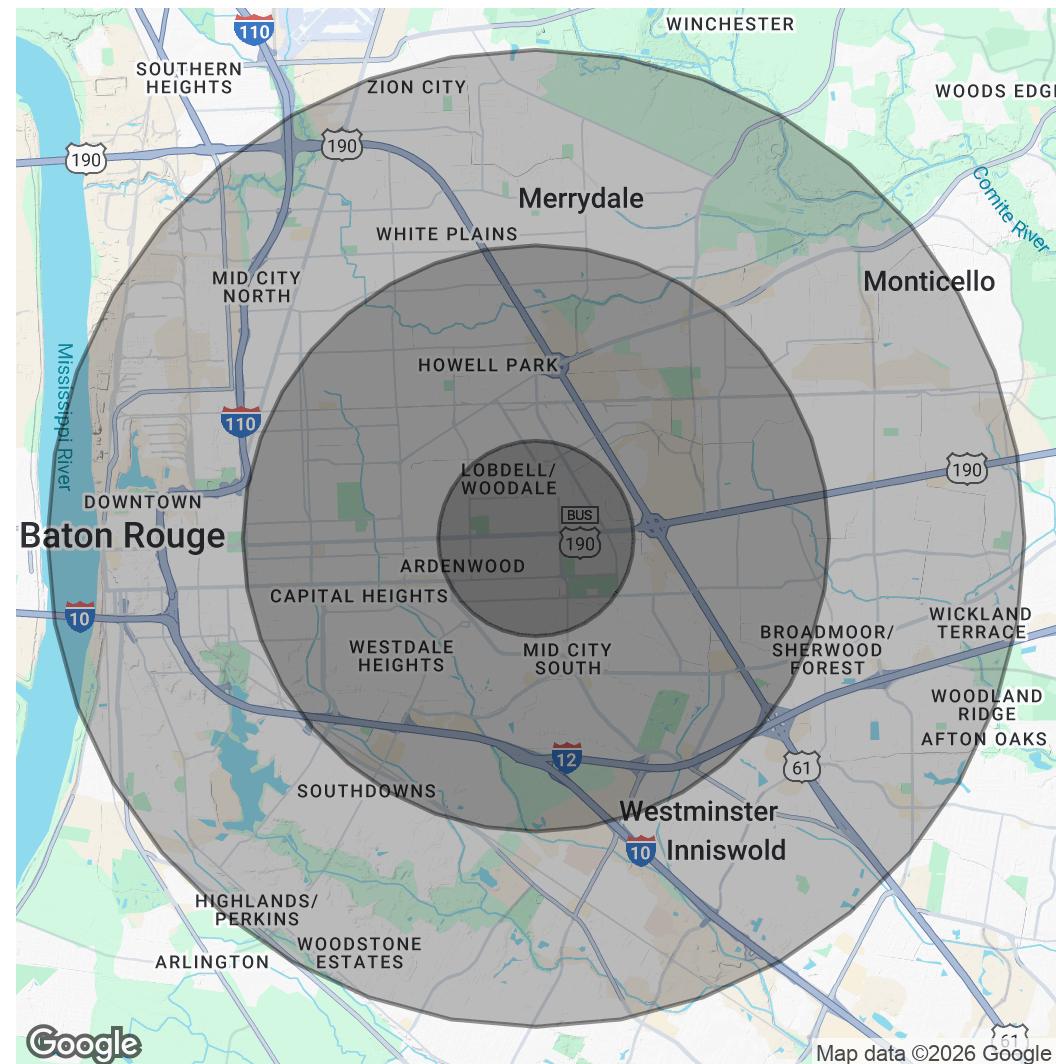
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,130	74,124	203,527
Average Age	39	40	39
Average Age (Male)	37	39	37
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,685	32,334	83,826
# Of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$54,534	\$75,895	\$76,099
Average House Value	\$244,023	\$289,211	\$290,965

Demographics data derived from AlphaMap



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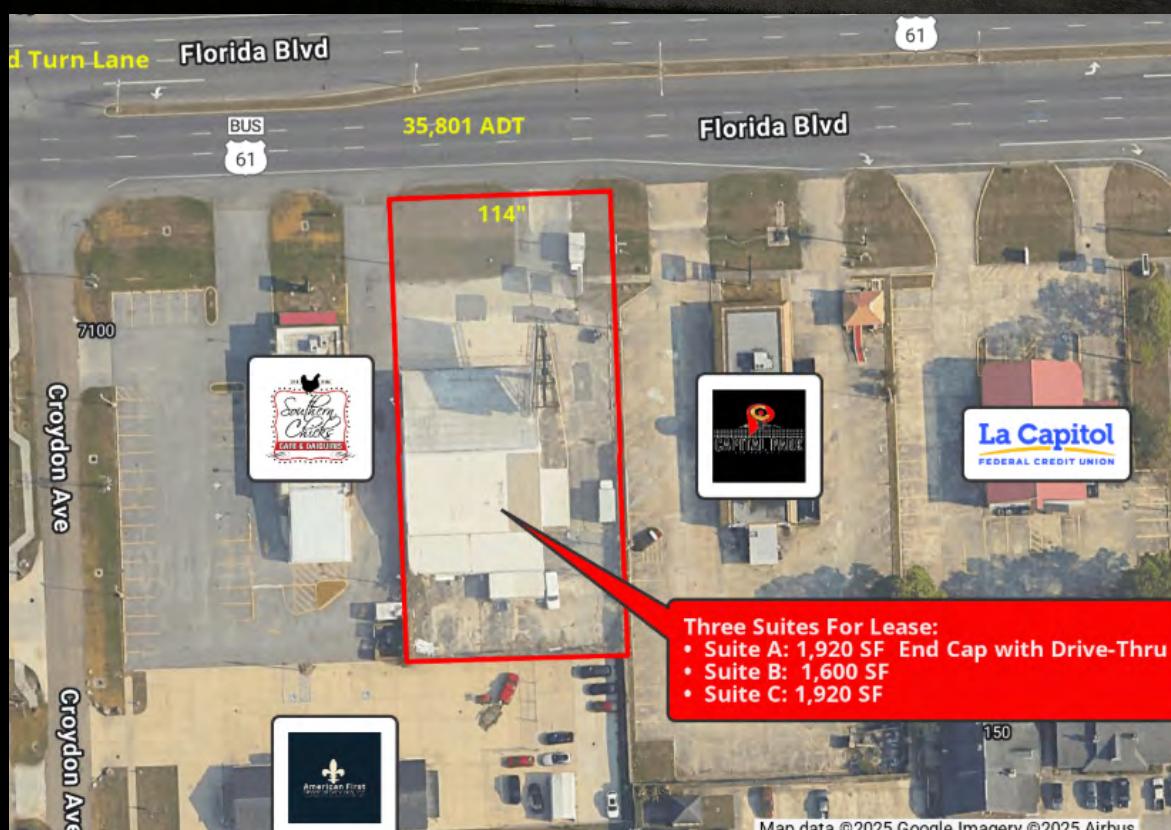
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Three Suites For Lease:

- Suite A: 1,920 SF End Cap with Drive-Thru
- Suite B: 1,600 SF
- Suite C: 1,920 SF