

AUGUST 2025

FORMER FIRESTONE FOR LEASE

5309 PLANK ROAD
BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

Prime commercial opportunity on high-traffic Plank Road. This former Firestone auto center offers excellent visibility and accessibility in a well-established retail corridor. The property features approximately 8,180 SF of flexible space ideal for automotive, retail, or service-based users. With multiple service bays, ample parking, and existing infrastructure suited for vehicle repair or conversion, this location is turnkey-ready for your business.

PROPERTY HIGHLIGHTS

- Freestanding building with prominent signage
- High daily traffic counts and strong street frontage
- Multiple roll-up garage doors and service bays
- Existing office/waiting area, restrooms, and storage
- Convenient access to I-110 and major thoroughfares
- Surrounded by national retailers and established businesses

LOCATION DESCRIPTION

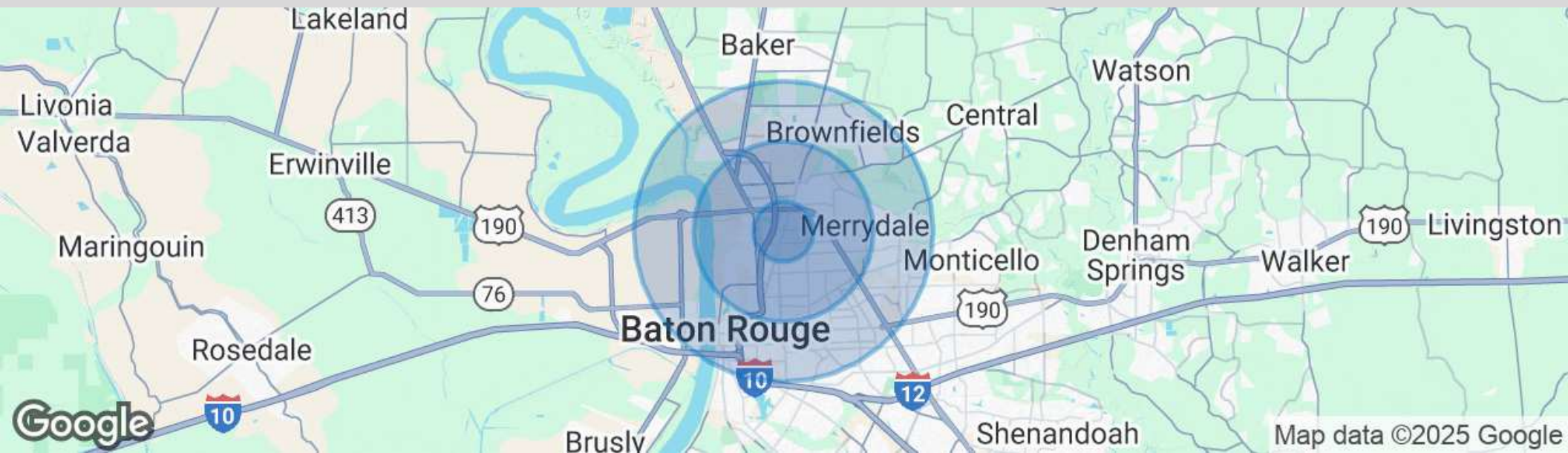
Located in the heart of North Baton Rouge, 5309 Plank Road offers a prime retail/commercial location along one of the city's most heavily traveled corridors. Plank Road serves as a major connector between downtown Baton Rouge, I-110, and the growing suburban communities to the north. The property sits just minutes from Southern University, ExxonMobil's Baton Rouge refinery, and Baton Rouge Metro Airport, making it well-positioned to serve both local and commuter traffic. Surrounding retailers include national brands, quick-service restaurants, auto parts stores, and neighborhood shopping centers, ensuring high visibility and consumer draw.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	8,180 SF
Lot Size:	0.49 Acres
Building Size:	8,180 SF







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,593	61,090	124,485
Average Age	37	38	39
Average Age (Male)	35	36	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,580	22,754	49,889
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$37,215	\$46,588	\$58,098
Average House Value	\$136,104	\$153,106	\$205,364

Demographics data derived from AlphaMap