



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# **6.06 ACRES HIGH TRAFFIC RETAIL LAND +/- 39,582 SF OF BUILDING FOR SALE**

**9550 Airline Highway  
Baton Rouge, LA 70809**

**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
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[carmen@sr-cre.com](mailto:carmen@sr-cre.com)



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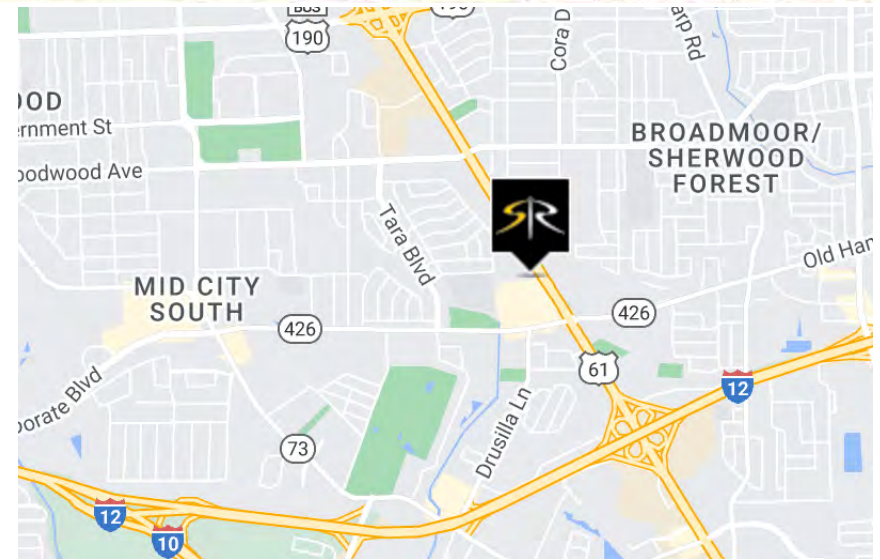
FOR SALE

\$4,500,000



## OFFERING SUMMARY

|                      |                     |
|----------------------|---------------------|
| Sale Price:          | \$4,500,000         |
| Building Size:       | +/- 39,582 SF       |
| Lot Size:            | 6.06 Acres          |
| Number Of Buildings: | 3                   |
| Parking Spaces:      | 319                 |
| Frontage:            | 350 Feet            |
| Zoning:              | C-2                 |
| Traffic Count:       | 66,400 Cars per Day |
| Roll-Up Doors/Bays:  | 11                  |
| Flood Zone:          | "X"                 |



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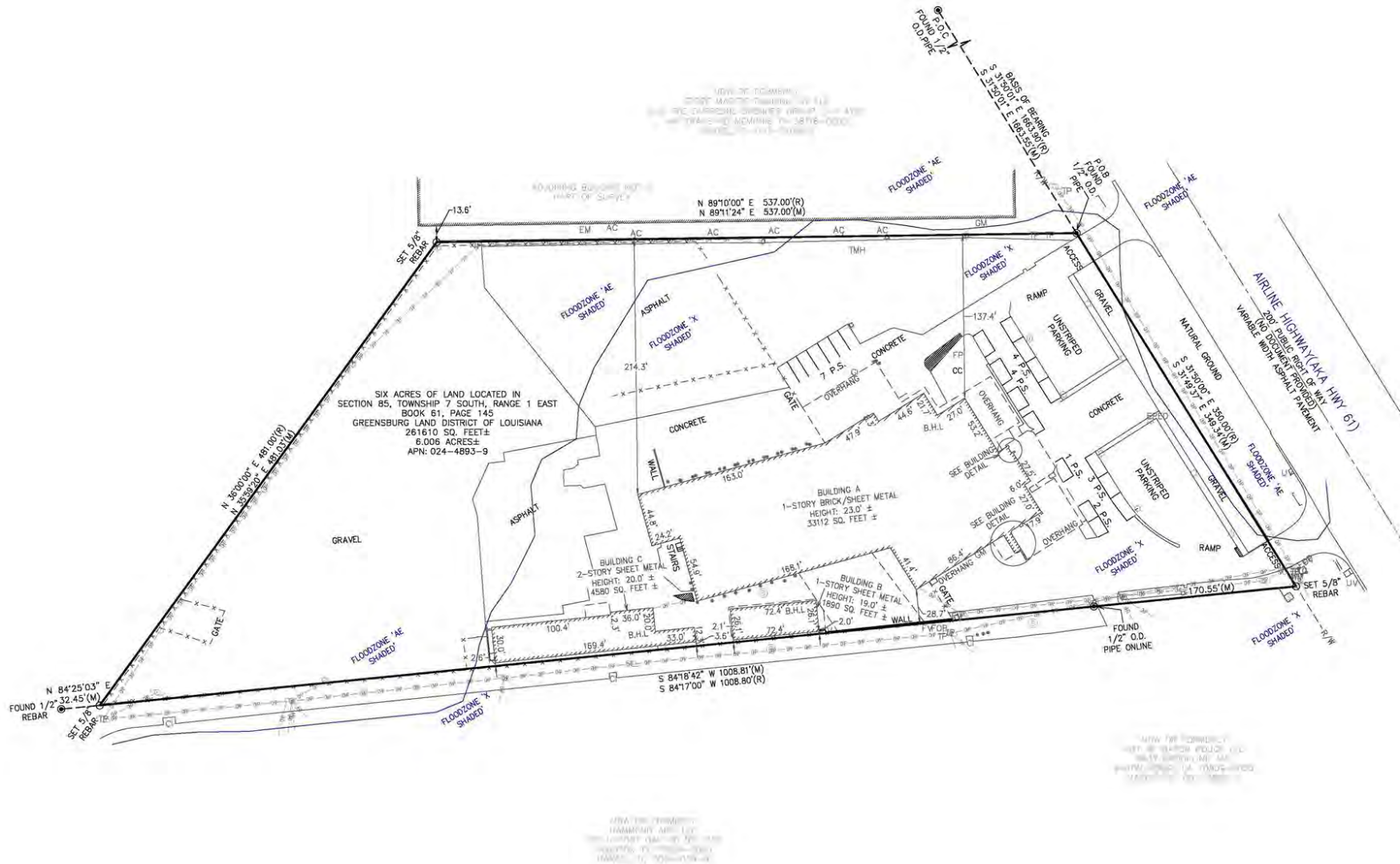
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SURVEY

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## PROPERTY HIGHLIGHTS

- Over 6.06 Acres of Commercially Zoned Secured Land
- +/-39,582 SF Existing Former Car Dealership
- High Traffic Retail Corridor with quick Access to I-12
- Easy Access with Turning Lane In and Out of Property
- Over 350 Feet of Frontage on Airline Highway
- Great Demographics
- Perfect for many uses; Automotive, RV or Car Dealership, Truck Stop, Self-storage, Staging, Retail, Heavy Equipment, Warehouse Distribution, Sports and Recreational, Etc.
- Located between 350,000 SF Strong Regional Grocery and Big Box Anchored Shopping Center Hammond Aire Plaza which includes Albertson's, Marshall's, Burlington and more, and Ashley Furniture Homestore
- 319 Available Parking Spaces
- Secured Yard
- Zoned C-2

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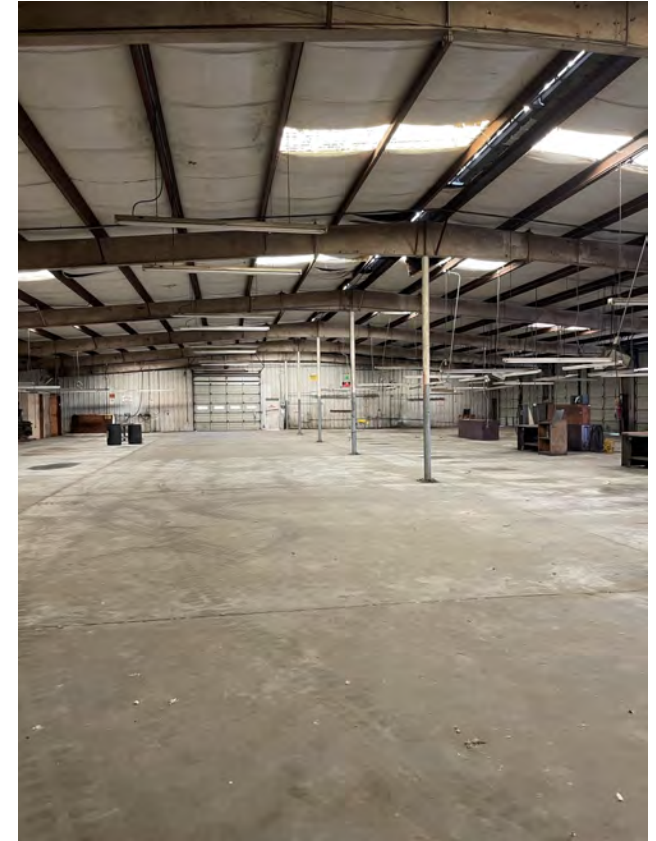
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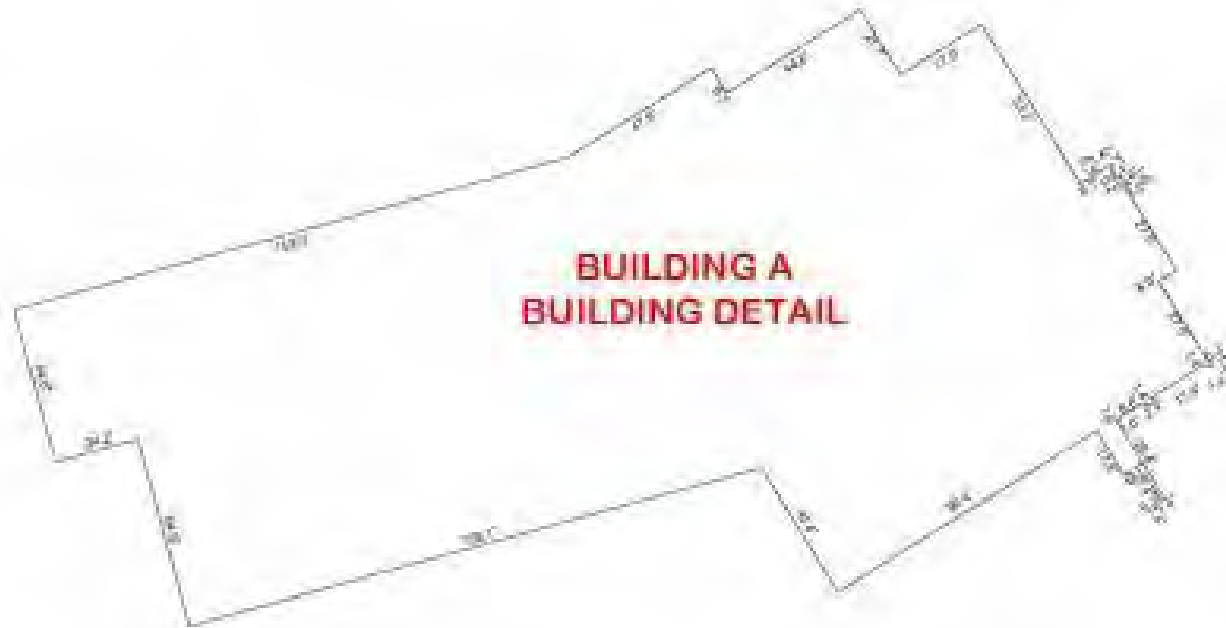


# 6.06 ACRES OF HIGH TRAFFIC RETAIL LAND WITH +/- 39,582 SF OF BUILDING

BUILDING A

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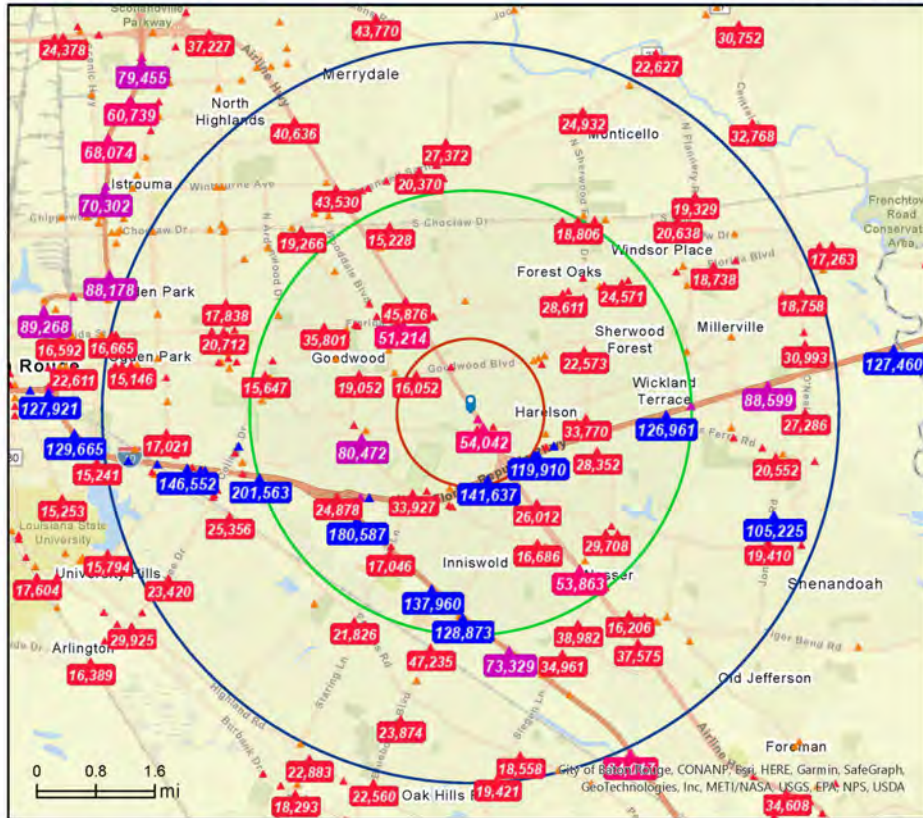


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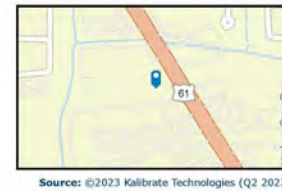
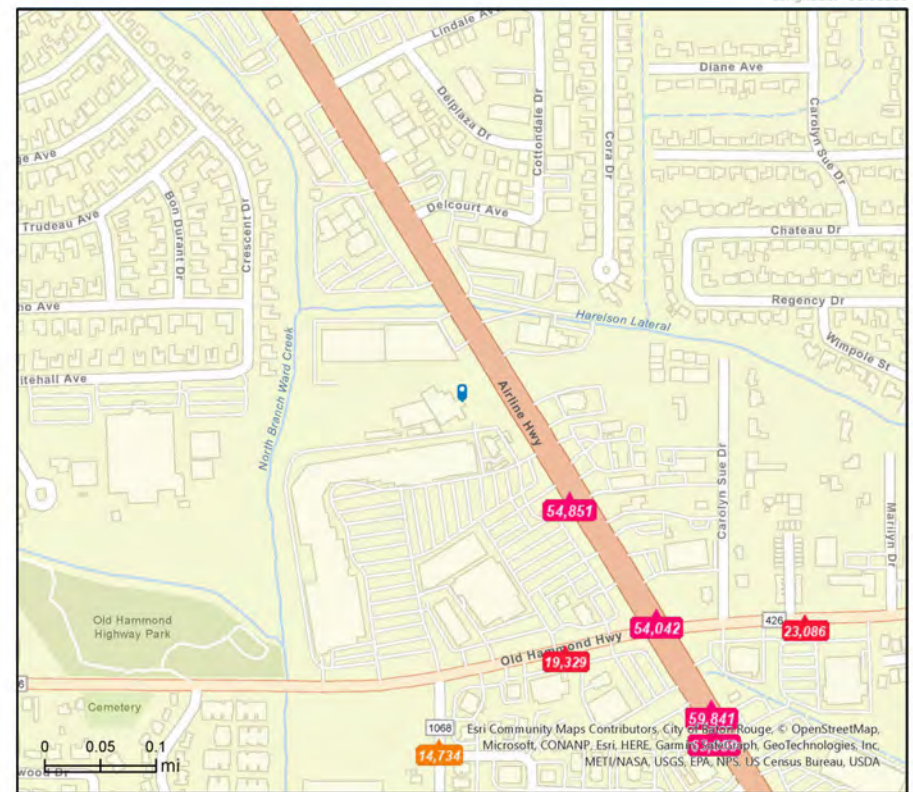
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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



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**Traffic Count Map: 1, 3, 5 Mile Radii**

**Traffic Count Map: Close up**

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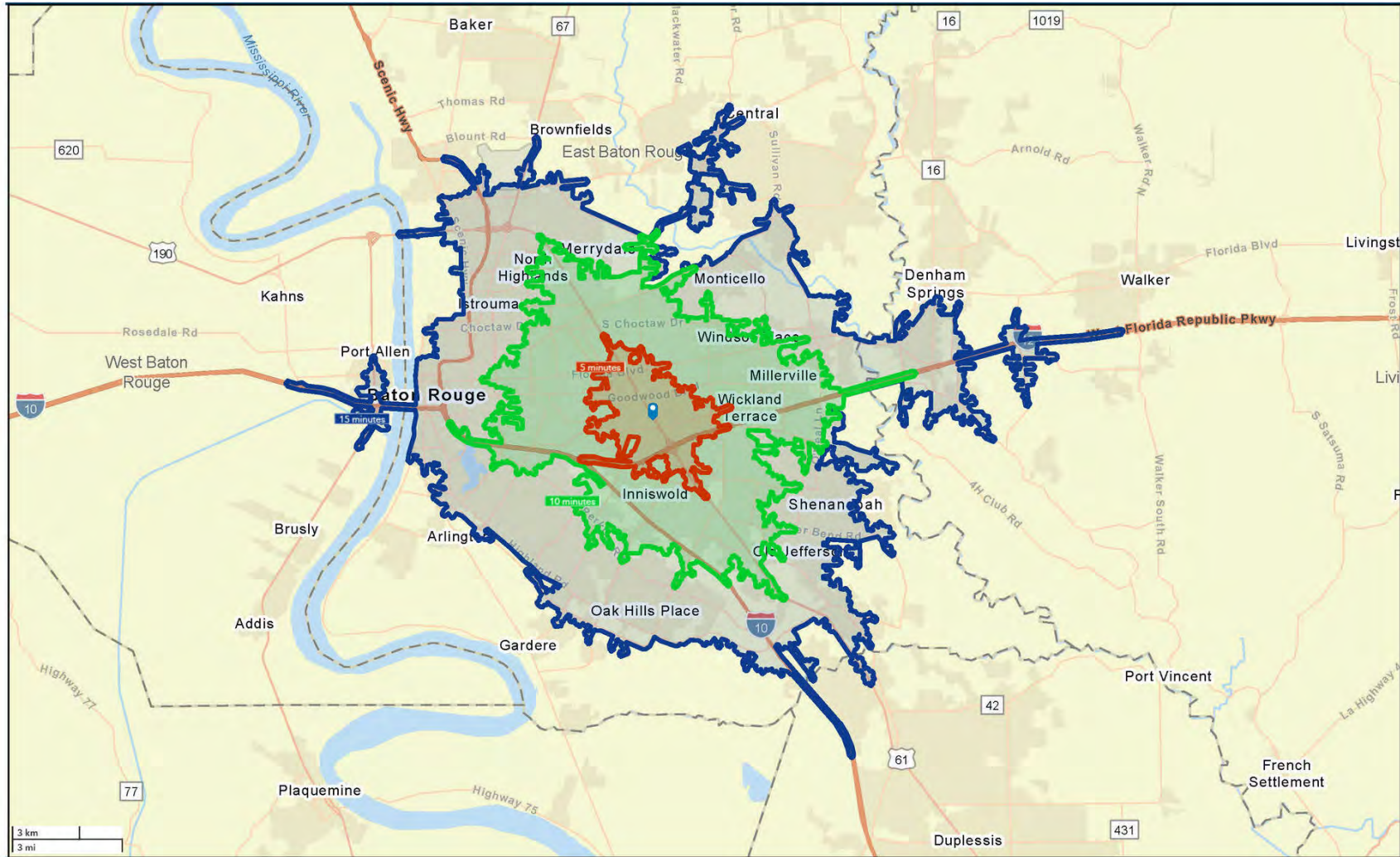
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DRIVE TIME MAP



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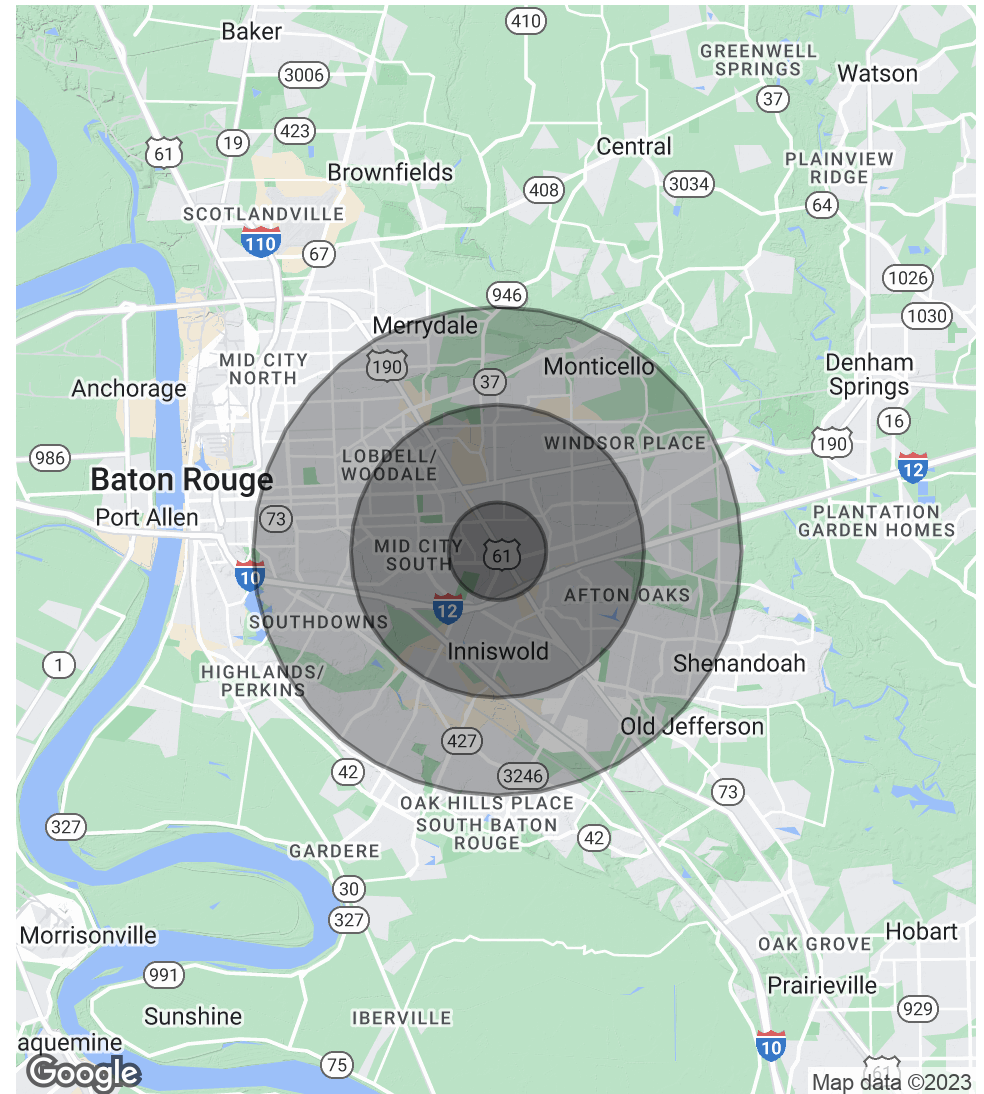
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,114     | 80,446    | 204,294   |
| Average Age          | 38.9      | 38.0      | 37.9      |
| Average Age (Male)   | 36.9      | 34.8      | 36.4      |
| Average Age (Female) | 42.3      | 40.5      | 39.4      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,911     | 37,468    | 95,435    |
| # Of Persons Per HH  | 2.4       | 2.1       | 2.1       |
| Average HH Income    | \$94,294  | \$69,863  | \$74,238  |
| Average House Value  | \$220,012 | \$180,500 | \$204,902 |

\* Demographic data derived from 2020 ACS - US Census



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For more information, please contact:

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