



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SUITE G: RETAIL SPACE ON FLORIDA BLVD.

9244 FLORIDA BLVD, BATON ROUGE, LA 70815

1,000 SF



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr + \$2 SF/yr (NNN)
Available SF:	1,000 SF

PROPERTY HIGHLIGHTS

- Suite G: 1,000 SF Retail Space
- Former Hair Salon
- All Salon Infrastructure in place
- High Traffic & Visibility
- Adjacent to Broadmoor Subdivision
- Across Florida from Amazon Distribution Center
- Easy Access to Florida/Airline
- **At least** Two Stations
- 1 Restroom
- Reception Desk/Waiting Area
- Kitchenette & Ample Storage
- Available Immediately!



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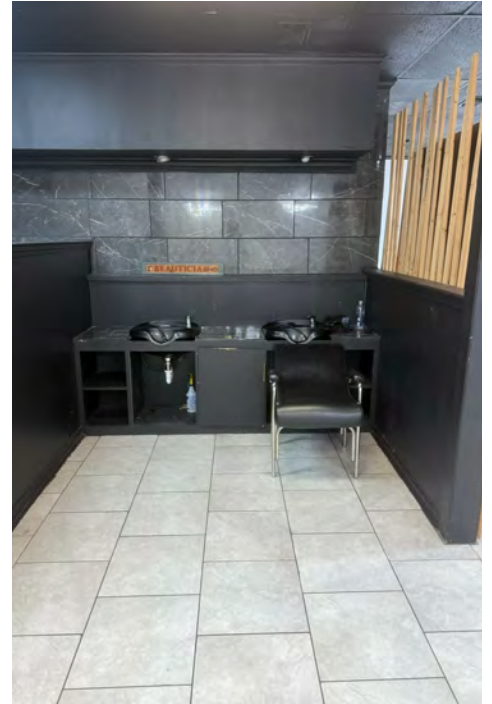
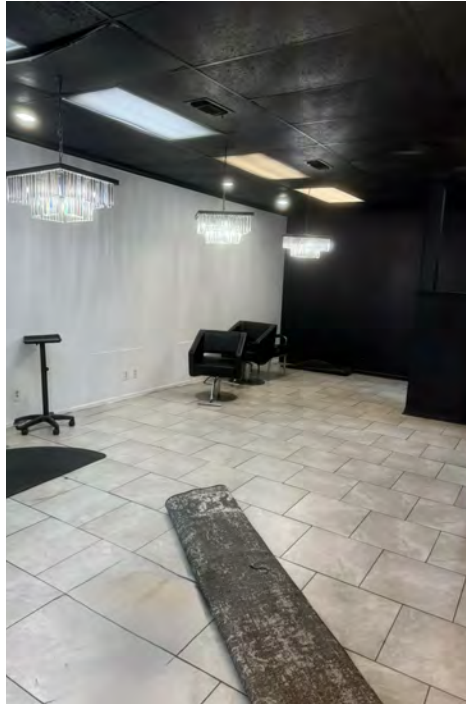
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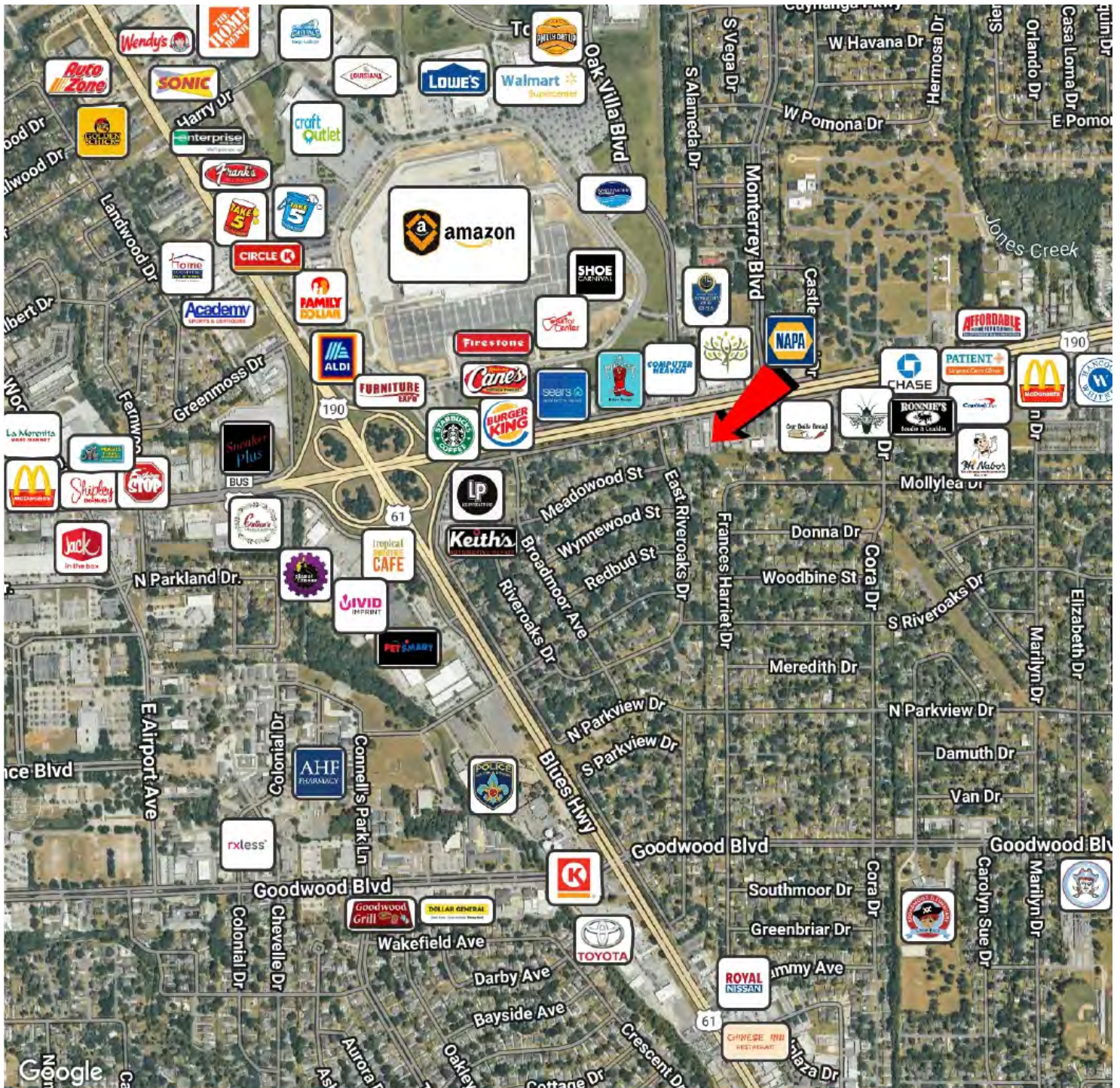
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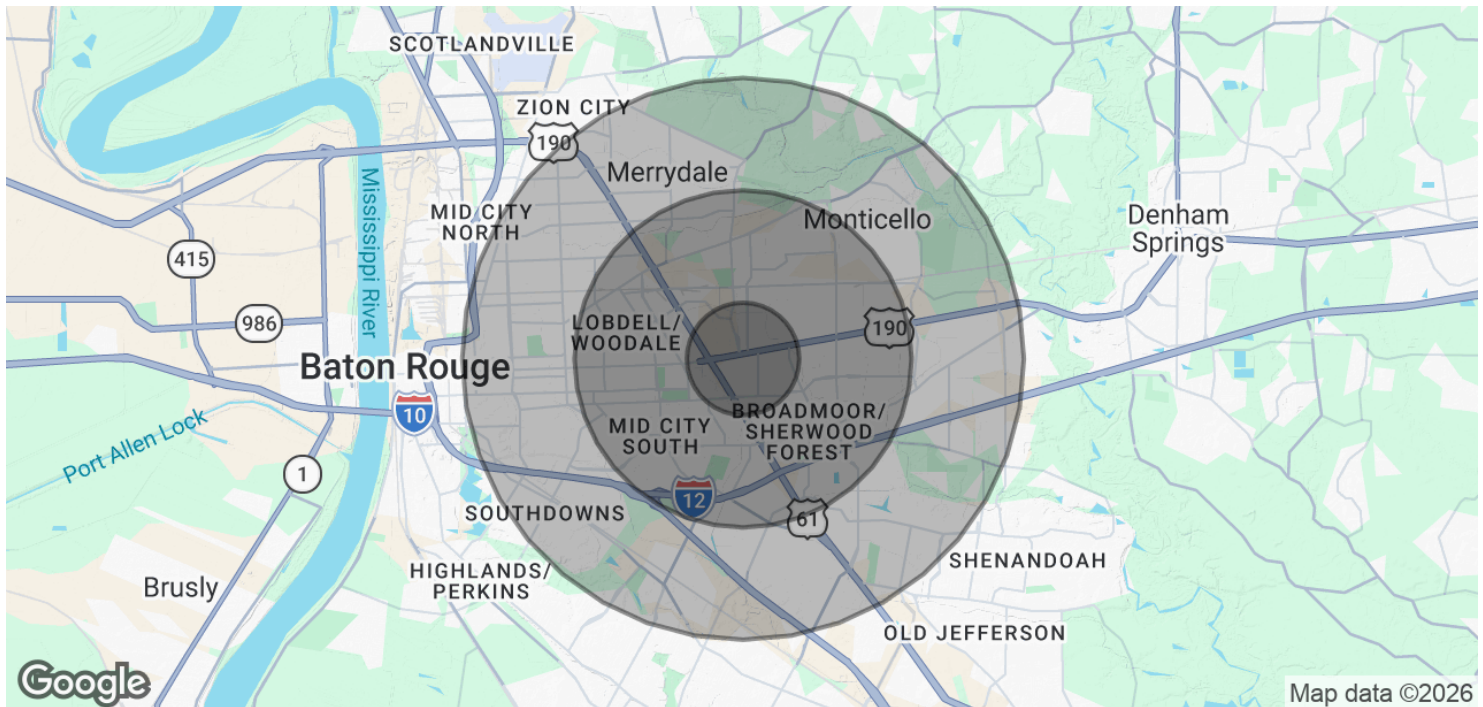
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,504	75,590	196,005
Average Age	35.2	34.7	36.4
Average Age (Male)	35.4	34.2	35.3
Average Age (Female)	35.0	36.1	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,909	30,656	78,933
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$73,694	\$81,111	\$84,478
Average House Value	\$235,157	\$278,239	\$268,708

2023 American Community Survey (ACS)

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