



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FULL SERVICE LEASE

# 4,500 SF SUB-LEASE AVAILABLE

8784 S CHOCTAW DR, BATON ROUGE, LA 70815

4,500 SF



## OFFERING SUMMARY

|                 |               |
|-----------------|---------------|
| Sub-Lease Rate: | \$12.00 SF/yr |
| Building Size:  | 27,000 SF     |
| Available SF:   | 4,500 SF      |
| Lot Size:       | 1 Acres       |

## PROPERTY HIGHLIGHTS

- Approx. 4,500 SF Sub-lease Available
- Full Service Lease
- Additional 0.50 Acres Available



**JACK HERRINGTON, CCIM**  
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**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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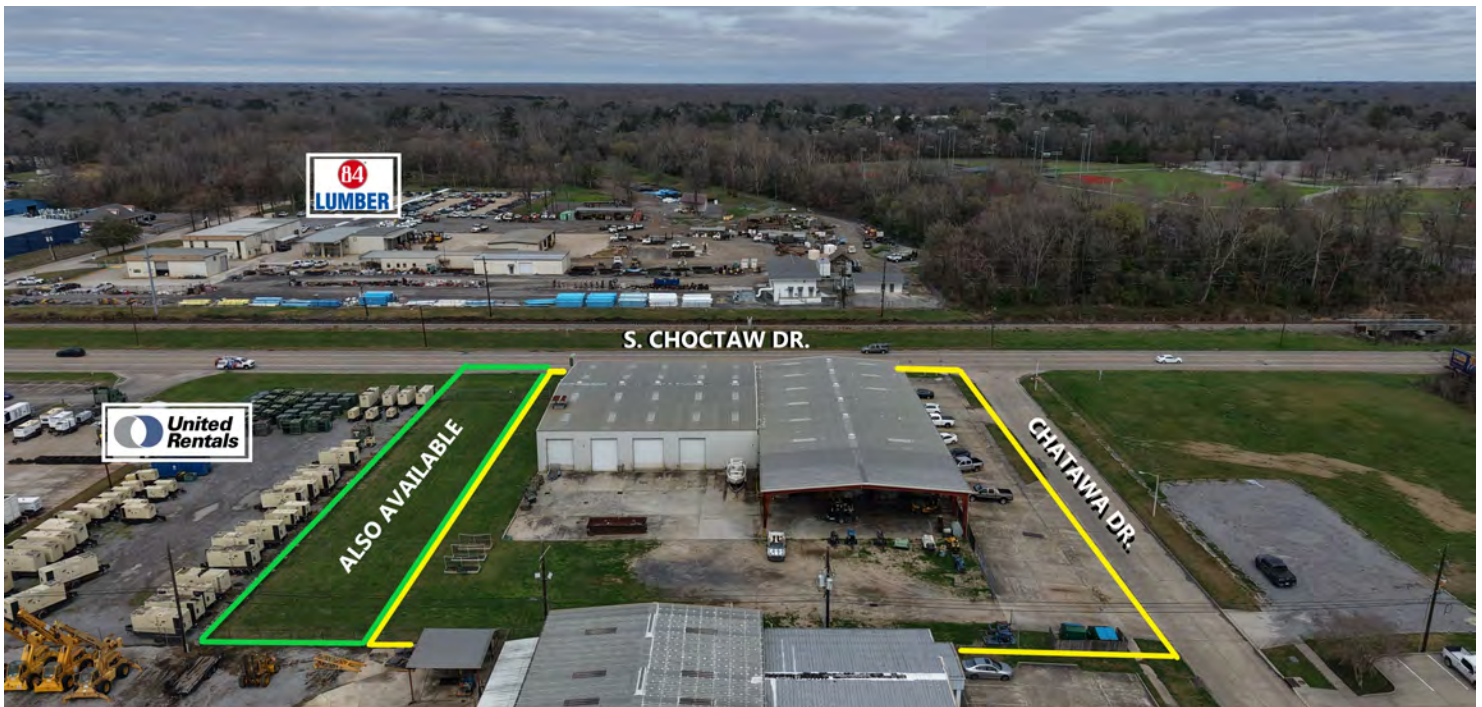
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ADJACENT LOT ALSO AVAILABLE

CHATAWA DR.

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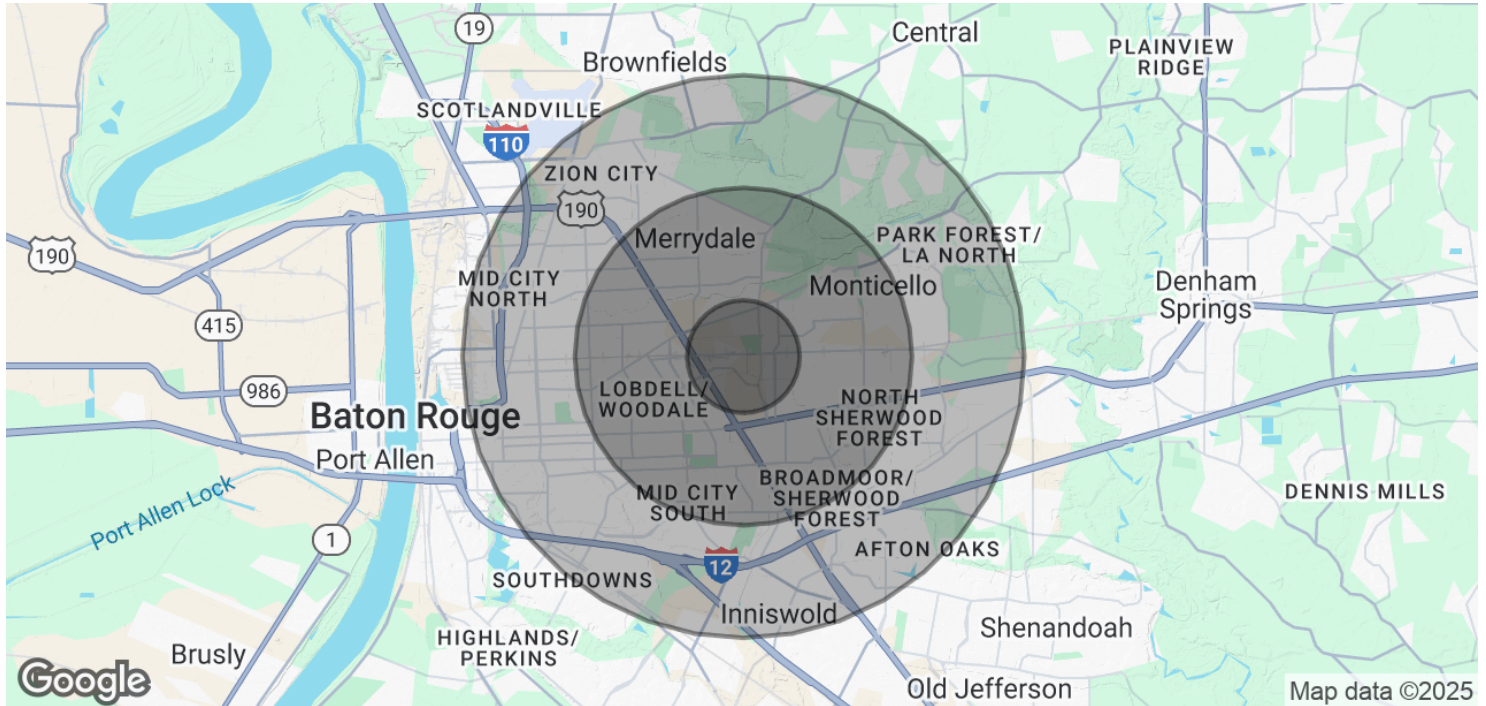
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,535  | 67,321  | 184,006 |
| Average Age          | 39     | 39      | 39      |
| Average Age (Male)   | 38     | 38      | 38      |
| Average Age (Female) | 40     | 41      | 41      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,777     | 26,925    | 75,559    |
| # Of Persons Per HH | 2.6       | 2.5       | 2.4       |
| Average HH Income   | \$51,545  | \$65,106  | \$73,493  |
| Average House Value | \$199,810 | \$216,973 | \$248,991 |

Demographics data derived from AlphaMap

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