



PROPERTY DESCRIPTION

For sale or for lease, former Conn's is located on Airline Highway, Baton Rouge, Louisiana. This 53,621 SF big box offers an excellent location in a high-traffic corridor with significant visibility. Positioned near major retailers, including the newly constructed Amazon Distribution Center, this site is ideal for businesses looking to establish a strong presence in Baton Rouge's most dense and dynamic commercial area. With easy access to Interstate 12 and proximity to high traffic generators, this location draws consistent foot and vehicle traffic, maximizing exposure for retail, office, or logistical applications. Ample parking on-site for customers and employees. Subject property benefits from 250' frontage on US Hwy 61 (Airline Highway) with unencumbered access to Hwy 190 (Florida Blvd) via two signalized intersections. The location provides convenience and accessibility, making this property a prime opportunity for a variety of business operations.

OFFERING SUMMARY

Sale Price:	\$5,600,000
Lease Rate:	\$8.50 SF/yr (NNN)
Available SF:	53,621 SF
Year Built:	1981 (Renovated 2018)
Sprinklered:	Yes (ESFR)
Eave Height:	16'
Loading Dock:	Yes (Covered Well)
Lot Size:	2.9 Acres
Zoning:	C-2 (Heavy Commercial)
Flood Zone:	X (100 Year)
Traffic Count:	48,000 VPD (2023)

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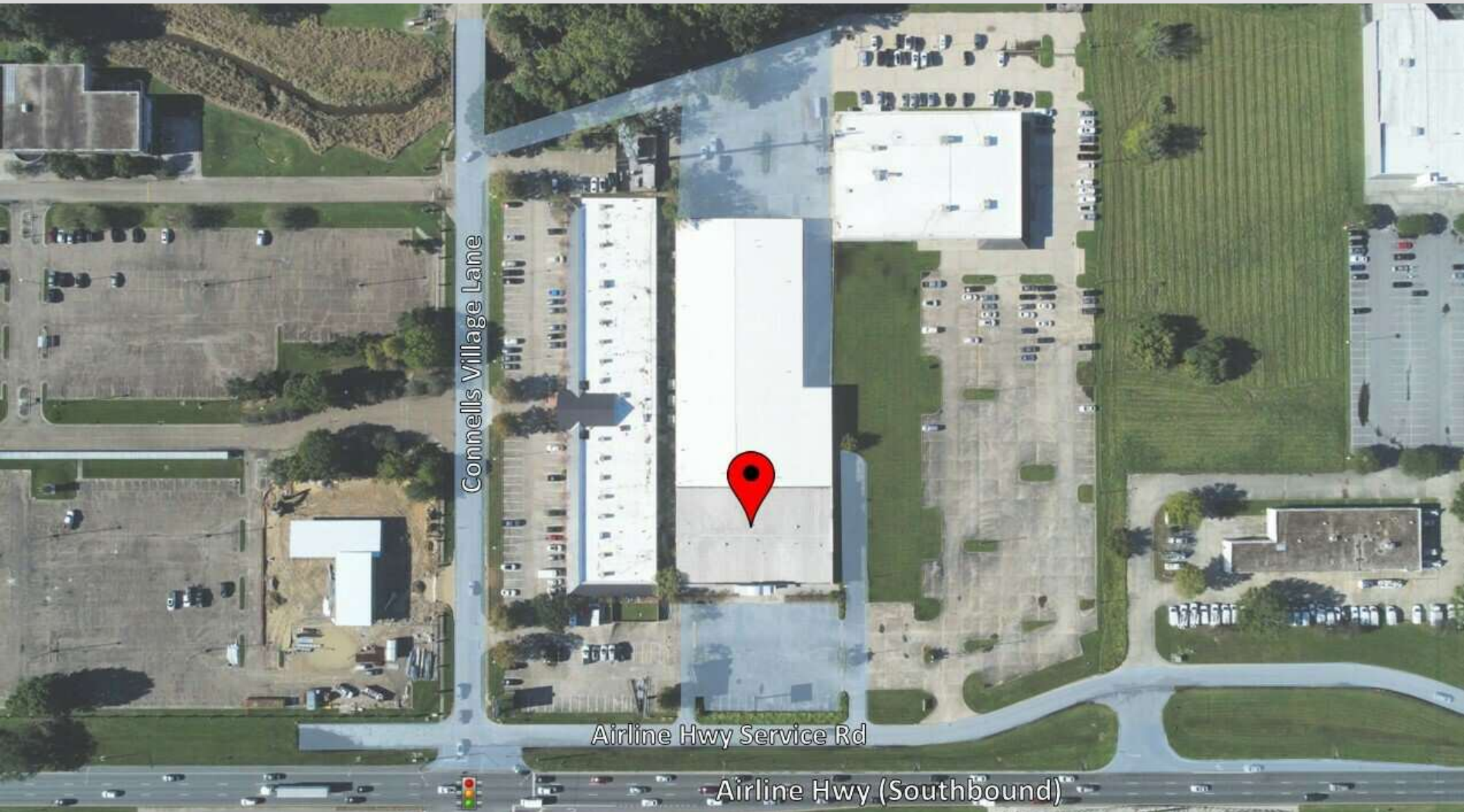
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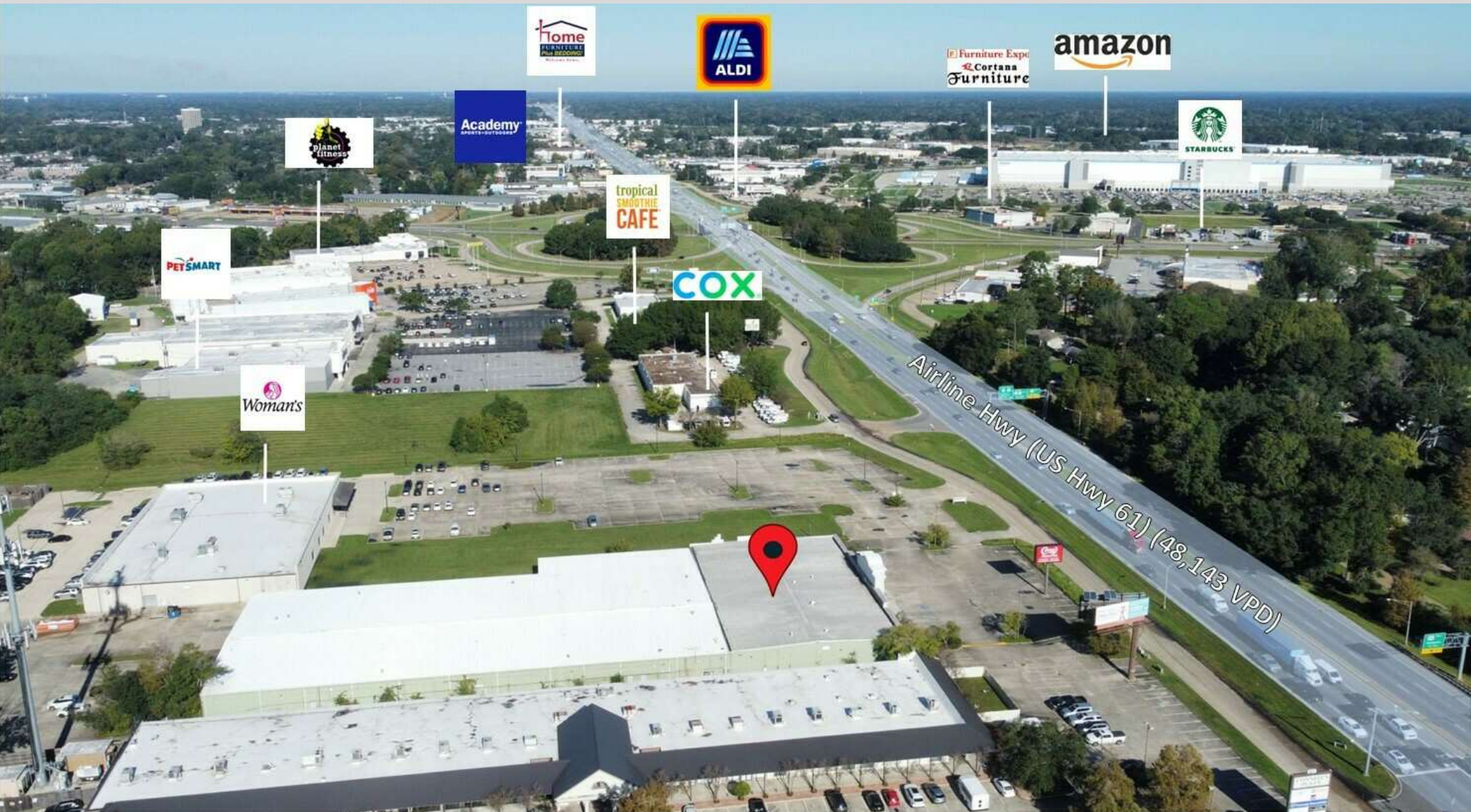
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FORMER CONN'S

8888 AIRLINE HWY BATON ROUGE, LA 70815

Retail Property For Sale & Lease



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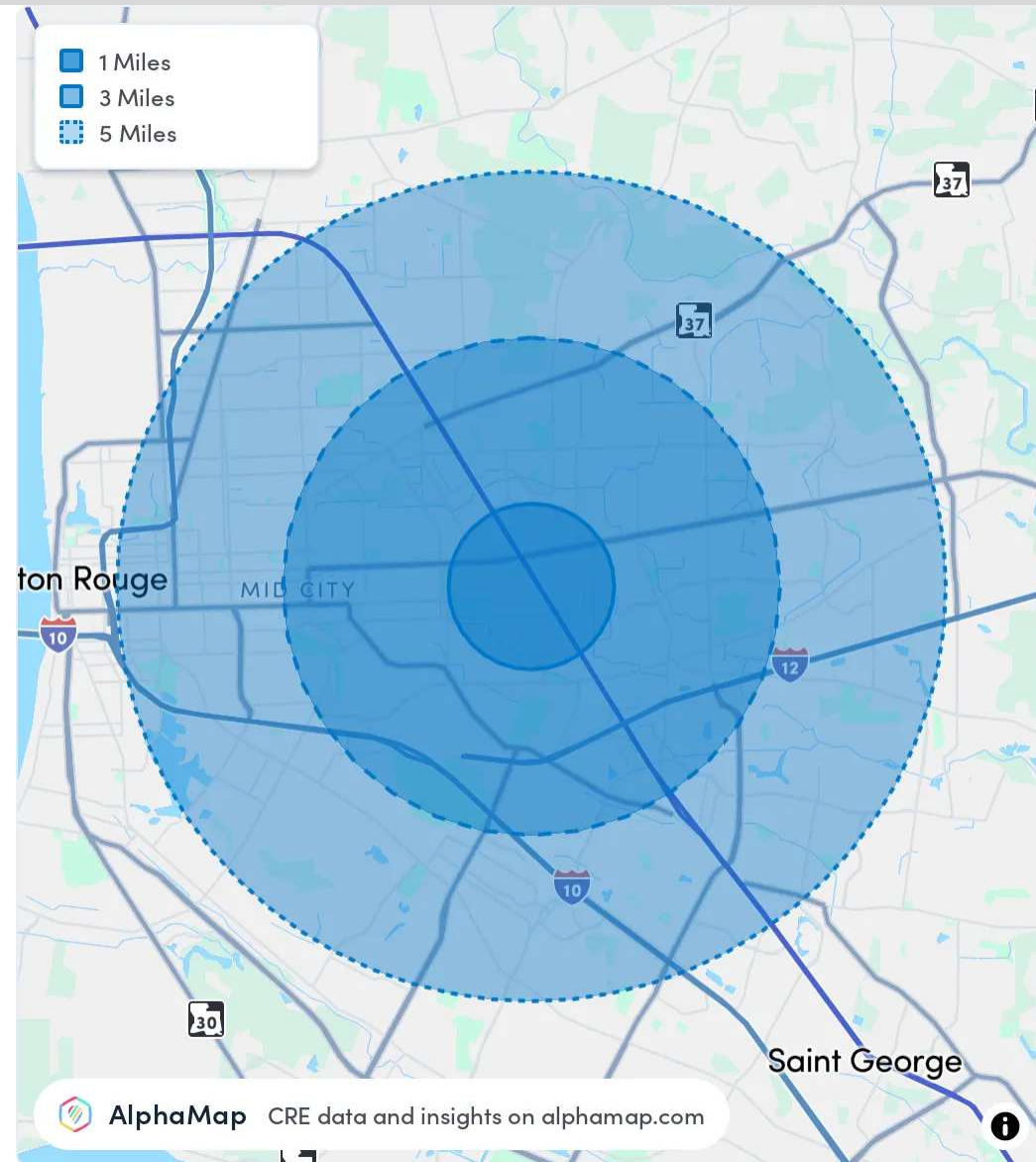
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,886	71,676	200,258
Average Age	43	40	40
Average Age (Male)	41	38	38
Average Age (Female)	45	42	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2510	30928	84202
Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,894	\$77,551	\$79,592
Average House Value	\$307,292	\$282,040	\$269,451



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