



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

1655 SF RETAIL SPACE FOR LEASE

9230 FLORIDA BLVD, BATON ROUGE, LA 70815

1,655 SF



OFFERING SUMMARY

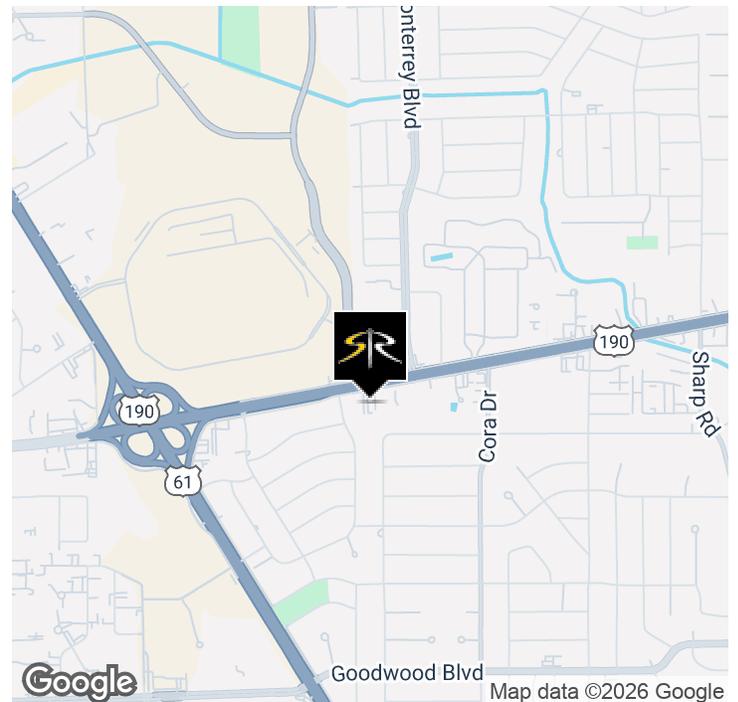
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,655 SF
Zoning:	C

PROPERTY OVERVIEW

1655 SF Retail Space For Lease

PROPERTY HIGHLIGHTS

- Formerly a Massage Business
- Four (4) Private Rooms
- Large Storage Area in back
- Located on highly trafficked Florida Blvd. near Airline across from Amazon Distribution Center
- Space can be easily modified for other uses



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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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SUITE F

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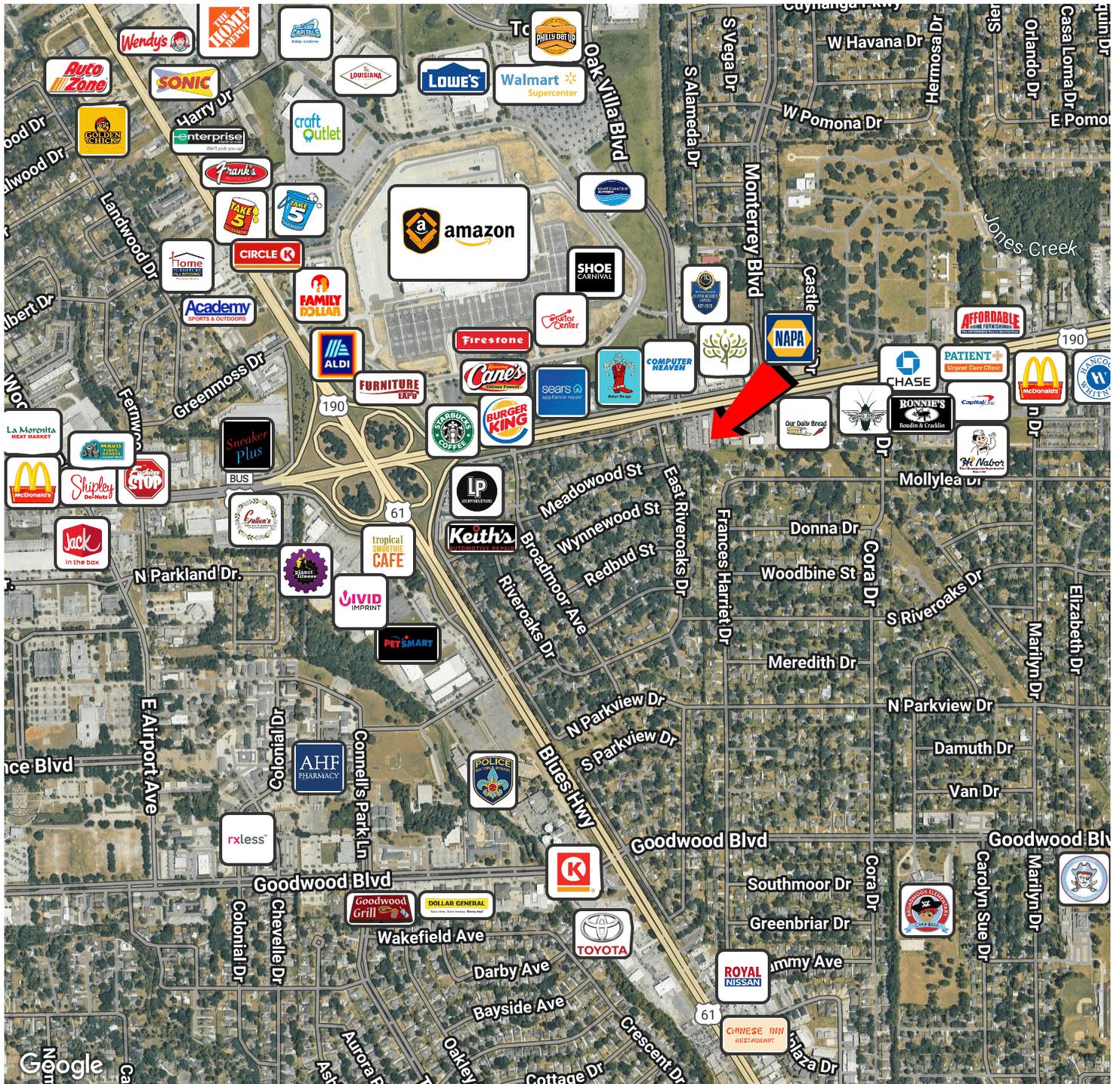


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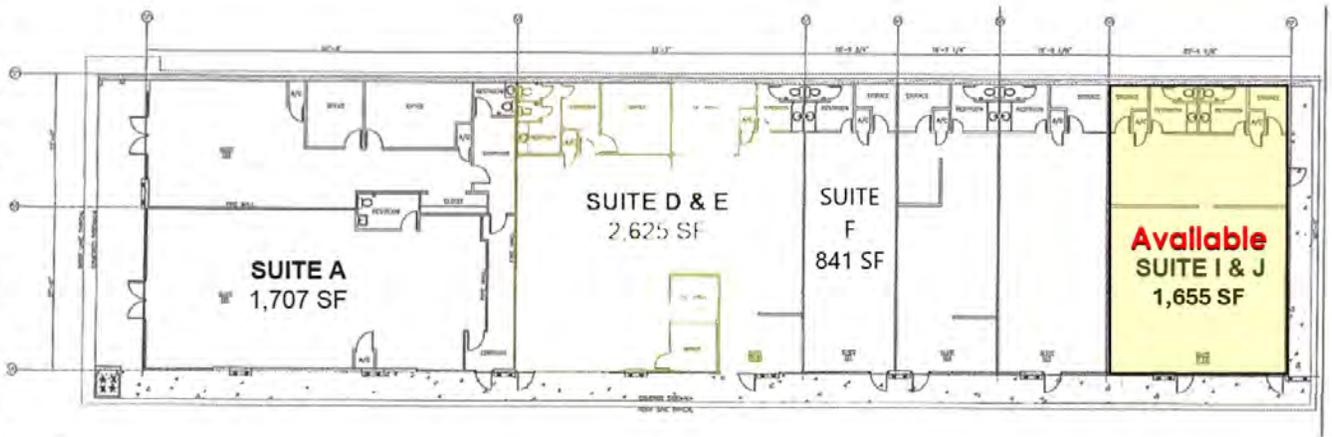
FLOOR PLAN

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FLORIDA BOULEVARD



PARKING

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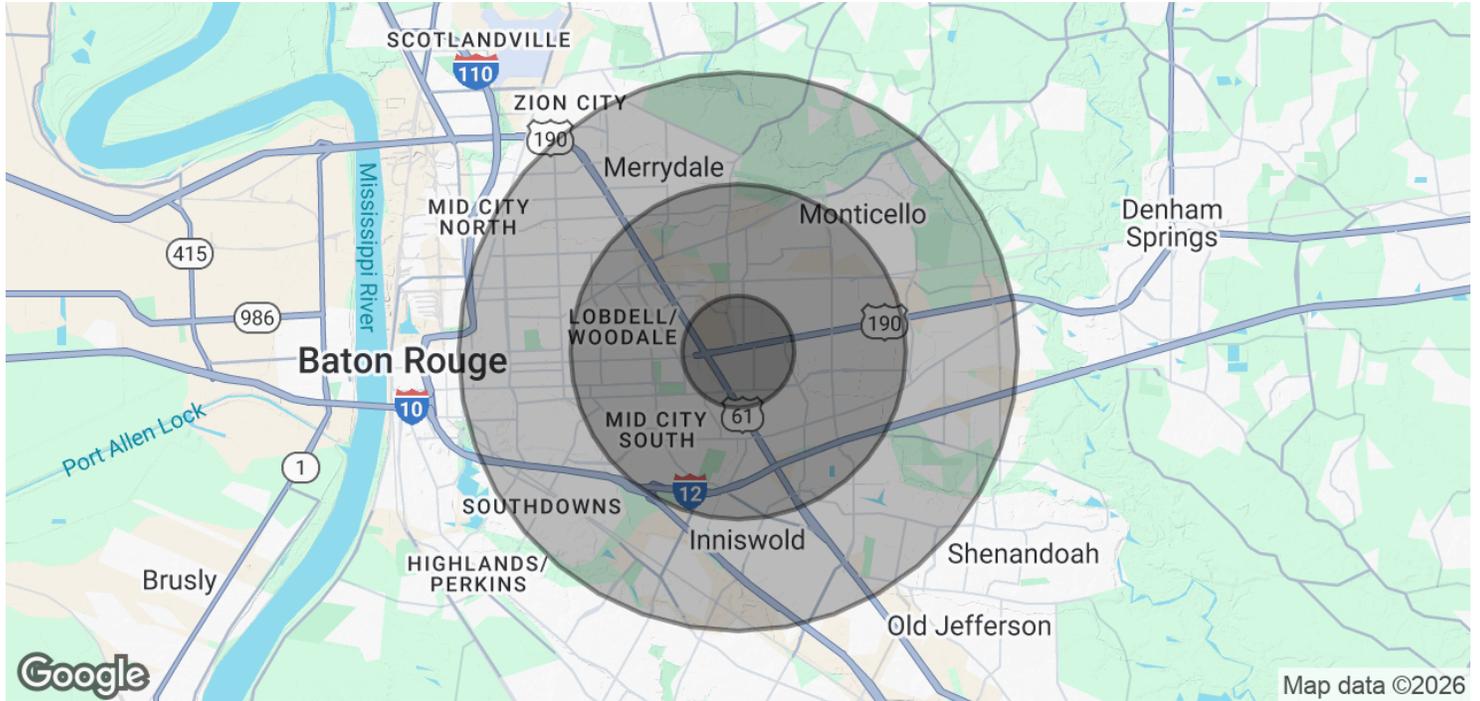


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,520	74,932	198,133
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,783	31,315	82,984
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$75,983	\$74,714	\$78,378
Average House Value	\$231,009	\$260,967	\$263,024

Demographics data derived from AlphaMap

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