



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE MULTI-TENANT RETAIL/STRIP CENTER OPPORTUNITY WITH ROOM FOR EXPANSION

9444 Florida Blvd
Baton Rouge, LA 70815

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Unique Creations LLC.
927-1007

*Hair Extensions
Hair Braiding
Massages
Facials
Nails Pedicures*



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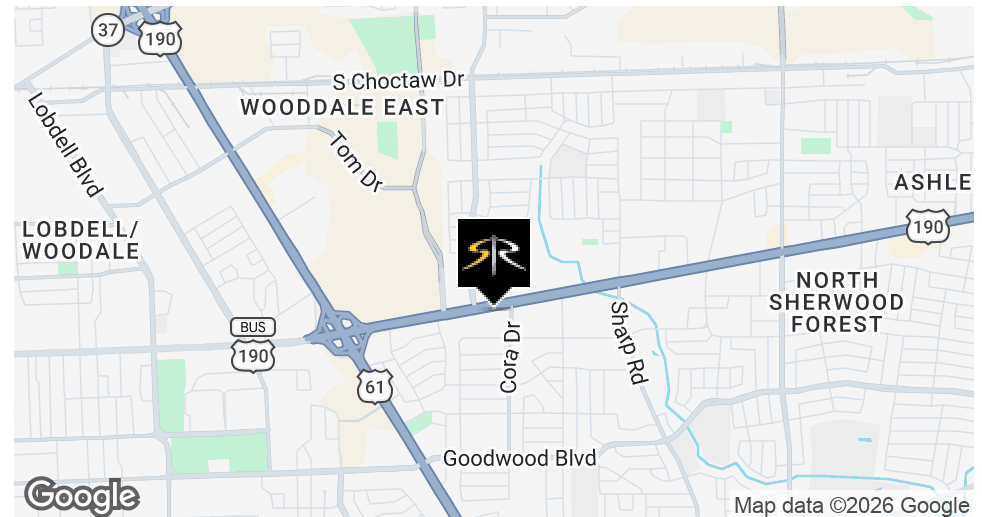
FOR SALE

3,200 SF



OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	3,200 SF
Lot Size:	1.77 Acres
Price / SF:	\$234.06
Zoning:	C1
Flood Zone:	"X" (no flood)
Traffic Count:	24,575+ ADT
Florida Blvd Frontage:	150'
Parking:	21 Spaces (19 + 2 ADA)



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PROPERTY DESCRIPTION

Located along one of Baton Rouge's most heavily traveled commercial corridors, 9444 Florida Boulevard presents an exceptional opportunity to acquire a multi-tenant retail property with significant upside potential. Situated on approximately +/-1.77 acres with approximately **150 feet of frontage on Florida Boulevard**, the property offers excellent visibility, accessibility, and room for growth and future expansion.

The existing building contains approximately **3,200 square feet** and is currently configured for multiple business uses, 3-suites, making it well-suited for conversion into a neighborhood retail strip center, service-oriented retail, medical offices, beauty and wellness concepts, professional offices, salon suites, or other commercial uses.

Positioned near Airline Highway, Broadmoor, and the Amazon fulfillment facility, the property benefits from established commercial development, strong traffic counts, and a dense surrounding population base. The site features ample paved parking and excess land that provides opportunities for additional retail space, pad development, outdoor storage, or future redevelopment.

Investment Opportunity

The property's oversized lot creates a unique opportunity for an investor or owner-user to increase value through lease-up, reconfiguration, expansion, or redevelopment. Few properties along Florida Boulevard offer both an existing structure and sufficient land to accommodate future growth.

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PROPERTY HIGHLIGHTS

- ±3,200 SF retail building
- ±1.77-acre site
- Approximately 150 feet of frontage on Florida Boulevard
- Large paved parking area with approximately 21 parking spaces
- Excellent visibility and access from Florida Boulevard service road
- Excess land available for future expansion
- Multiple tenant configuration potential
- Suitable for retail, medical, office, wellness, or service businesses
- Strong owner-user or investment opportunity
- Zoned C-2
- Flood Zone X

• Ideal for:

- Retail Investors
- Owner-Occupant
- Medical Office Groups
- Beauty & Wellness Operators/Salon Suites
- Service Retail Users
- Redevelopment Buyers

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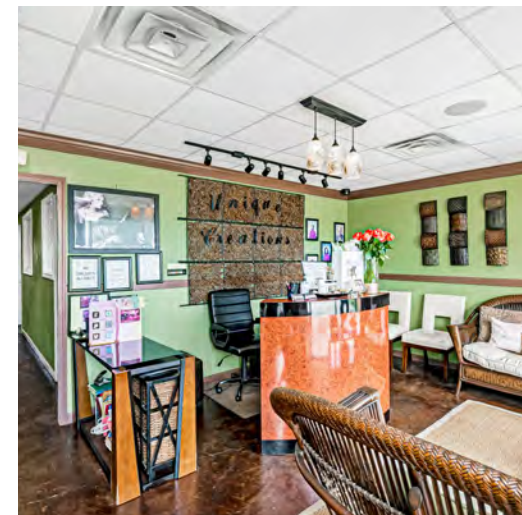
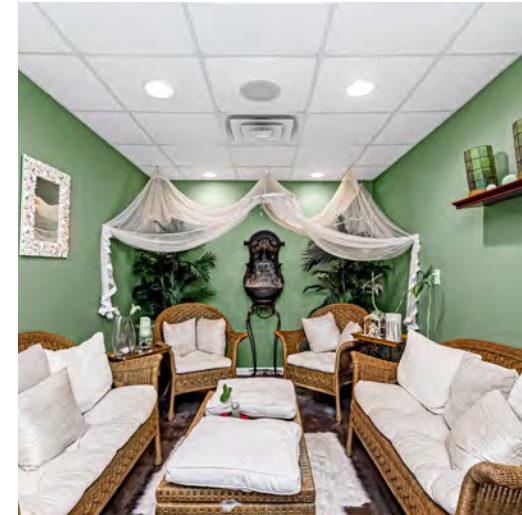
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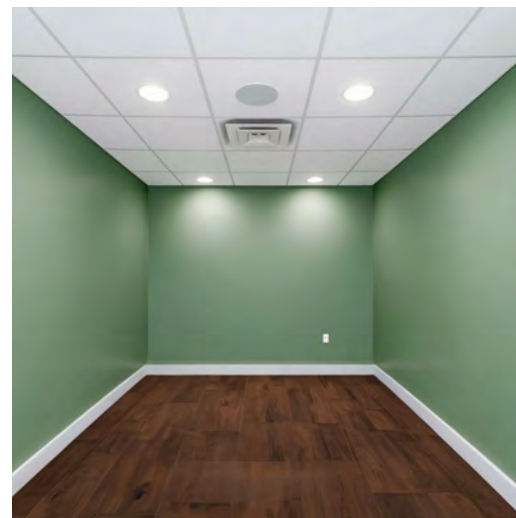
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DIGITALLY REMASTERED PHOTOS



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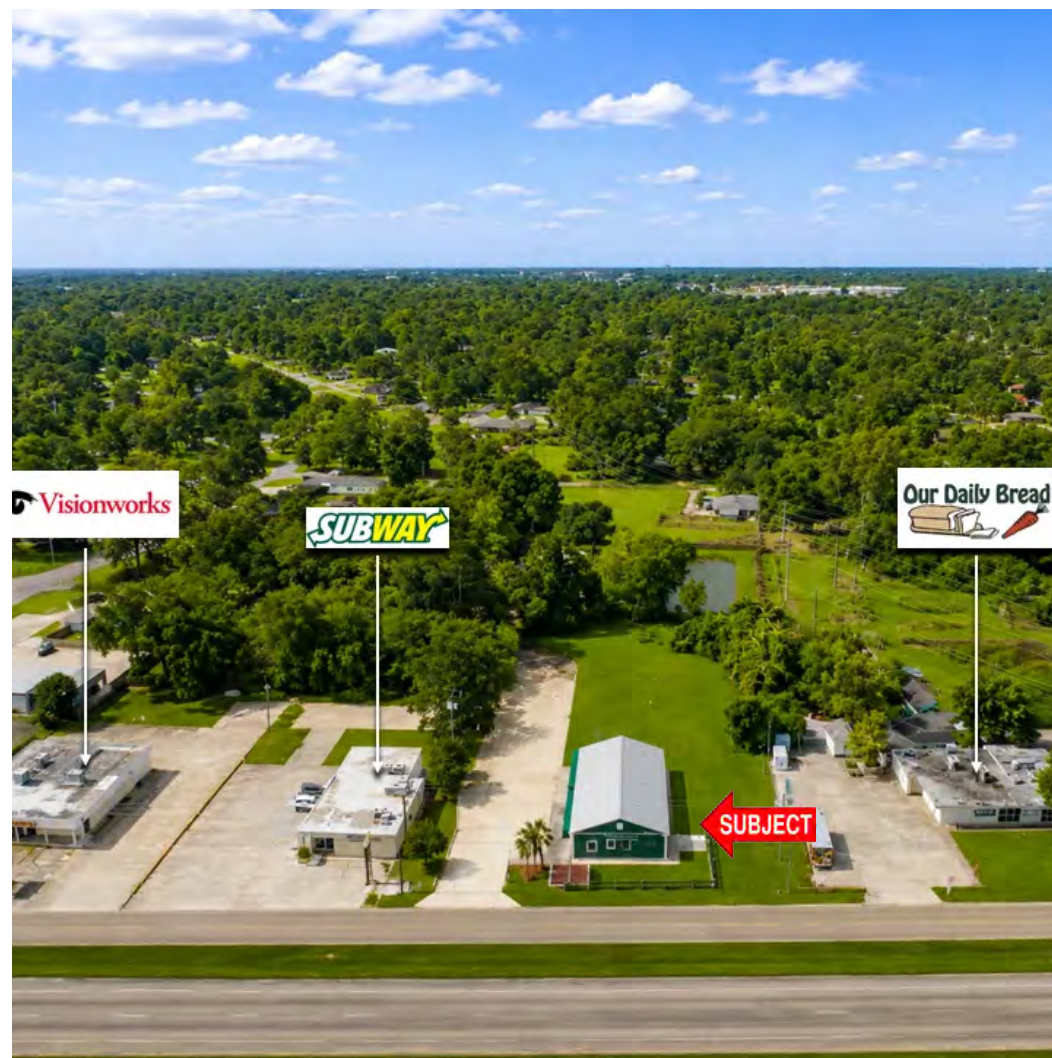


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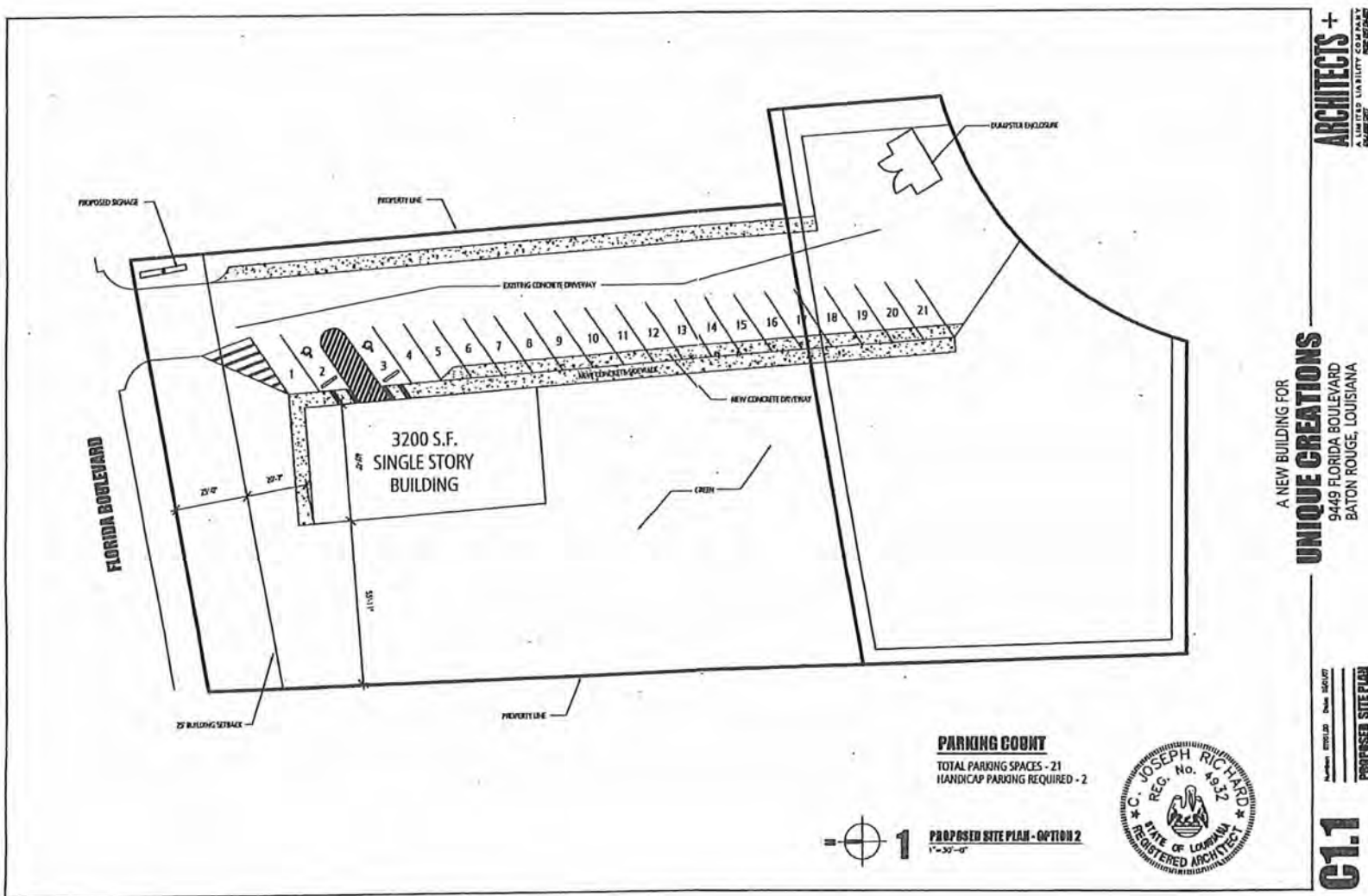


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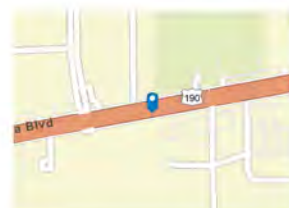
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Traffic Count Map

Florida Blvd, Baton Rouge, Louisiana, 70815

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

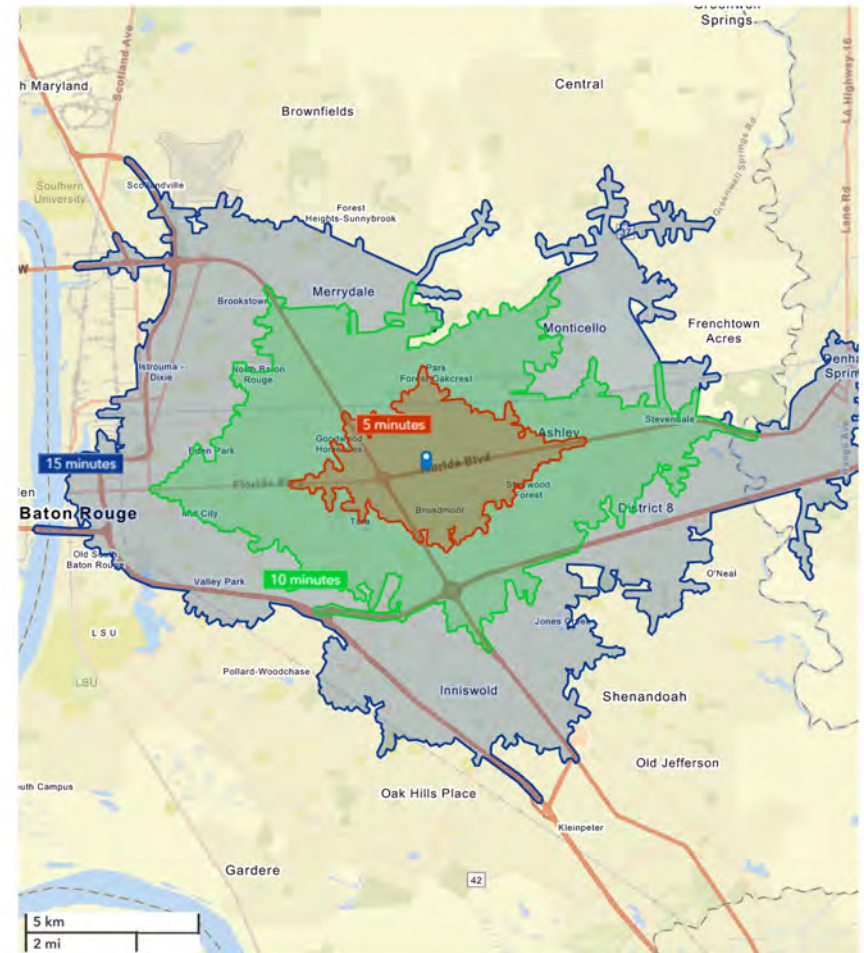
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Drive Time Map: 5, 10, 15 Minute Radii



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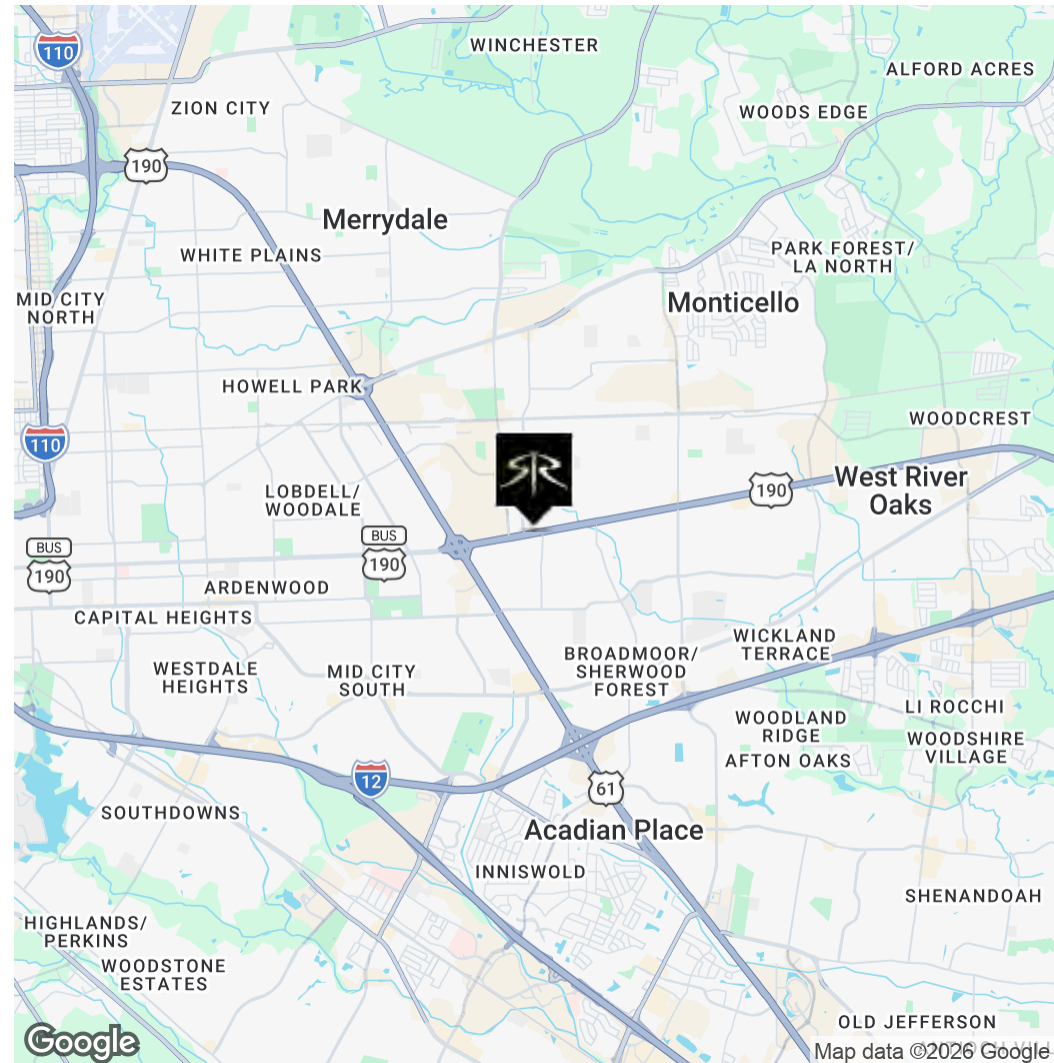
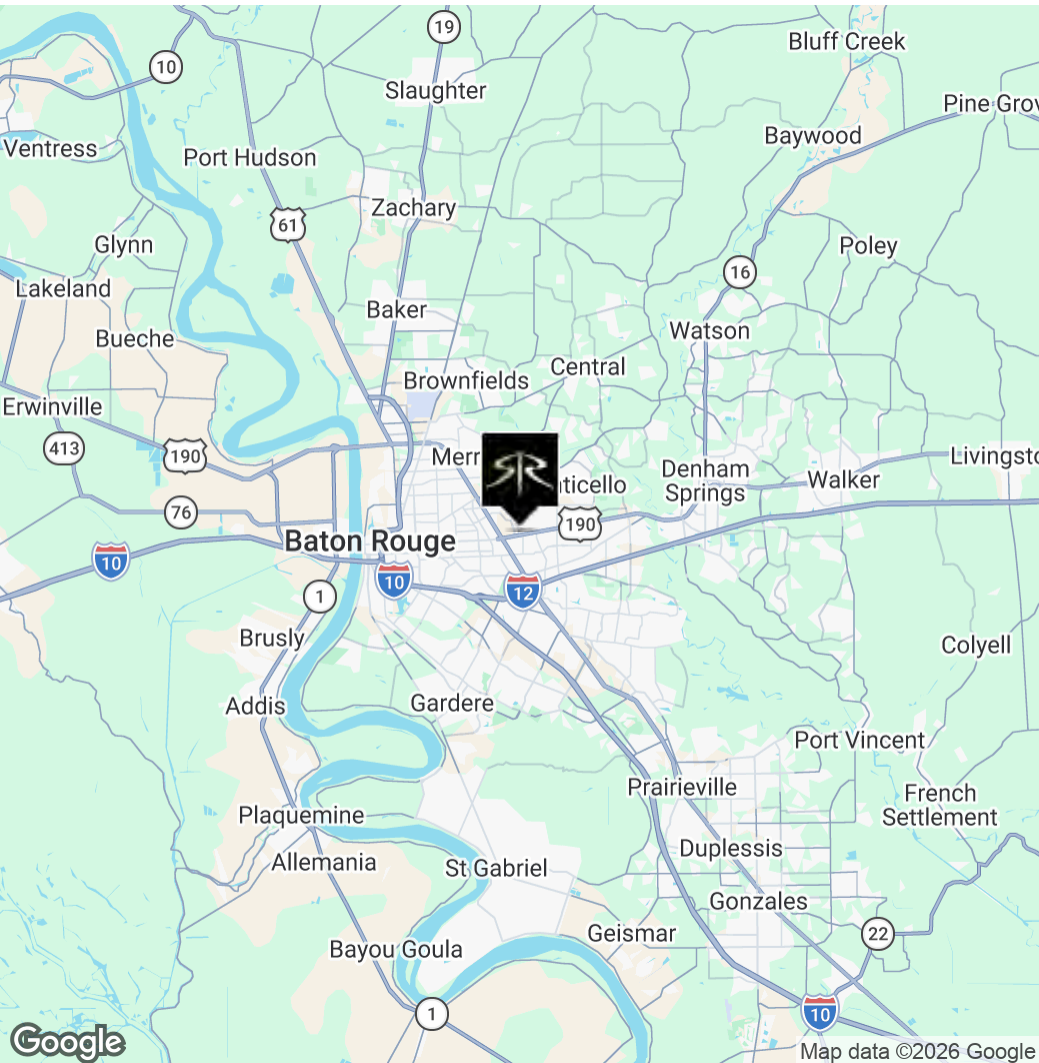
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LOCATION MAPS

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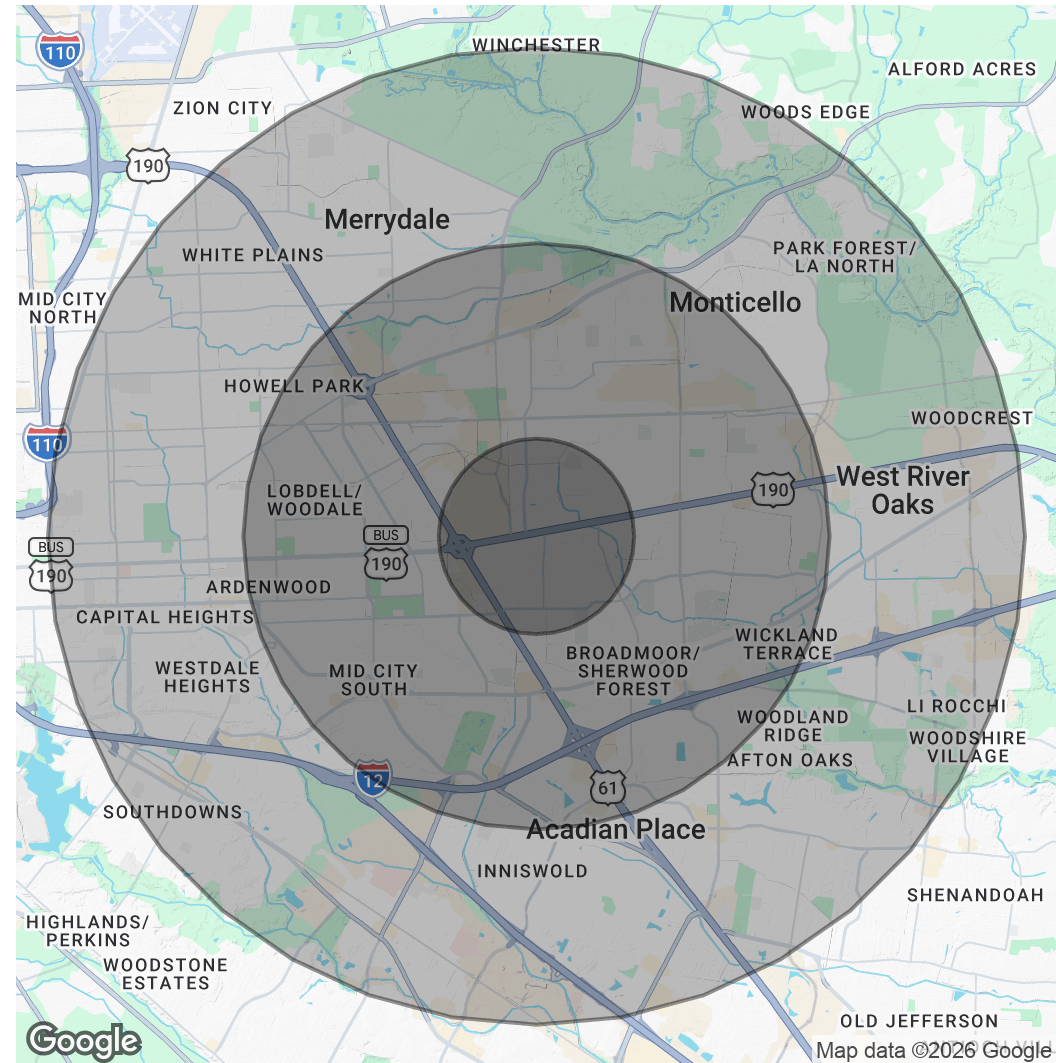
DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,087	75,541	191,847
Average Age	35.1	34.8	36.4
Average Age (Male)	35.7	34.4	35.3
Average Age (Female)	35.2	36.0	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,145	30,276	77,067
# Of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$69,028	\$81,125	\$83,841
Average House Value	\$222,350	\$271,850	\$264,635

2023 American Community Survey (ACS)



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