BENJAMIN GRAHAM, CCIM

Office: 225-926-4481 Direct: 225-329-0268 bgraham@stirlingprop.com

OLD HAMMOND HIGHWAY VACANT LAND

9374 Old Hammond Highway, Baton Rouge, LA

SUMMARY

RETAIL COMPETITION MAP

SITE PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Up to 3.23 Acres Available at the corner of Old Hammond and Druscilla Lane. Located across the street from Hammond Aire Plaza, the site offers convenient access to Airline Highway and Interstate 12. Owner will consider Sale, Build to Suit or Ground lease. Please contact agent for additional information.

AVAILABLE

• 1.05 - 3.3 Acres

PRICE

• \$15-\$17/SF

AREA BUSINESS

- Hammond Aire Plaza
- Walmart Neighborhood Market
- Costco
- Ashley HomeStore
- Cracker Barrel Old Country Store

TRAFFIC COUNT (ADT 2025)

On Old Hammond Highway: 18,230

On Airline Highway: 35,975 On Interstate 12: 148,724





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RETAIL COMPETITION SITE PLAN **SUMMARY DEMOGRAPHICS** MAP HAMMOND AIRE PLAZA Michaels

GNC

FASHION

Marshalls 18,230 SUBWAY SALLY BEAUTY rue 21 Tuesday Morning Little Caesars Durlington TACO





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NPETITION

SUMMARY			RETAIL COM	
2025 DEMOGRAPHICS				
	1 MILE	3 MILE	5 MILE	
	7,350	76,051	207,224	
POPULATION				
(S)	\$144,329	\$97,783	\$102,626	
AVG. HH INCOME				
	3,233	33,258	87,235	
HOUSEHOLDS				



