



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

FOR LEASE

9,767 SF

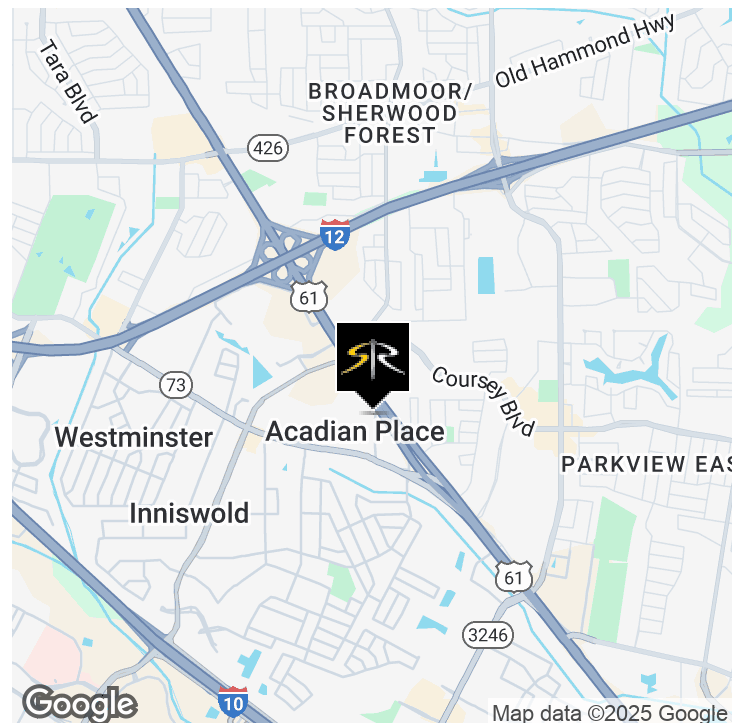


OFFERING SUMMARY

Lease Rate:	\$1,845.00/mo (NNN)+ \$940/mo. CAM
Building Size:	9,767 SF
Suite C:	2,829 SF
Traffic Count:	41,000/Cars per Day
Zoning:	CAB-2

PROPERTY HIGHLIGHTS

- Former Medical Clinic Available January 1, 2026
- Located in South Baton Rouge on extremely high traffic Airline Highway. 41,000 cars per day. Great visibility. Excellent condition. Easy access to I-10 and I-12. Near Bluebonnet, Jefferson, and Coursey between Costco and Woman's Hospital.
- Suite C: +/- 2,829 SF, Tenant pays \$1,845/mo. plus \$940/mo. CAM



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
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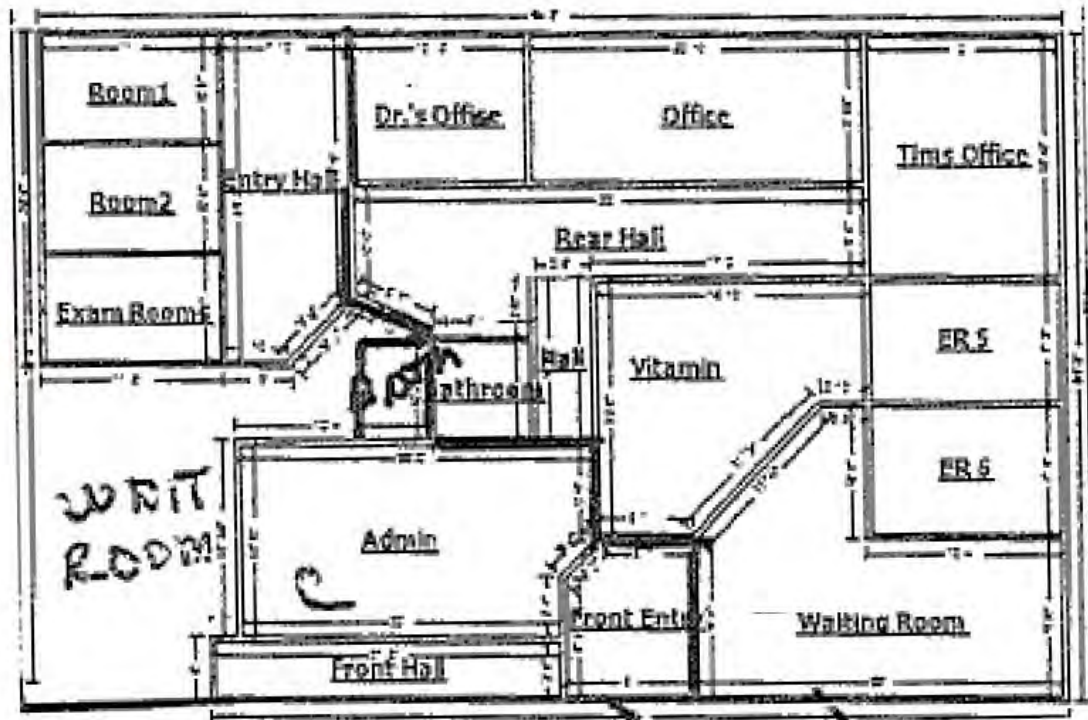
10466 Airline Hwy.

Co-Tenants:

Available



**Suite C
Available
+/- 2,829 SF**



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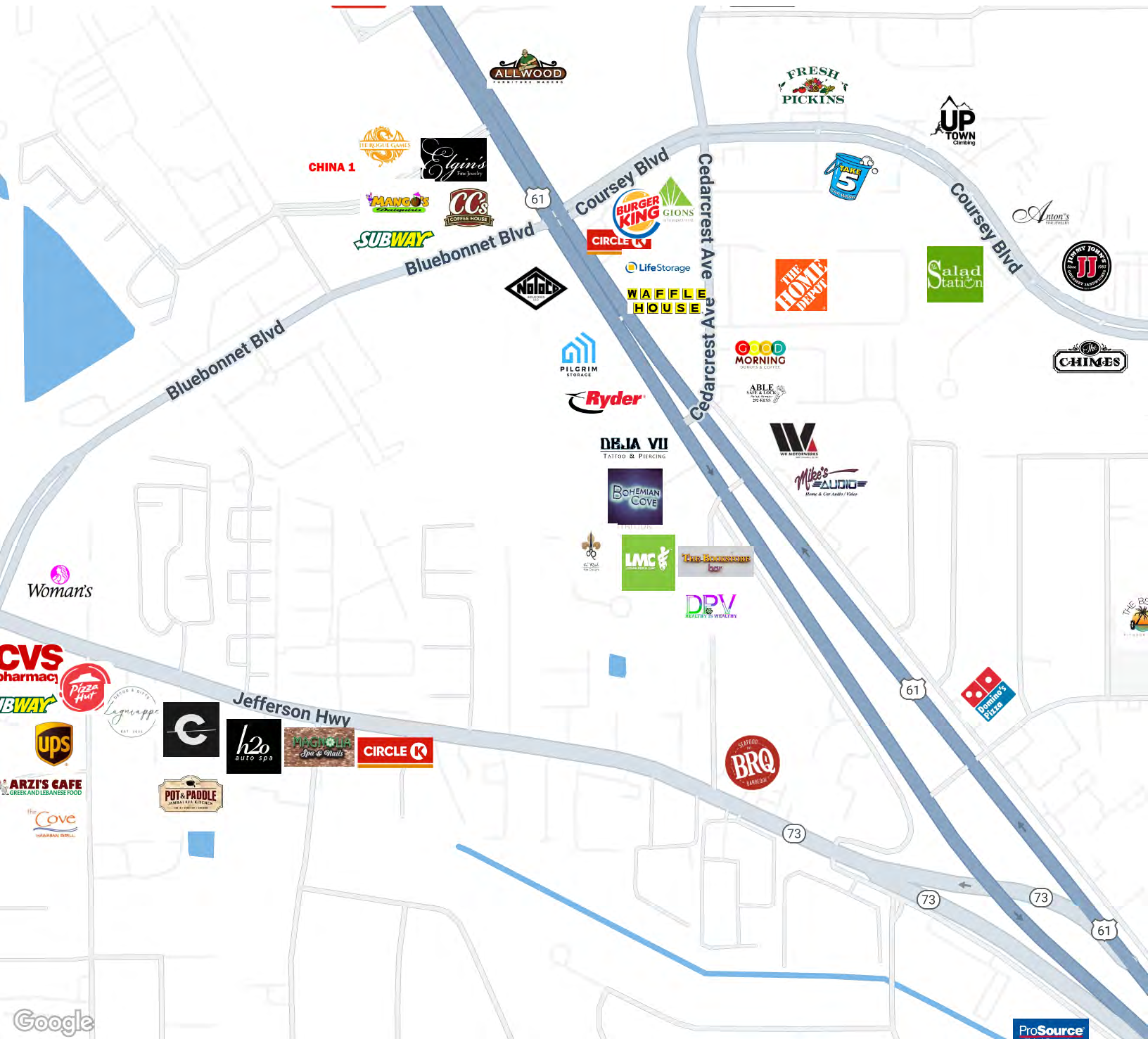
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RETAIL MAP

AIRLINE HWY. SHOPPING CENTER SPACE

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10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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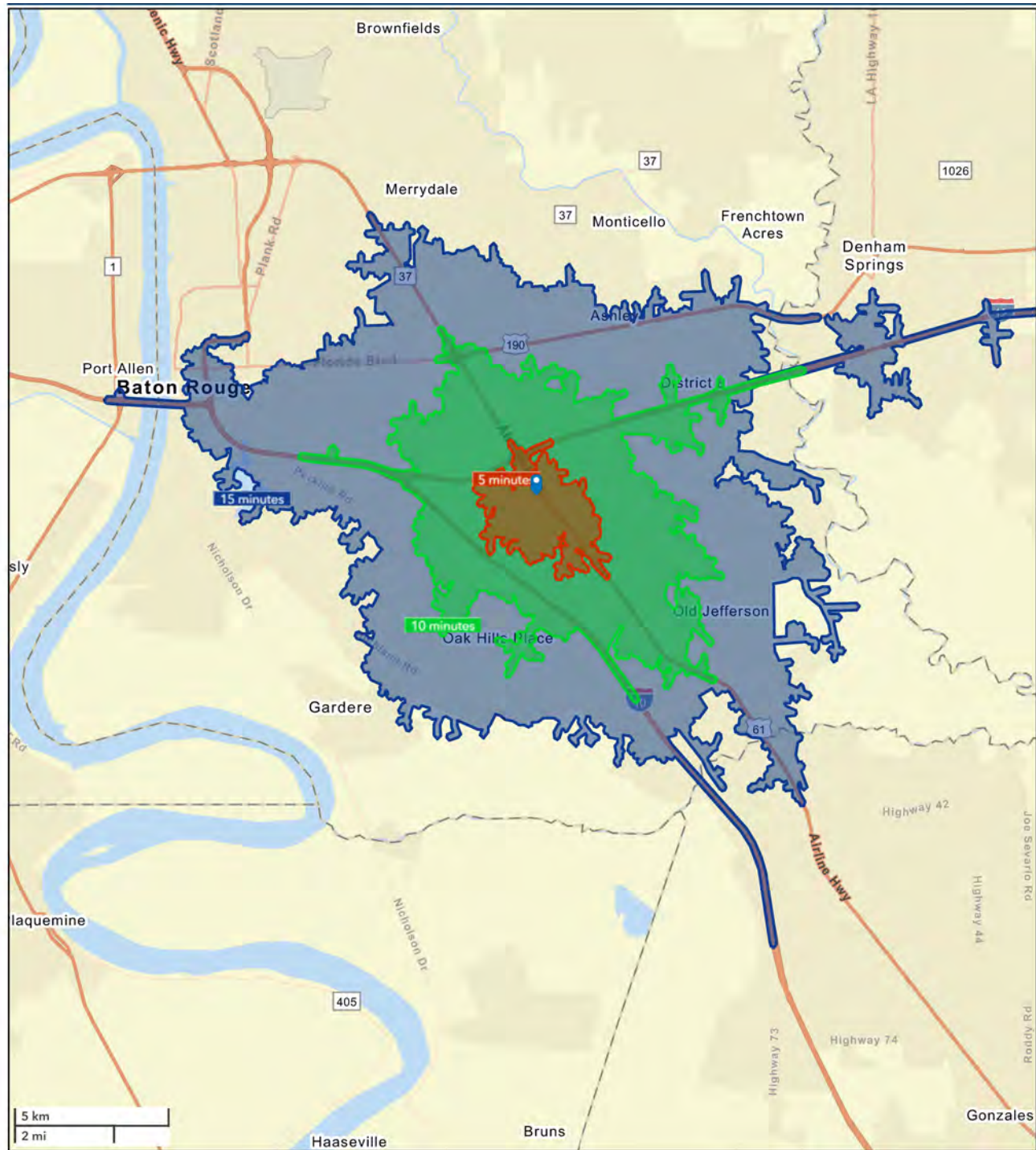
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DRIVE TIME MAP

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF



July 09, 2024

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Demographic and Income Profile

10466 Airline Hwy, Baton Rouge, Louisiana, 70816
 Ring: 1 mile radius

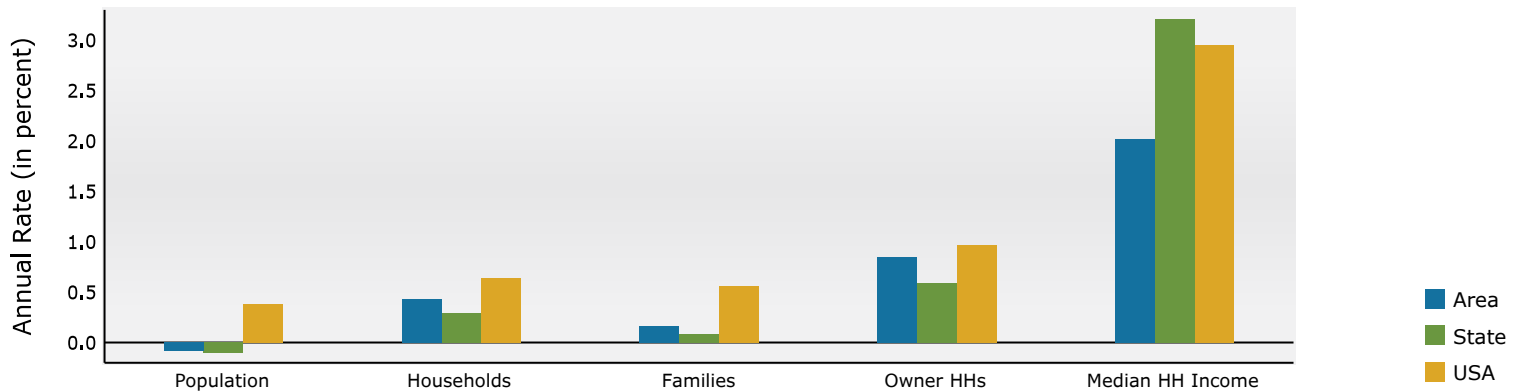
Prepared by Esri
 Latitude: 30.41312
 Longitude: -91.06922

Summary	Census 2010		Census 2020		2024		2029	
Population	9,766		10,055		10,193		10,150	
Households	4,364		4,489		4,586		4,685	
Families	2,157		2,243		2,184		2,202	
Average Household Size	2.15		2.17		2.15		2.10	
Owner Occupied Housing Units	2,086		2,053		2,097		2,188	
Renter Occupied Housing Units	2,278		2,436		2,489		2,496	
Median Age	33.3		36.4		36.7		38.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.08%		-0.10%		0.38%			
Households	0.43%		0.29%		0.64%			
Families	0.16%		0.08%		0.56%			
Owner HHs	0.85%		0.59%		0.97%			
Median Household Income	2.02%		3.21%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			218	4.8%	177	3.8%		
\$15,000 - \$24,999			296	6.5%	223	4.8%		
\$25,000 - \$34,999			327	7.1%	263	5.6%		
\$35,000 - \$49,999			585	12.8%	542	11.6%		
\$50,000 - \$74,999			1,323	28.8%	1,311	28.0%		
\$75,000 - \$99,999			717	15.6%	816	17.4%		
\$100,000 - \$149,999			559	12.2%	648	13.8%		
\$150,000 - \$199,999			277	6.0%	360	7.7%		
\$200,000+			283	6.2%	346	7.4%		
Median Household Income			\$63,534		\$70,223			
Average Household Income			\$87,822		\$99,978			
Per Capita Income			\$40,071		\$46,766			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	649	6.6%	634	6.3%	642	6.3%	615	6.1%
5 - 9	562	5.8%	577	5.7%	563	5.5%	543	5.3%
10 - 14	459	4.7%	539	5.4%	517	5.1%	522	5.1%
15 - 19	459	4.7%	492	4.9%	500	4.9%	532	5.2%
20 - 24	1,007	10.3%	727	7.2%	796	7.8%	764	7.5%
25 - 34	2,022	20.7%	1,849	18.4%	1,815	17.8%	1,640	16.2%
35 - 44	1,153	11.8%	1,349	13.4%	1,410	13.8%	1,444	14.2%
45 - 54	1,136	11.6%	1,059	10.5%	1,120	11.0%	1,161	11.4%
55 - 64	1,029	10.5%	1,114	11.1%	1,067	10.5%	977	9.6%
65 - 74	602	6.2%	986	9.8%	977	9.6%	1,018	10.0%
75 - 84	432	4.4%	499	5.0%	554	5.4%	682	6.7%
85+	257	2.6%	230	2.3%	232	2.3%	254	2.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,138	62.9%	4,933	49.1%	4,791	47.0%	4,569	45.0%
Black Alone	2,749	28.1%	3,020	30.0%	3,104	30.5%	3,156	31.1%
American Indian Alone	44	0.5%	43	0.4%	49	0.5%	50	0.5%
Asian Alone	245	2.5%	342	3.4%	361	3.5%	384	3.8%
Pacific Islander Alone	2	0.0%	5	0.0%	6	0.1%	6	0.1%
Some Other Race Alone	385	3.9%	999	9.9%	1,126	11.0%	1,198	11.8%
Two or More Races	203	2.1%	714	7.1%	756	7.4%	788	7.8%
Hispanic Origin (Any Race)	922	9.4%	1,536	15.3%	1,703	16.7%	1,800	17.7%

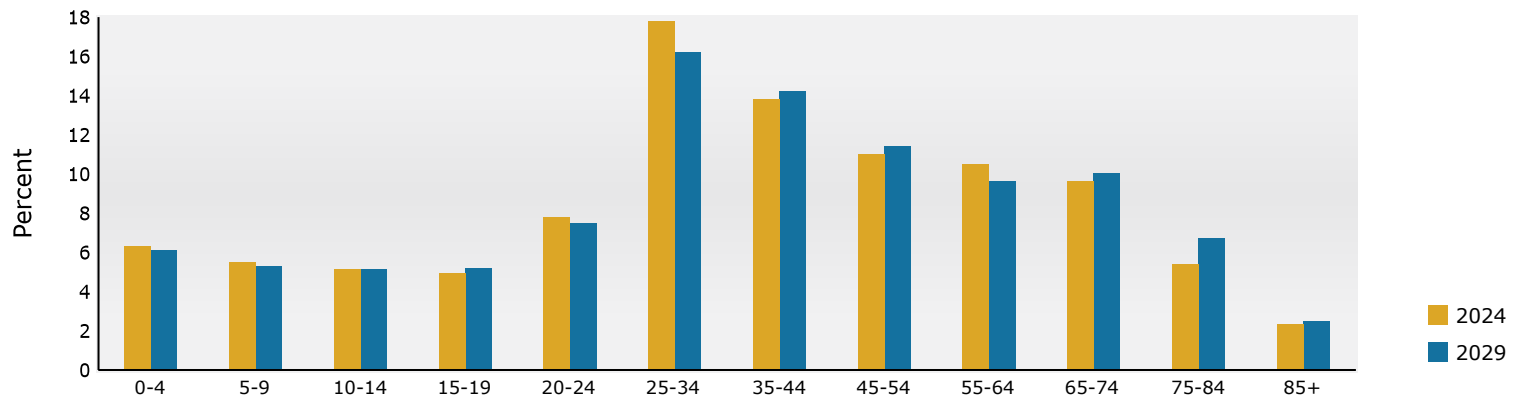
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

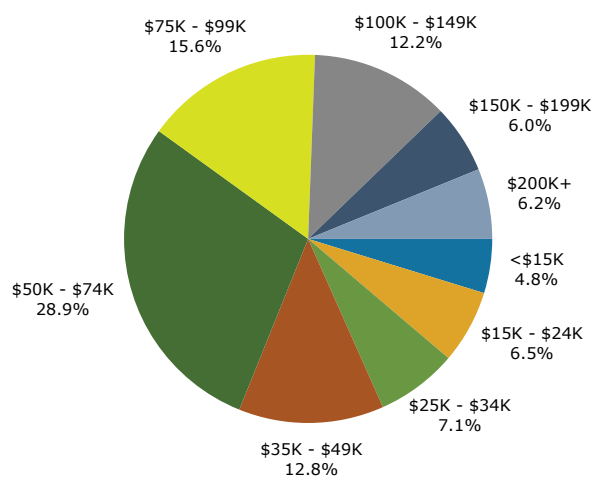
Trends 2024-2029



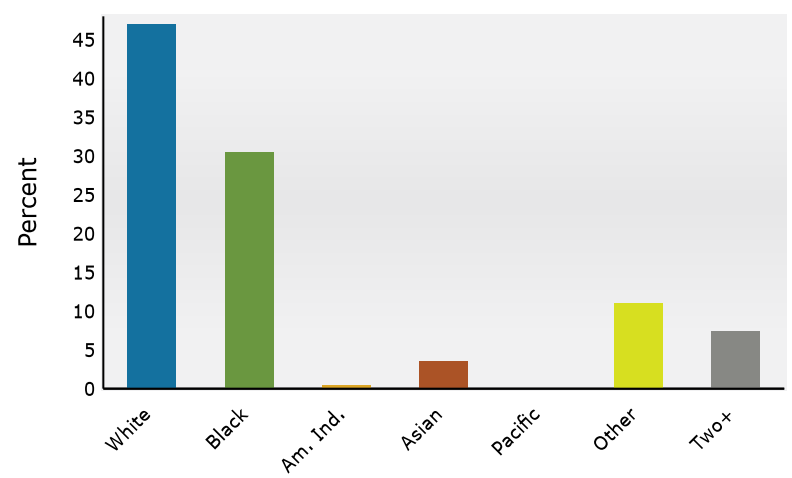
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 16.7%

Demographic and Income Profile

10466 Airline Hwy, Baton Rouge, Louisiana, 70816
 Ring: 3 mile radius

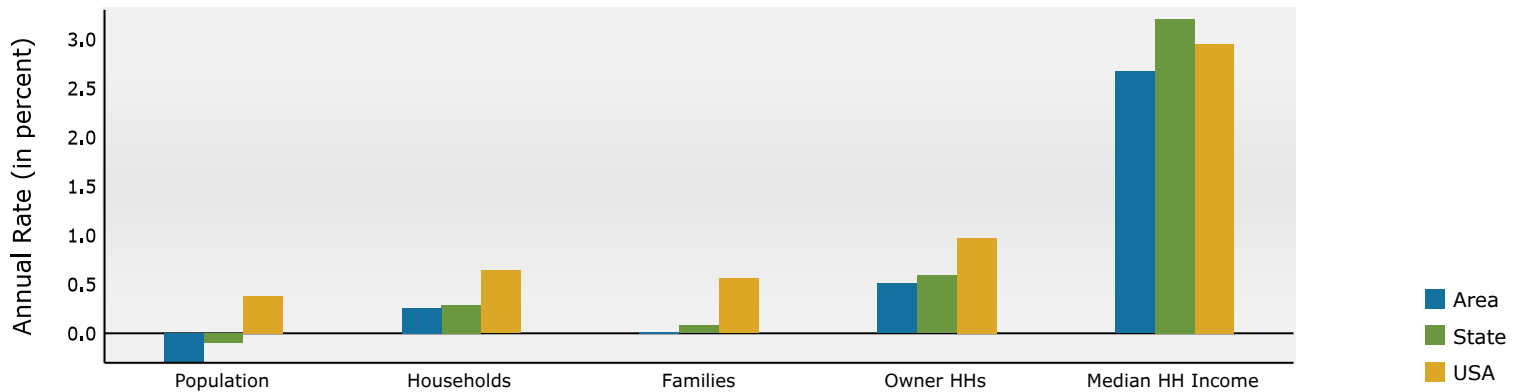
Prepared by Esri
 Latitude: 30.41312
 Longitude: -91.06922

Summary	Census 2010		Census 2020		2024		2029	
Population	69,567		73,089		71,642		70,608	
Households	31,115		32,546		32,454		32,874	
Families	17,546		18,136		17,265		17,273	
Average Household Size	2.21		2.22		2.18		2.12	
Owner Occupied Housing Units	17,338		17,418		17,606		18,059	
Renter Occupied Housing Units	13,777		15,128		14,848		14,815	
Median Age	36.0		37.9		38.3		39.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.29%		-0.10%		0.38%			
Households	0.26%		0.29%		0.64%			
Families	0.01%		0.08%		0.56%			
Owner HHs	0.51%		0.59%		0.97%			
Median Household Income	2.67%		3.21%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			2,005	6.2%	1,595	4.9%		
\$15,000 - \$24,999			1,986	6.1%	1,516	4.6%		
\$25,000 - \$34,999			2,807	8.6%	2,343	7.1%		
\$35,000 - \$49,999			3,627	11.2%	3,240	9.9%		
\$50,000 - \$74,999			7,023	21.6%	6,727	20.5%		
\$75,000 - \$99,999			4,780	14.7%	5,153	15.7%		
\$100,000 - \$149,999			5,168	15.9%	5,980	18.2%		
\$150,000 - \$199,999			2,528	7.8%	3,324	10.1%		
\$200,000+			2,529	7.8%	2,995	9.1%		
Median Household Income			\$69,050		\$78,789			
Average Household Income			\$96,374		\$110,384			
Per Capita Income			\$43,693		\$51,465			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,332	6.2%	4,405	6.0%	4,269	6.0%	4,041	5.7%
5 - 9	3,858	5.5%	4,081	5.6%	4,062	5.7%	3,784	5.4%
10 - 14	3,682	5.3%	4,144	5.7%	3,683	5.1%	3,783	5.4%
15 - 19	3,762	5.4%	3,809	5.2%	3,717	5.2%	3,569	5.1%
20 - 24	5,917	8.5%	5,043	6.9%	4,631	6.5%	4,362	6.2%
25 - 34	12,396	17.8%	12,033	16.5%	12,070	16.8%	10,690	15.1%
35 - 44	8,042	11.6%	9,478	13.0%	9,734	13.6%	10,161	14.4%
45 - 54	9,053	13.0%	7,844	10.7%	7,702	10.8%	8,069	11.4%
55 - 64	8,401	12.1%	8,732	11.9%	7,865	11.0%	7,178	10.2%
65 - 74	4,975	7.2%	7,557	10.3%	7,522	10.5%	7,507	10.6%
75 - 84	3,456	5.0%	4,121	5.6%	4,519	6.3%	5,373	7.6%
85+	1,695	2.4%	1,841	2.5%	1,869	2.6%	2,093	3.0%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	45,888	66.0%	38,774	53.1%	36,610	51.1%	34,540	48.9%
Black Alone	18,350	26.4%	22,499	30.8%	22,750	31.8%	23,173	32.8%
American Indian Alone	175	0.3%	200	0.3%	209	0.3%	214	0.3%
Asian Alone	2,697	3.9%	3,705	5.1%	3,833	5.4%	4,077	5.8%
Pacific Islander Alone	26	0.0%	22	0.0%	24	0.0%	26	0.0%
Some Other Race Alone	1,373	2.0%	3,258	4.5%	3,490	4.9%	3,661	5.2%
Two or More Races	1,059	1.5%	4,631	6.3%	4,726	6.6%	4,917	7.0%
Hispanic Origin (Any Race)	3,532	5.1%	6,444	8.8%	6,767	9.4%	7,075	10.0%

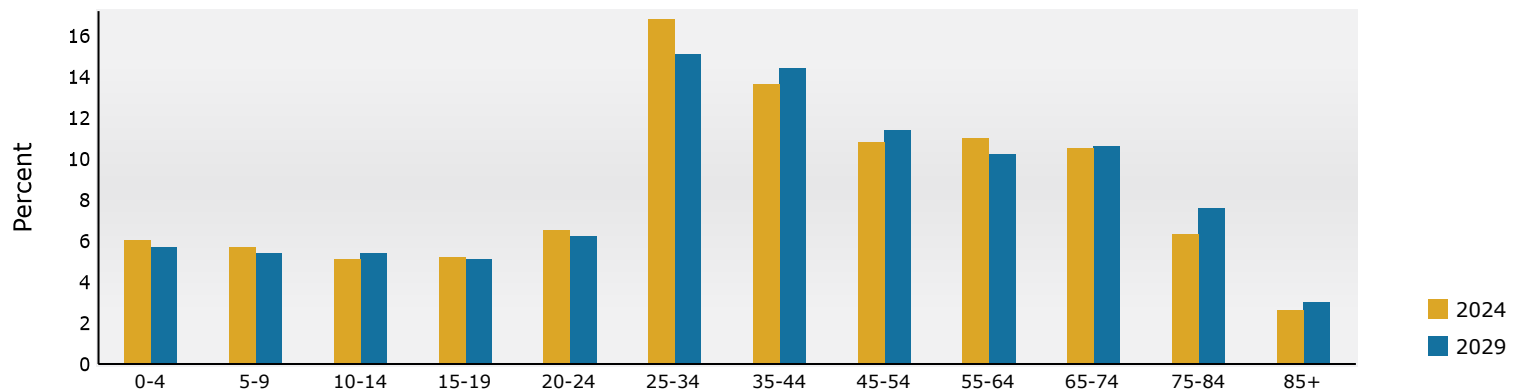
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

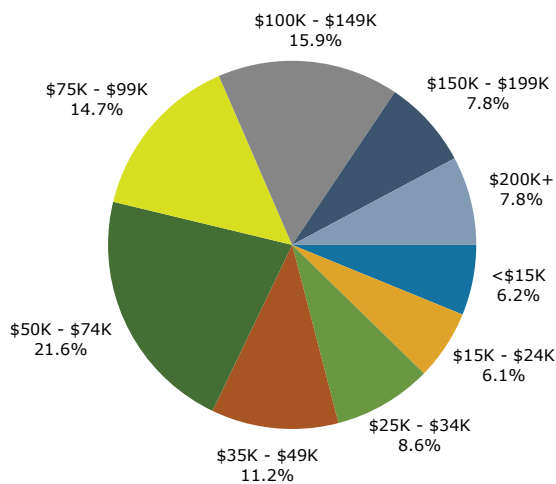
Trends 2024-2029



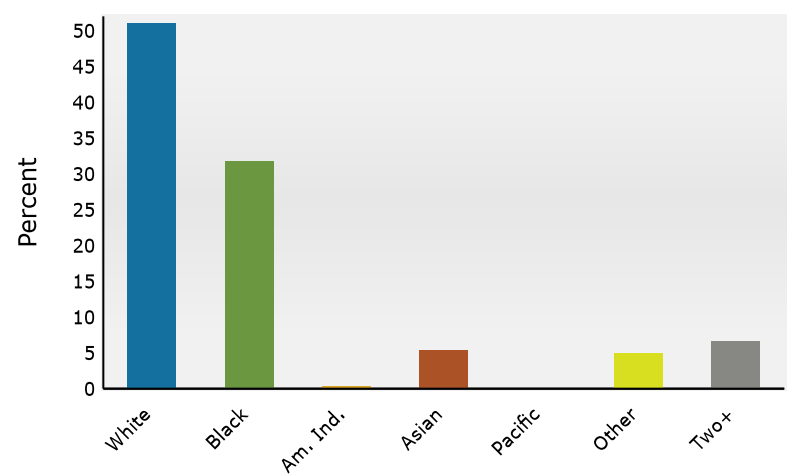
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.4%

Demographic and Income Profile

10466 Airline Hwy, Baton Rouge, Louisiana, 70816
Ring: 5 mile radius

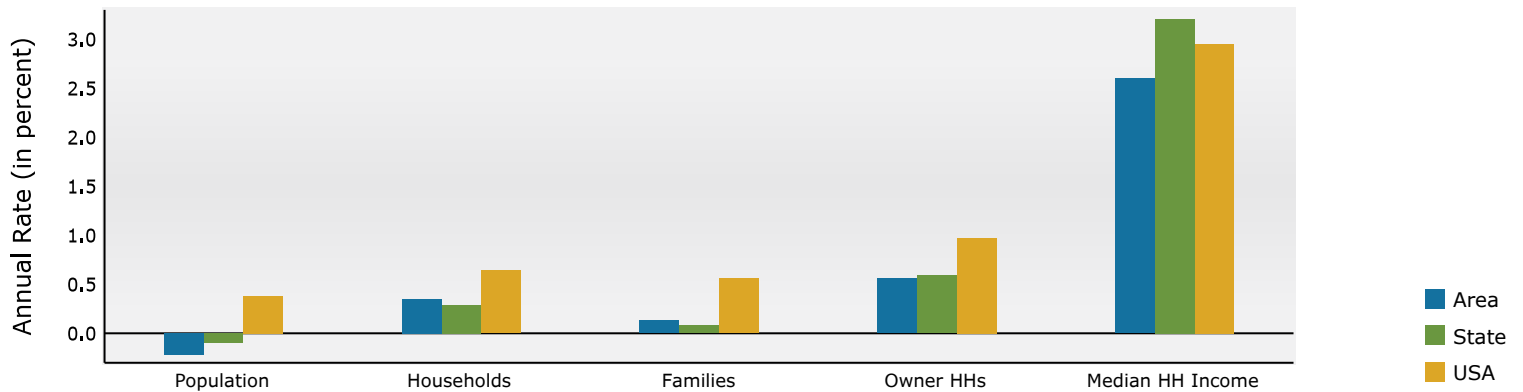
Prepared by Esri
Latitude: 30.41312
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Summary	Census 2010		Census 2020		2024		2029	
Population	188,497		195,481		192,805		190,699	
Households	79,131		82,844		83,055		84,539	
Families	47,875		49,271		47,402		47,701	
Average Household Size	2.36		2.33		2.30		2.23	
Owner Occupied Housing Units	47,062		47,910		48,729		50,099	
Renter Occupied Housing Units	32,068		34,934		34,326		34,440	
Median Age	34.9		37.2		37.7		39.0	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.22%		-0.10%		0.38%			
Households	0.35%		0.29%		0.64%			
Families	0.13%		0.08%		0.56%			
Owner HHs	0.56%		0.59%		0.97%			
Median Household Income	2.60%		3.21%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			6,786	8.2%	5,559	6.6%		
\$15,000 - \$24,999			5,089	6.1%	3,983	4.7%		
\$25,000 - \$34,999			6,404	7.7%	5,367	6.3%		
\$35,000 - \$49,999			8,941	10.8%	8,084	9.6%		
\$50,000 - \$74,999			16,304	19.6%	15,708	18.6%		
\$75,000 - \$99,999			12,166	14.6%	12,897	15.3%		
\$100,000 - \$149,999			13,772	16.6%	15,810	18.7%		
\$150,000 - \$199,999			6,356	7.7%	8,470	10.0%		
\$200,000+			7,236	8.7%	8,660	10.2%		
Median Household Income			\$70,783		\$80,483			
Average Household Income			\$98,449		\$113,077			
Per Capita Income			\$42,383		\$50,093			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,716	6.7%	12,081	6.2%	11,760	6.1%	11,233	5.9%
5 - 9	11,576	6.1%	11,687	6.0%	11,582	6.0%	10,706	5.6%
10 - 14	11,363	6.0%	11,793	6.0%	10,851	5.6%	10,981	5.8%
15 - 19	11,557	6.1%	11,417	5.8%	10,785	5.6%	10,426	5.5%
20 - 24	16,089	8.5%	14,121	7.2%	13,351	6.9%	12,469	6.5%
25 - 34	31,208	16.6%	30,473	15.6%	30,630	15.9%	27,923	14.6%
35 - 44	22,556	12.0%	25,420	13.0%	26,381	13.7%	27,211	14.3%
45 - 54	25,032	13.3%	21,578	11.0%	21,394	11.1%	22,334	11.7%
55 - 64	22,699	12.0%	23,519	12.0%	21,282	11.0%	19,651	10.3%
65 - 74	12,303	6.5%	19,841	10.1%	19,867	10.3%	19,949	10.5%
75 - 84	7,765	4.1%	9,581	4.9%	10,904	5.7%	13,268	7.0%
85+	3,636	1.9%	3,970	2.0%	4,017	2.1%	4,548	2.4%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	112,127	59.5%	96,211	49.2%	91,824	47.6%	87,180	45.7%
Black Alone	61,357	32.6%	68,970	35.3%	69,484	36.0%	70,465	37.0%
American Indian Alone	494	0.3%	613	0.3%	632	0.3%	644	0.3%
Asian Alone	7,671	4.1%	9,347	4.8%	9,727	5.0%	10,344	5.4%
Pacific Islander Alone	93	0.0%	47	0.0%	54	0.0%	57	0.0%
Some Other Race Alone	3,903	2.1%	8,774	4.5%	9,252	4.8%	9,654	5.1%
Two or More Races	2,851	1.5%	11,519	5.9%	11,833	6.1%	12,355	6.5%
Hispanic Origin (Any Race)	9,561	5.1%	16,959	8.7%	17,712	9.2%	18,507	9.7%

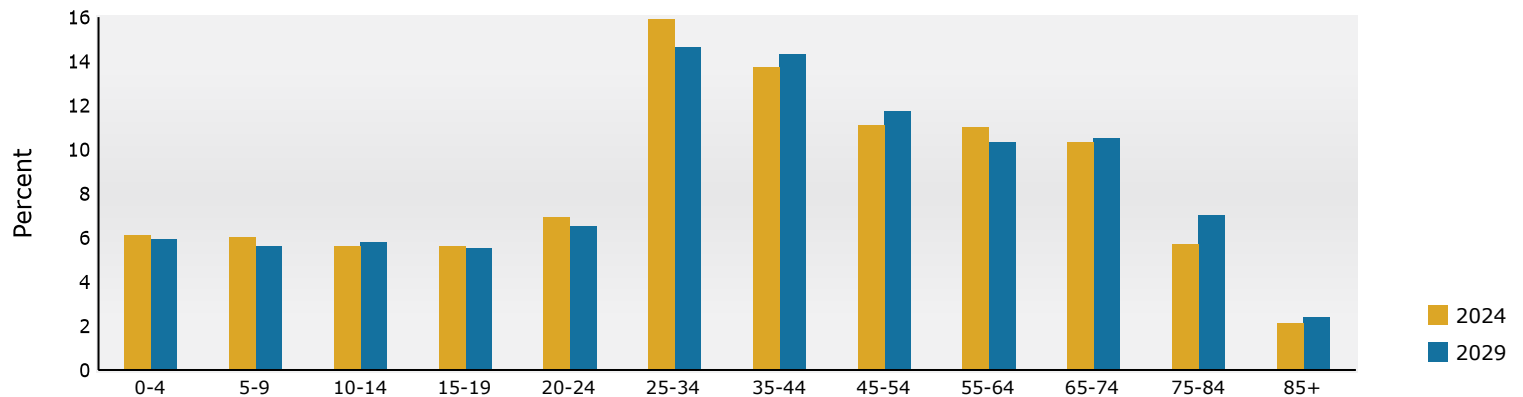
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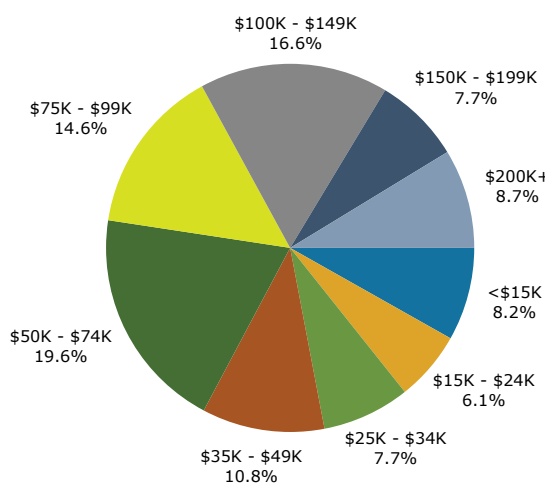
Trends 2024-2029



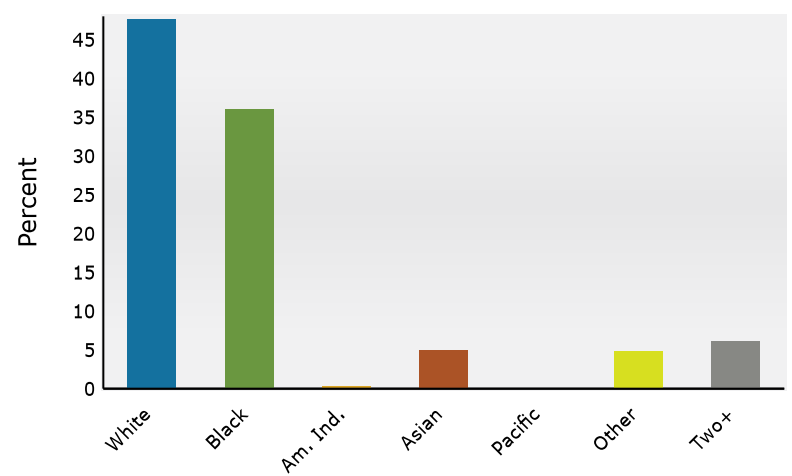
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 9.2%



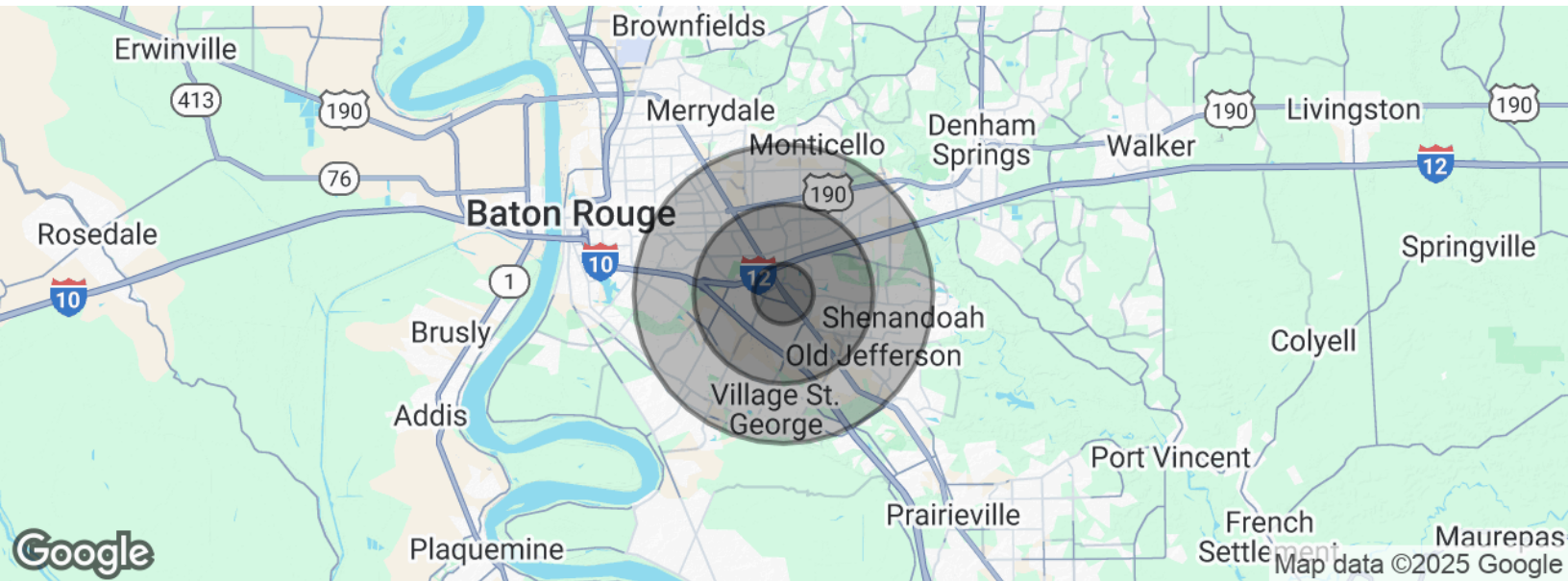
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COMMERCIAL REAL ESTATE

DEMOGRAPHIC SUMMARY

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,501	73,176	180,818
Median Age	35.7	37.3	36.3
Median Age (Male)	33.2	34.7	34.0
Median Age (Female)	36.2	39.4	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,926	32,065	75,211
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$60,165	\$73,326	\$75,792
Average House Value	\$199,178	\$231,116	\$239,238

* Demographic data derived from 2020 ACS - US Census

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