SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

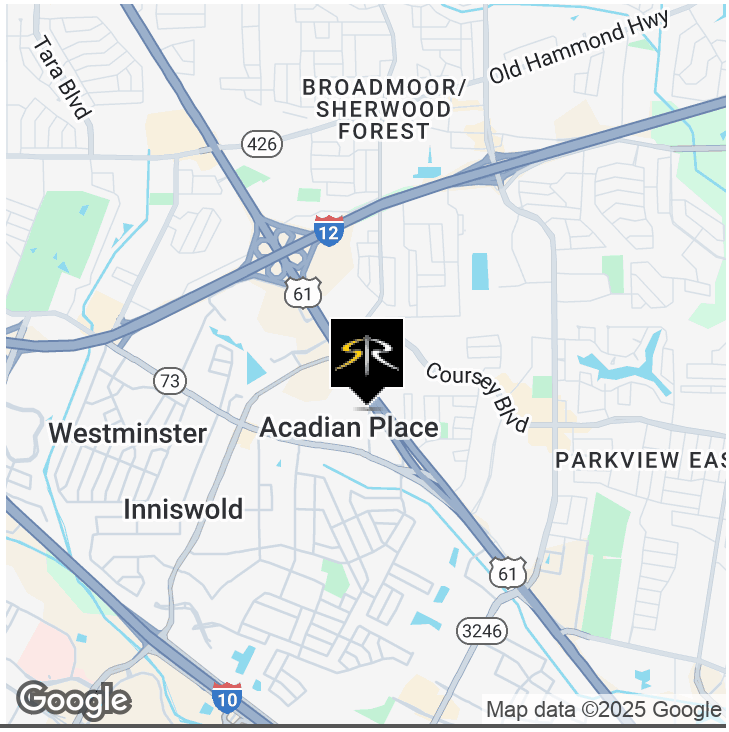
9,767 SF

OFFERING SUMMARY

Lease Rate:	$1,000.00/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 1-10 and 1-12. Near Bluebonnet, Jefferson, and Coursey between Costco and Woman's Hospital
- Suite C: +/- 2,829 SF, Tenant pays $1000/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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF

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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

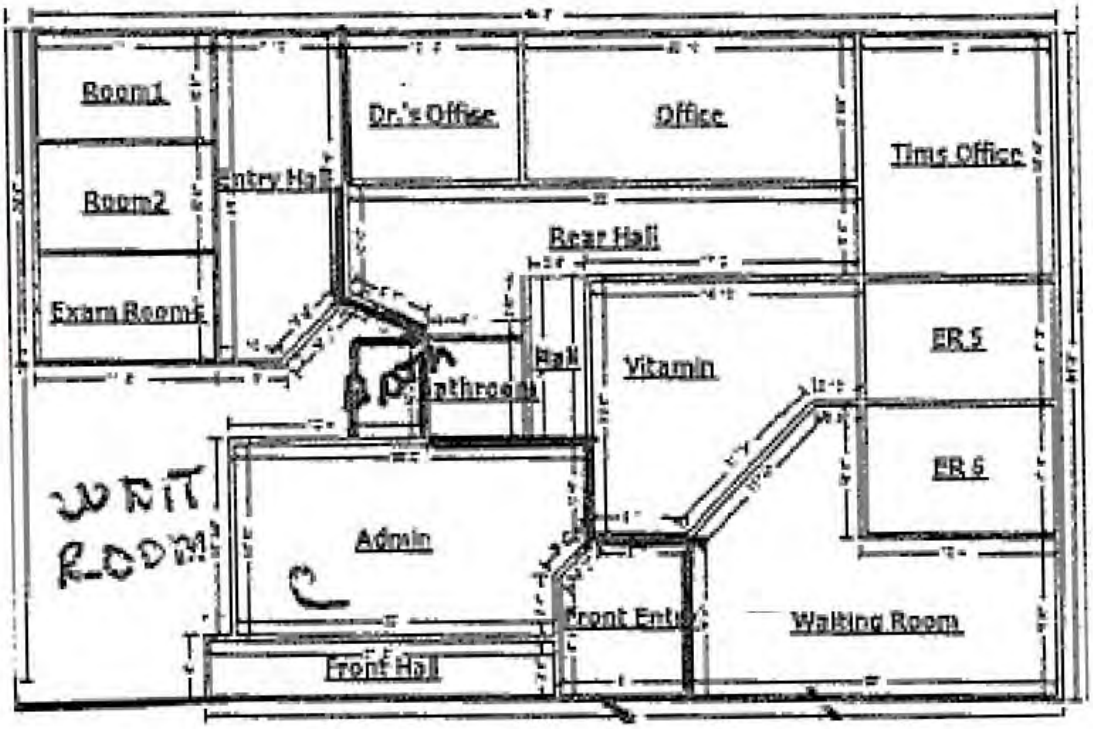
FLOOR PLAN

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF

Suite C
Available
+/- 2,829 SF



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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

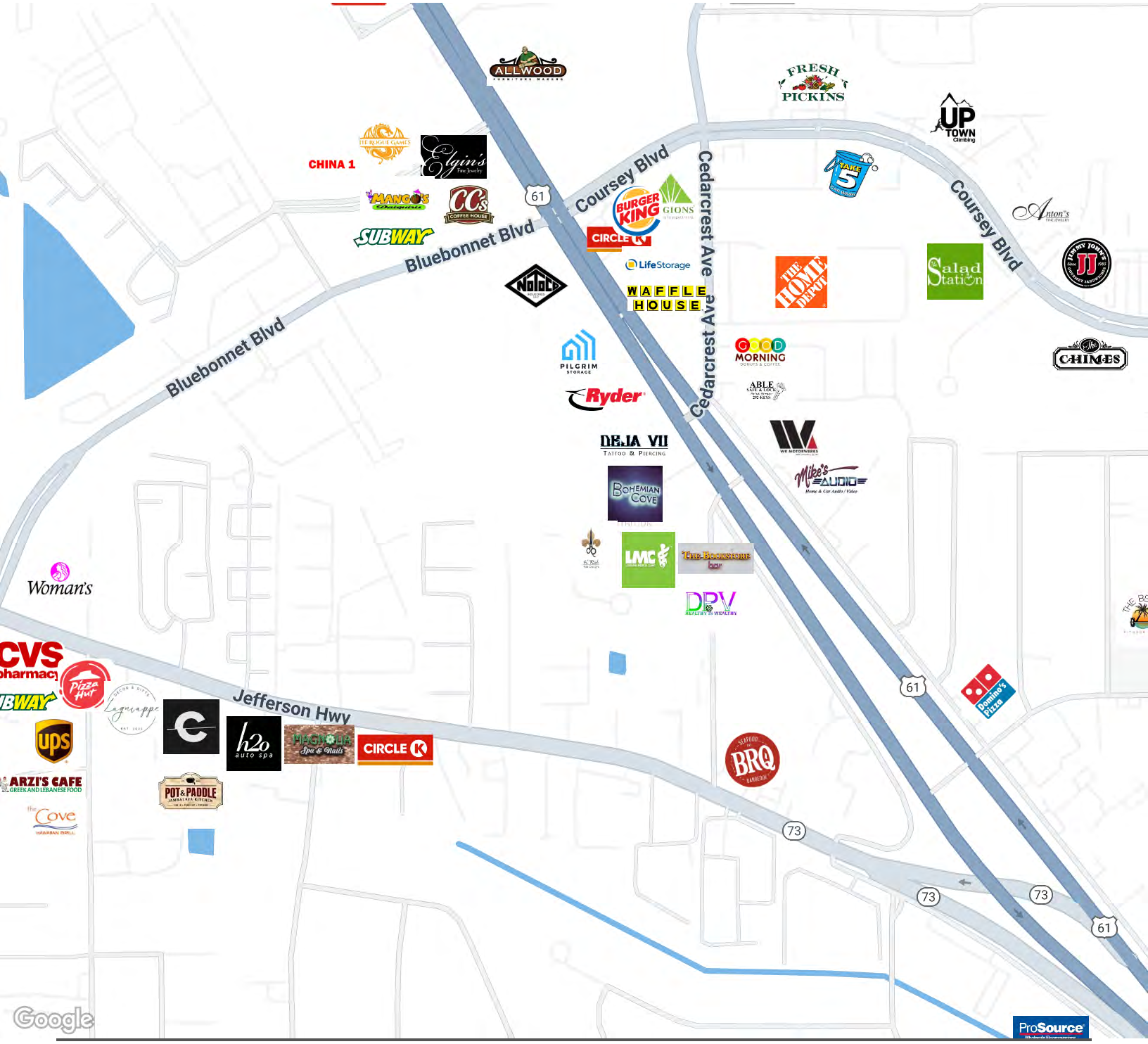
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL MAP

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF



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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

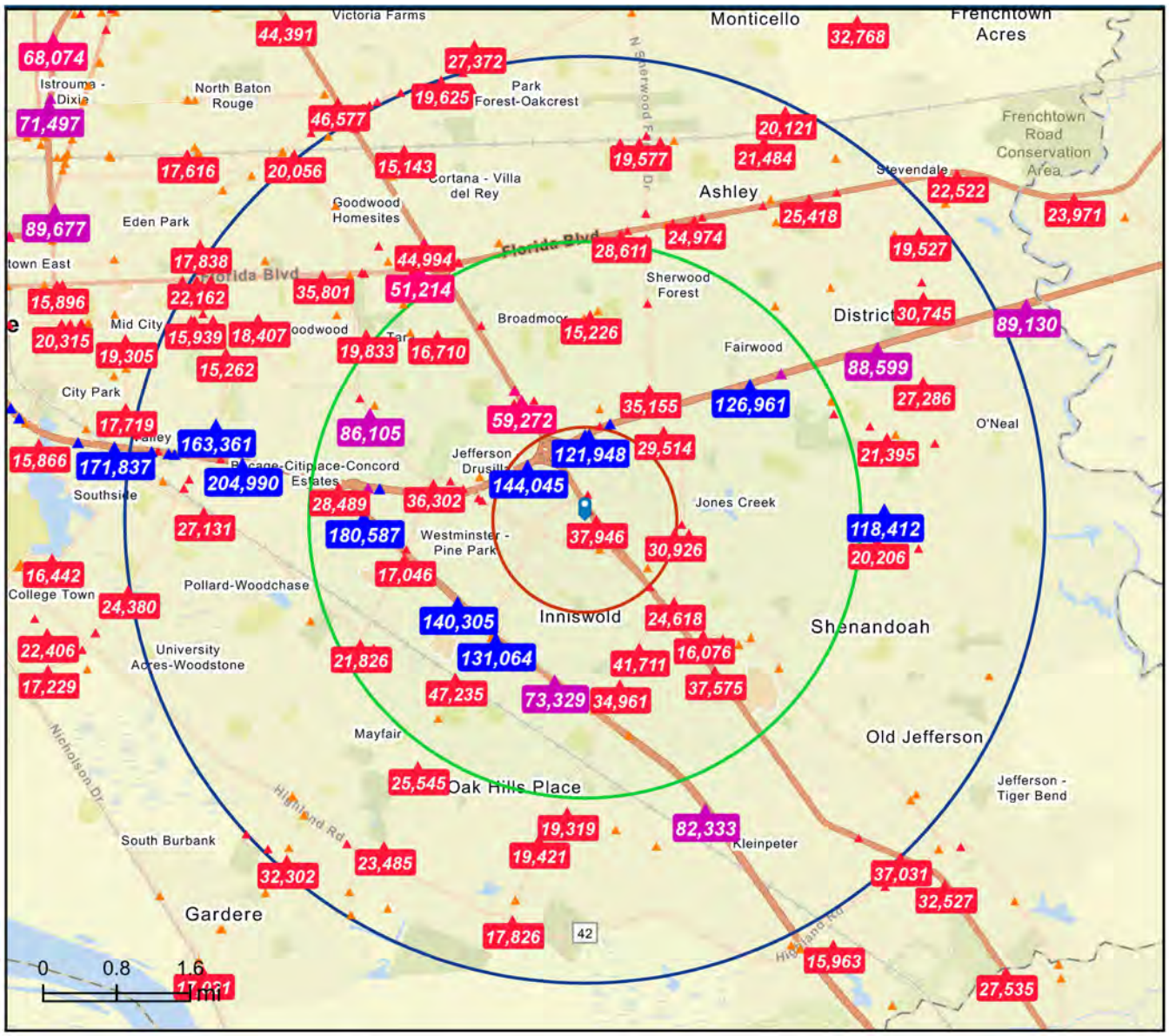
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP

AIRLINE HWY. SHOPPING CENTER SPACE

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***

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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

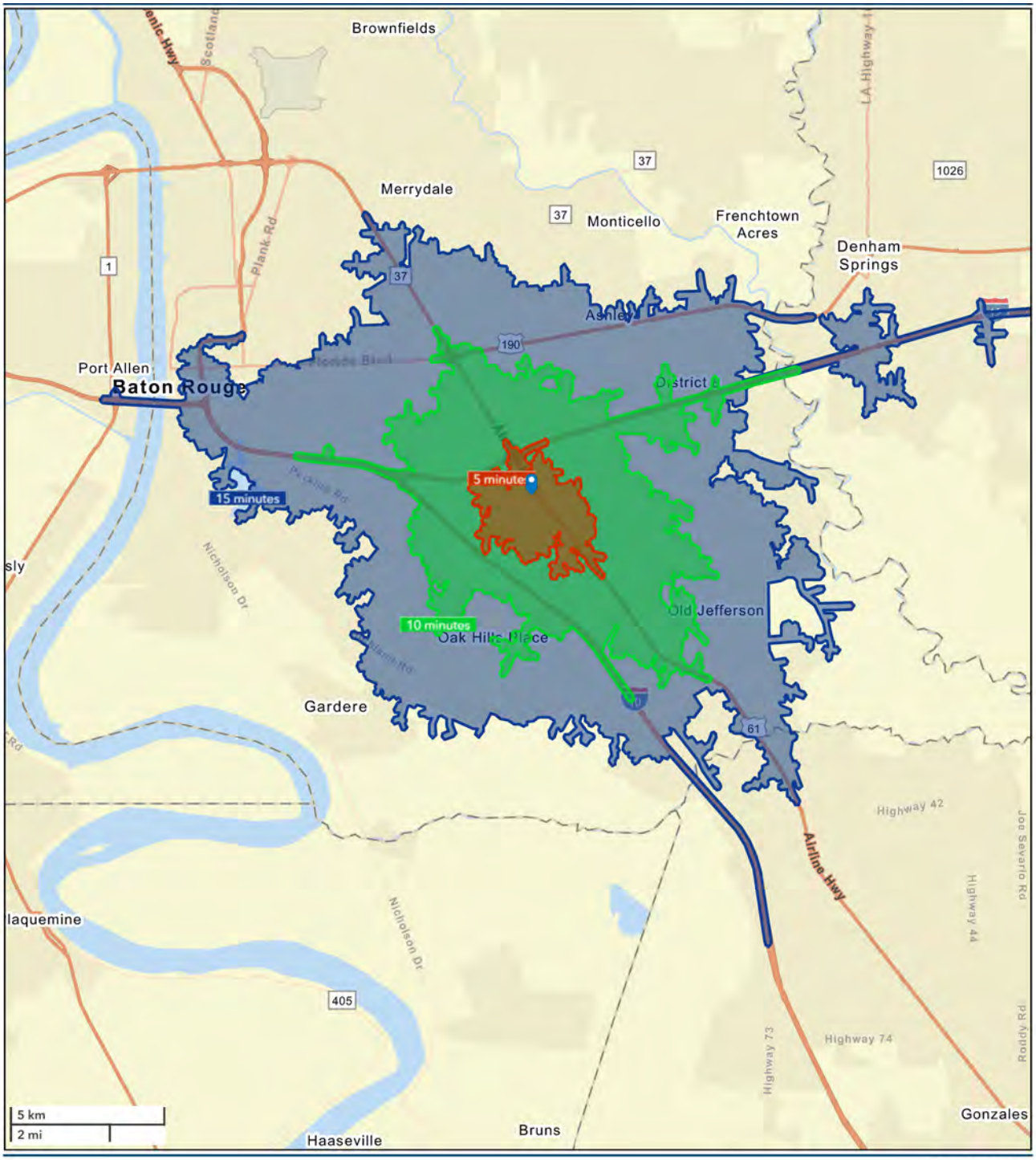
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP

AIRLINE HWY. SHOPPING CENTER SPACE

10466 AIRLINE HWY, BATON ROUGE, LA 70809

9,767 SF



July 09, 2024

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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

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%

	2024		2029	
Households by Income	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	

	Census 2010		Census 2020		2024		2029	
Population by Age	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%

	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	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.

July 09, 2024

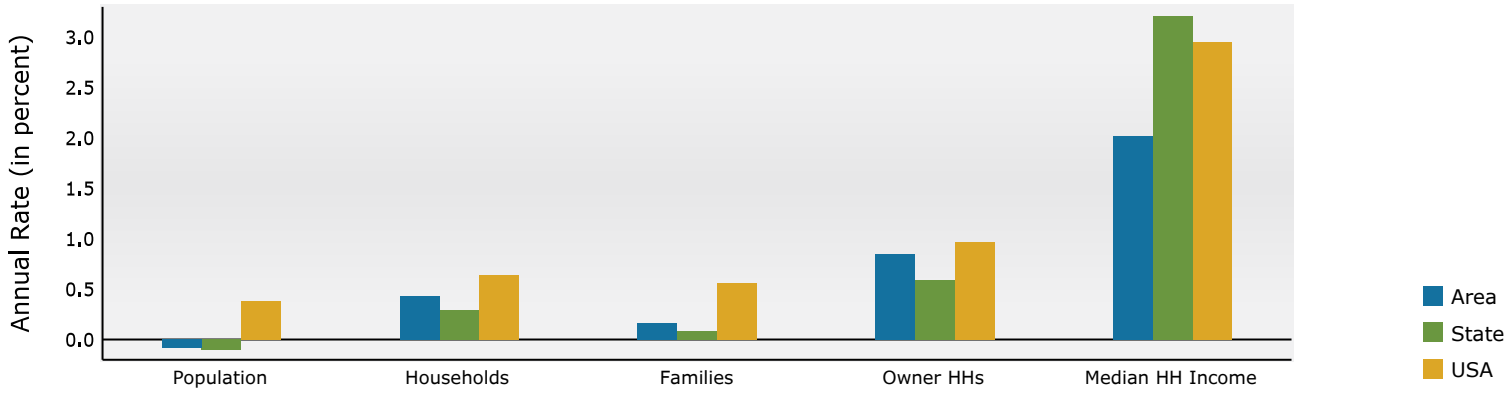
©2024 Esri

Demographic and Income Profile

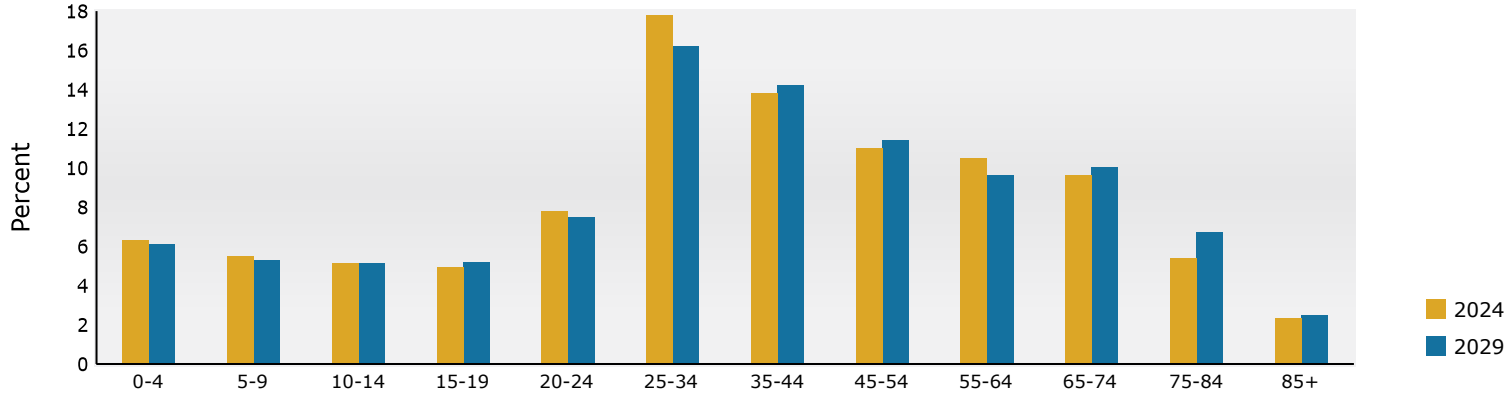
10466 Airline Hwy, Baton Rouge, Louisiana, 70816
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.41312
Longitude: -91.06922

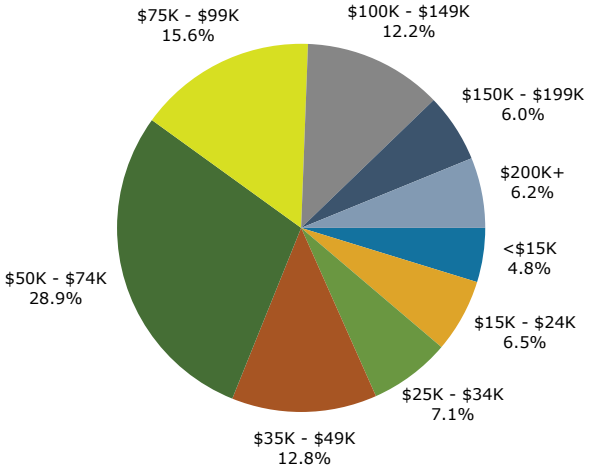
Trends 2024-2029



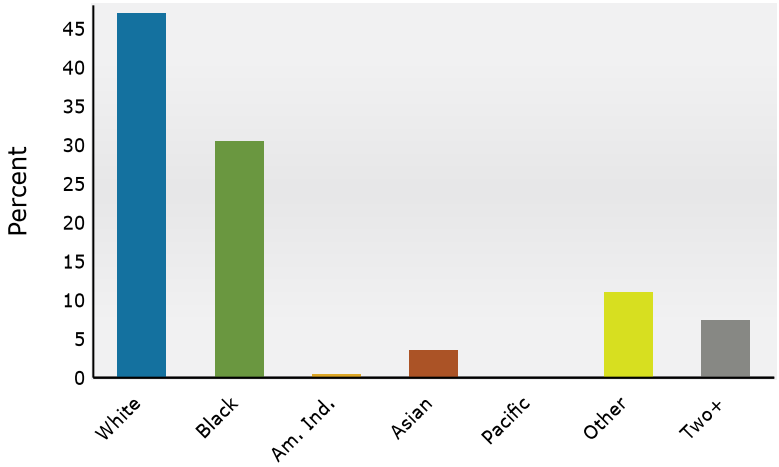
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:16.7%

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

July 09, 2024

©2024 Esri

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%

	2024		2029	
Households by Income	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	

	Census 2010		Census 2020		2024		2029	
Population by Age	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%

	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	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%

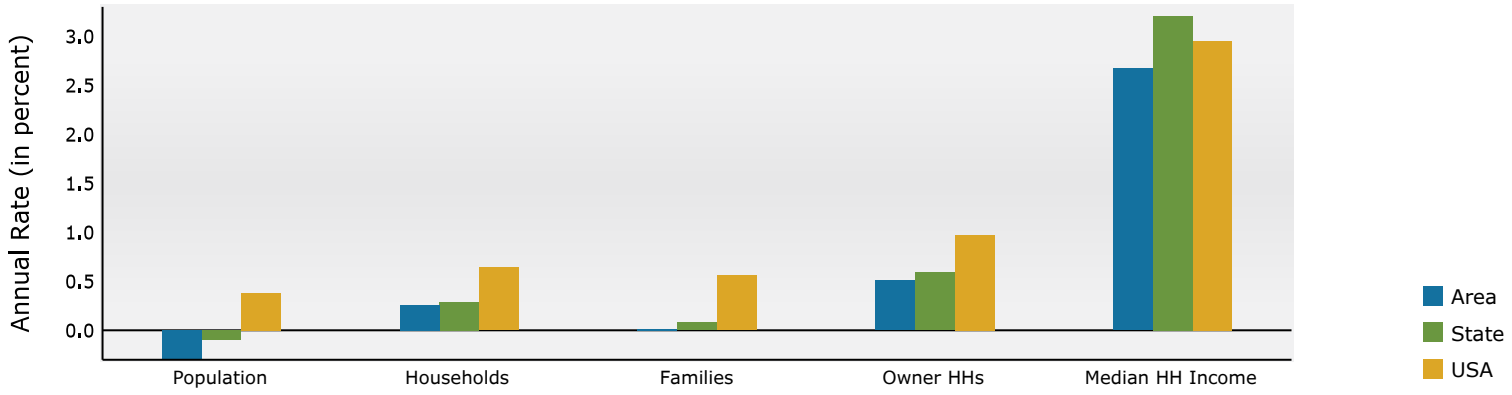
Data Note: Income is expressed in current dollars.

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

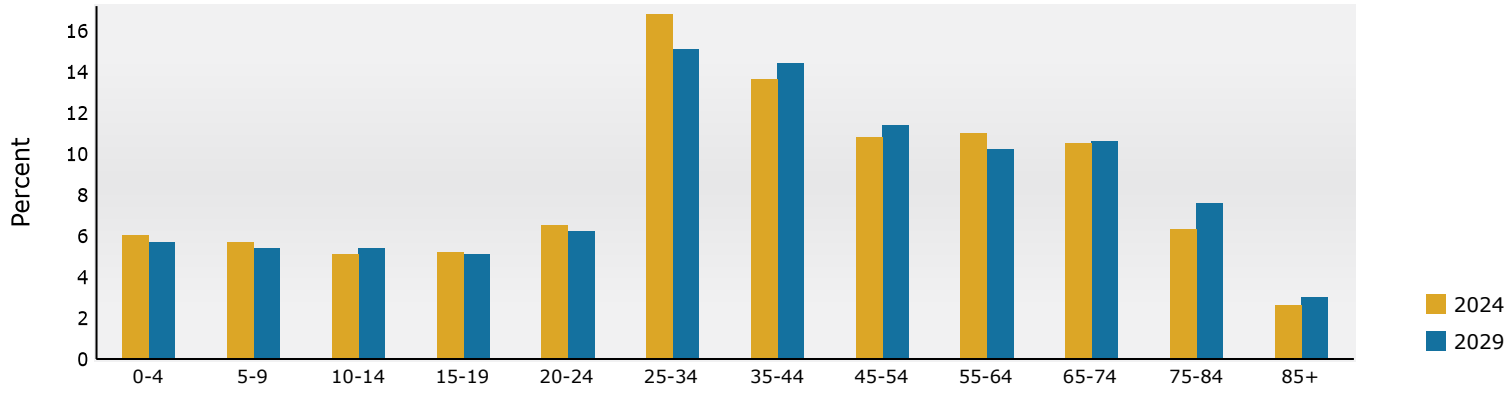
July 09, 2024

©2024 Esri

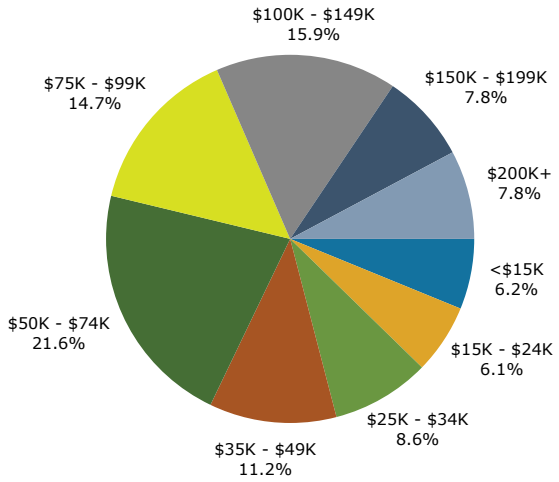
Trends 2024-2029



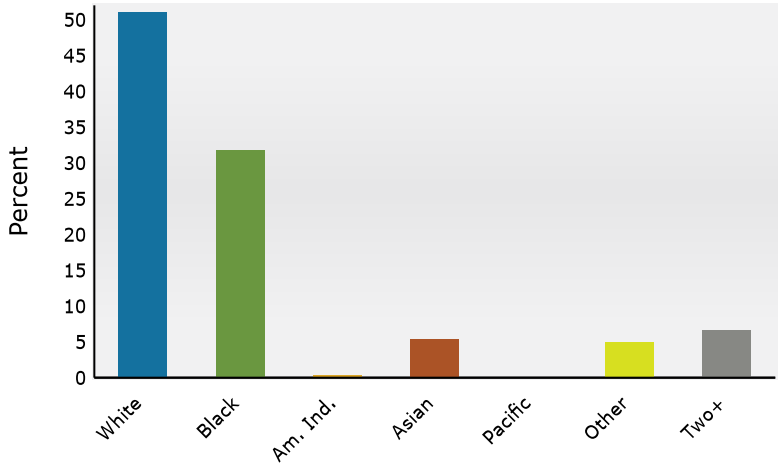
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:9.4%

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

July 09, 2024

©2024 Esri

Demographic and Income Profile

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

Prepared by Esri
Latitude: 30.41312
Longitude: -91.06922

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%

	2024		2029	
Households by Income	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	

	Census 2010		Census 2020		2024		2029	
Population by Age	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%

	Census 2010		Census 2020		2024		2029	
Race and Ethnicity	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%

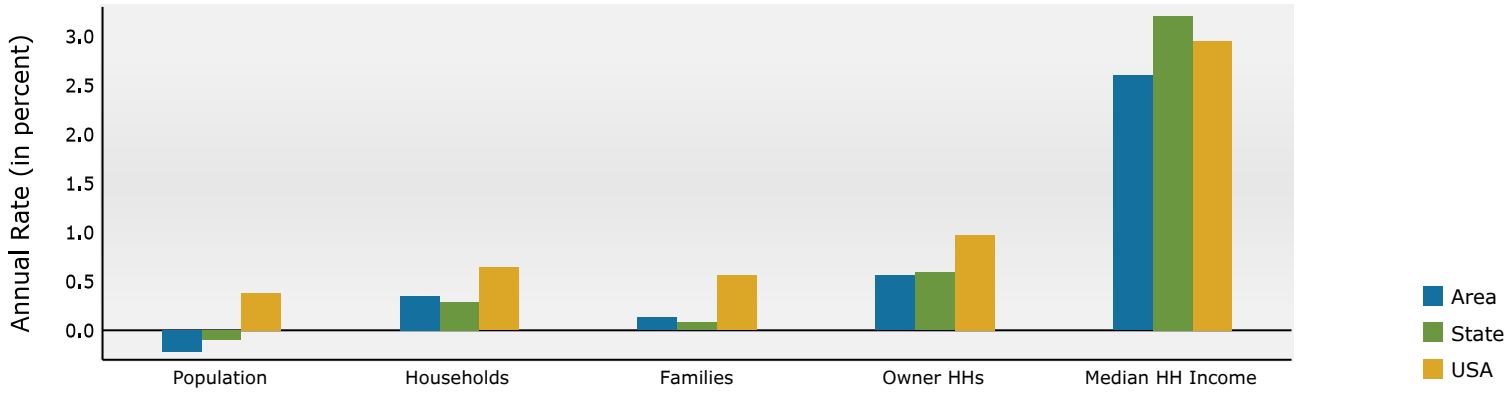
Data Note: Income is expressed in current dollars.

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

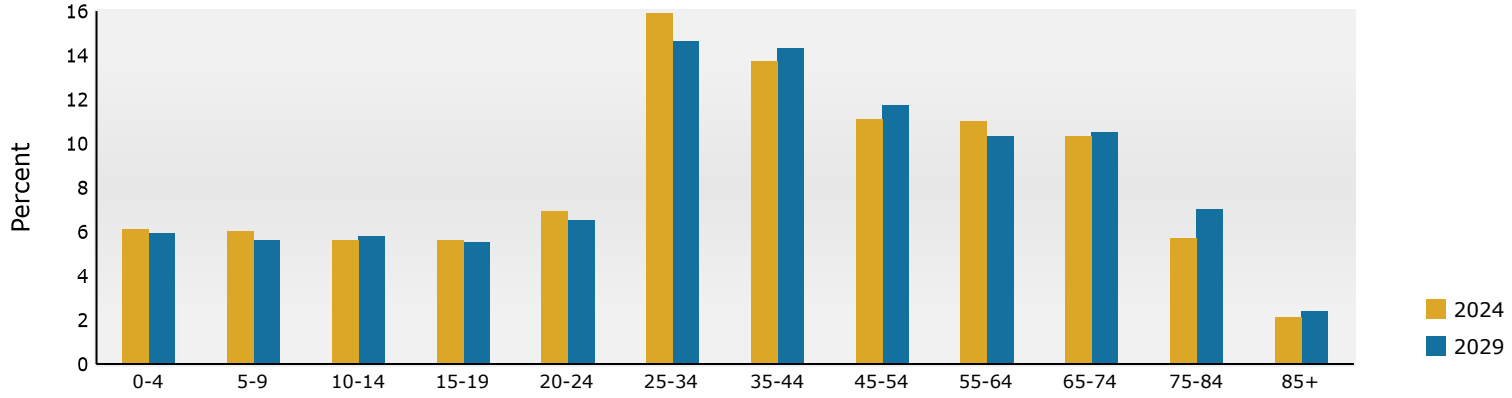
July 09, 2024

©2024 Esri

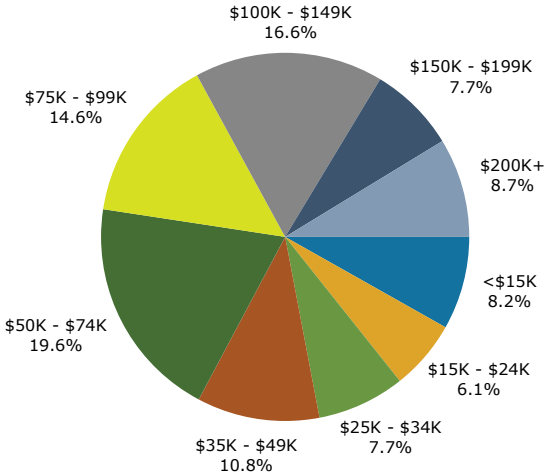
Trends 2024-2029



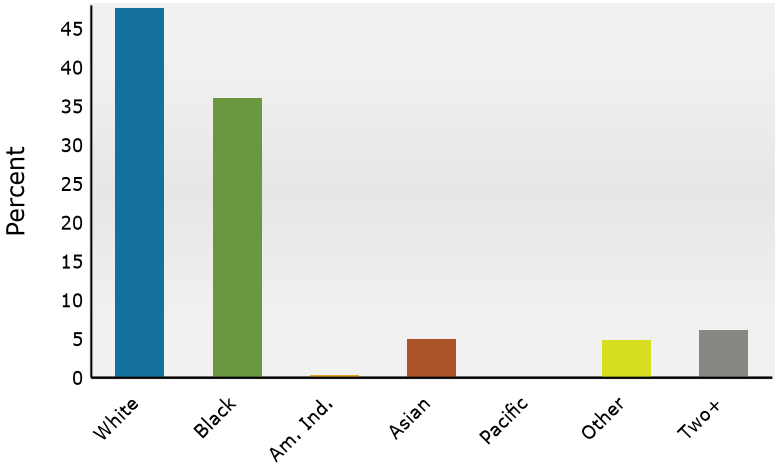
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:9.2%

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

July 09, 2024

©2024 Esri

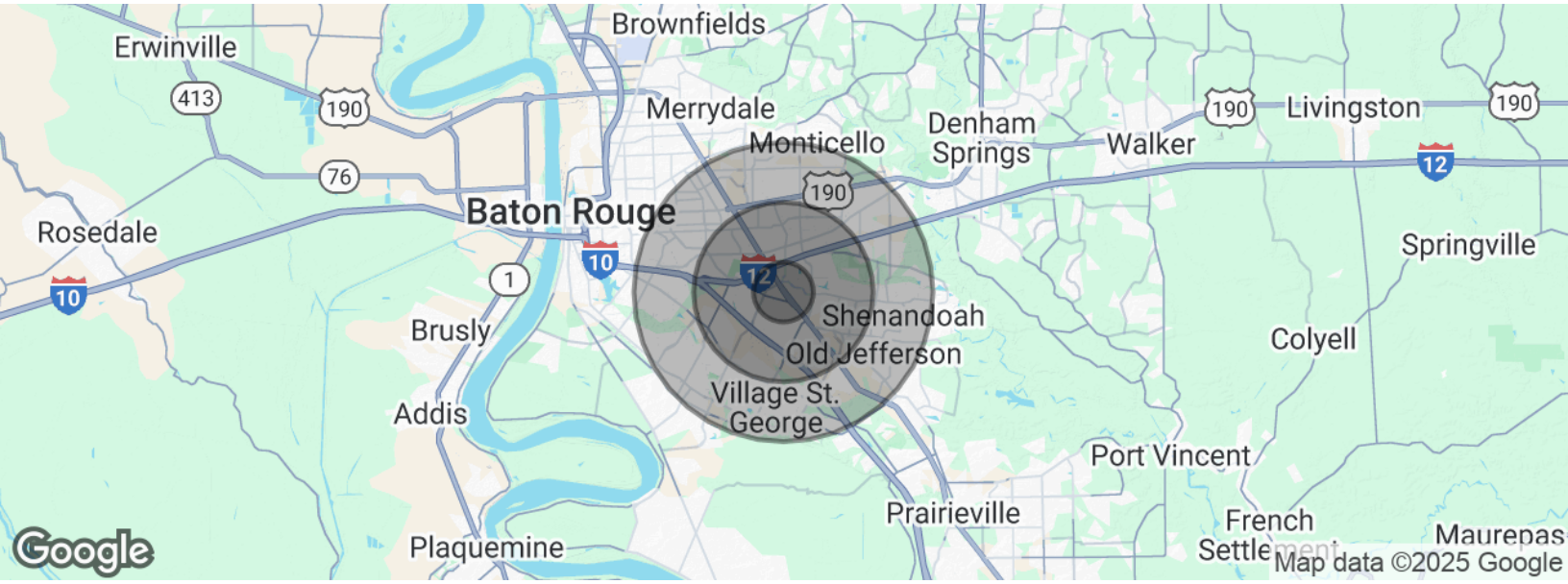
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

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*

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
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.