



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

I-12 FRONTAGE: SHOWROOM/RETAIL/WAREHOUSE

8976 INTERLINE AVE, BATON ROUGE, LA 70809

6,000 SF

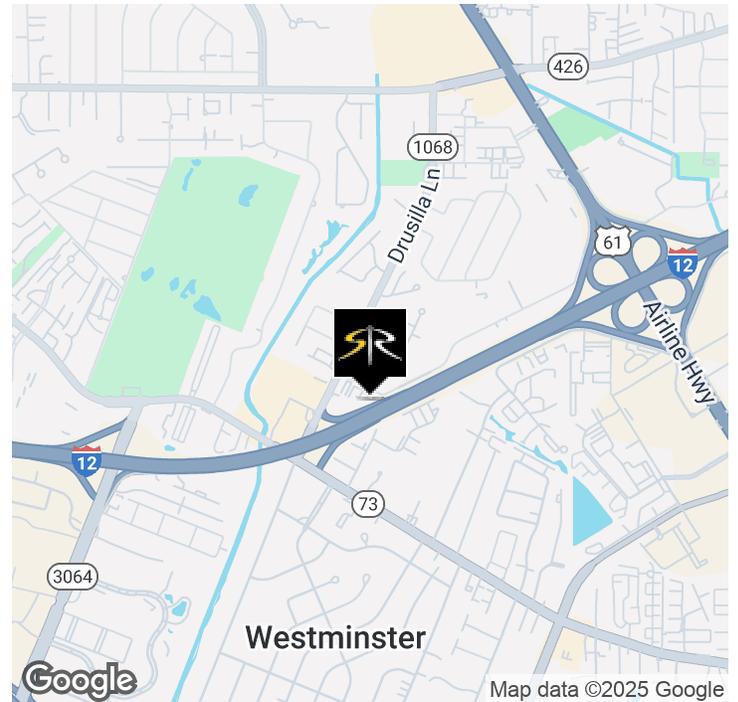


OFFERING SUMMARY

| | |
|-----------------------|----------------------------|
| Lease Rate: | \$19.35 SF/yr (NNN) |
| Building Size: | 6,000 SF |

PROPERTY HIGHLIGHTS

- 6,000 SqFt Retail/Office/Showroom with Warehouse for lease
- Prime I-12 Frontage & Easy Access
- Maximum Exposure to >100,000 VPD with Tall Pylon Sign & Max On-Building Signage
- Visible prior to I-12 Westbound Off-Ramp. Easy On/Off Access
- Zoned C2
- 19 Dedicated Parking Spots
- Grade Level Door
- Remodeled October 2022
- Base Rent: \$9,675.00/month (\$19.35/ft NNN)
- NNN: \$1,236.16/month (\$2.47/ft)
- Total Monthly Rent: \$10,911.16
- Do Not Disturb Tenant - Need 24 Hour Notice to Show
- 2,450 SqFt Warehouse, 1,600 SqFt Showroom, 1,950 SqFt Office
- Direct Deal Possible - Contact Agent for more information
- Owner/Agent



MATTHEW SHIRLEY
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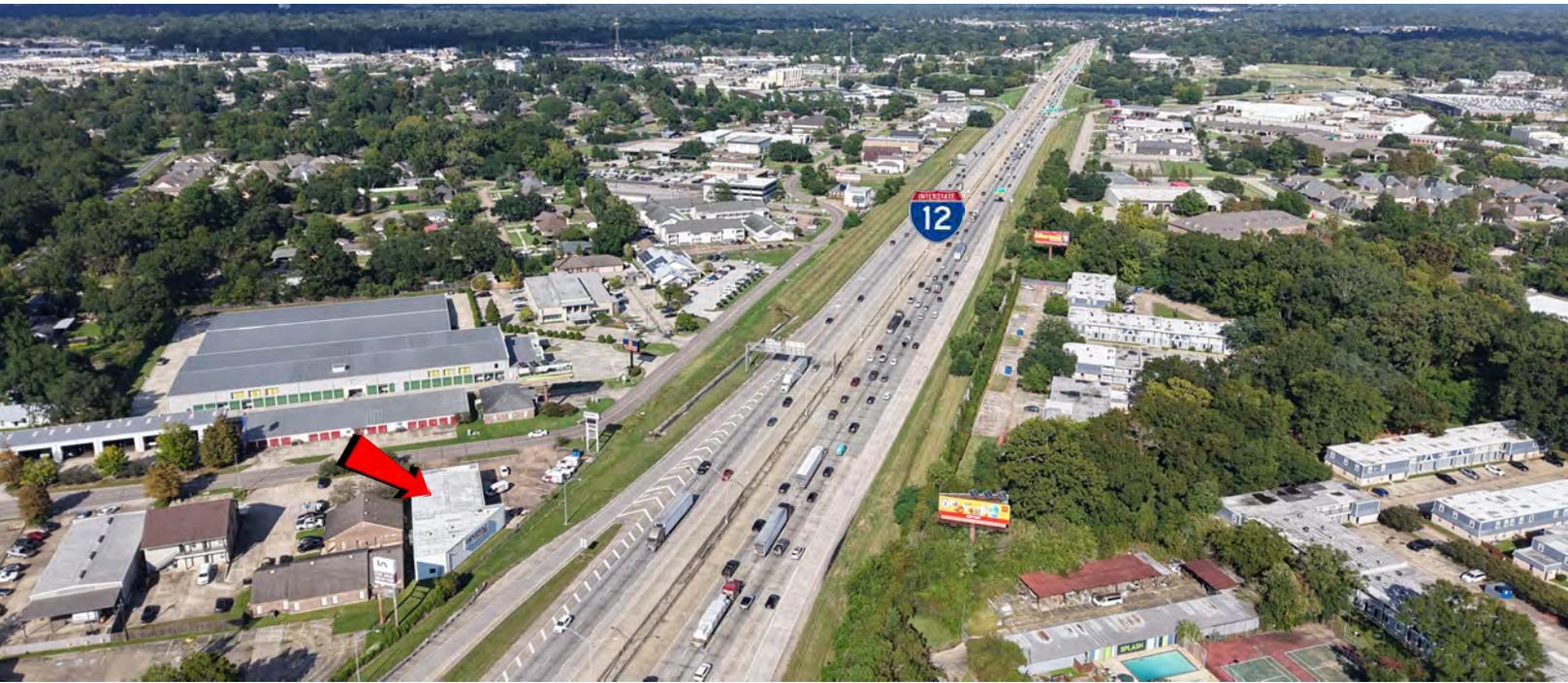


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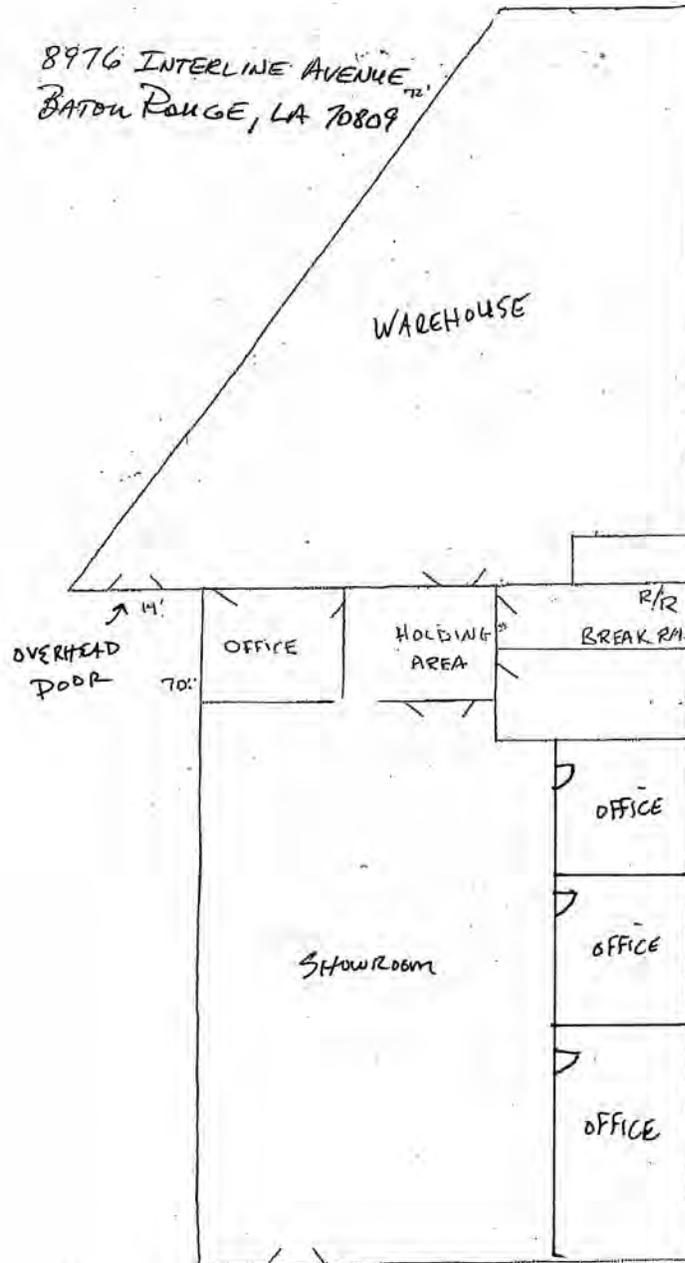
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FLOOR PLAN

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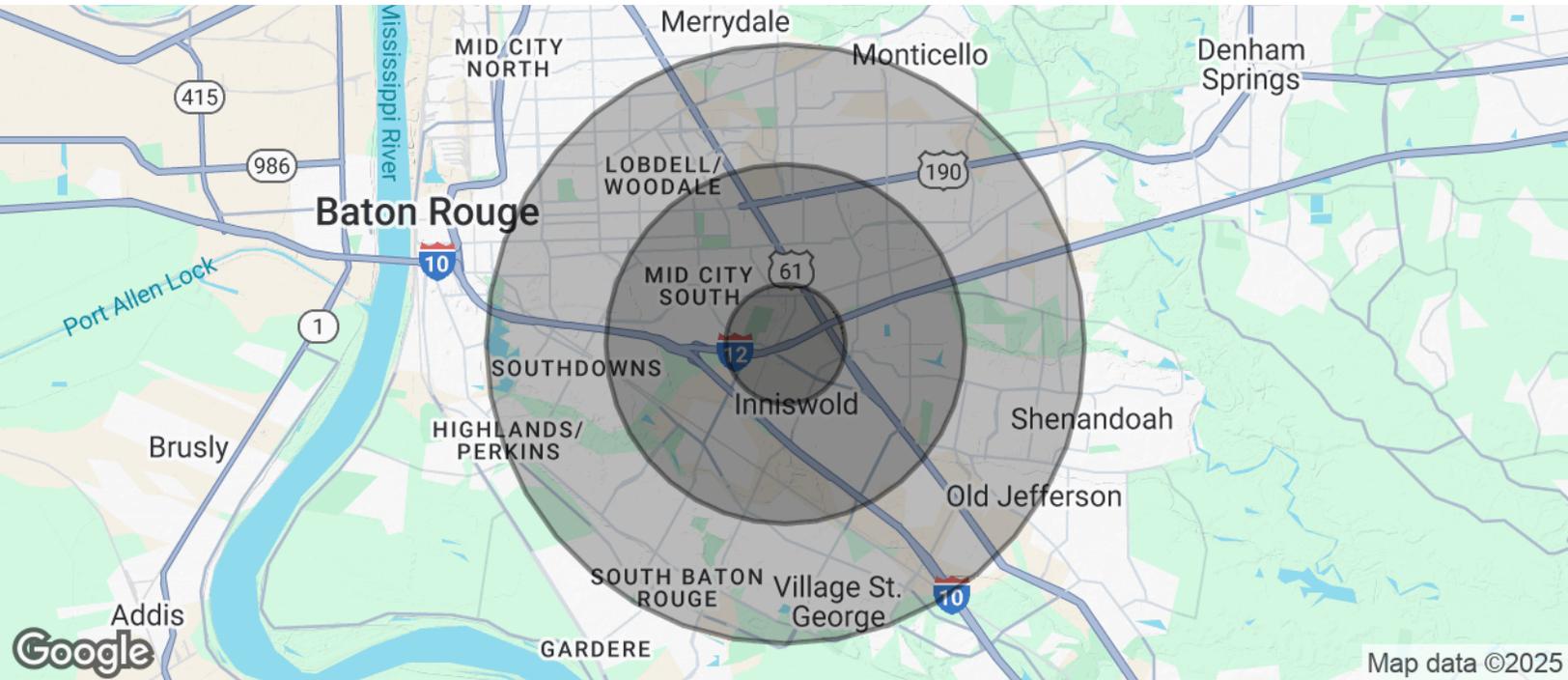
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FOR LEASE

6,000 SF



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Total Population | 7,540 | 73,590 | 216,522 |
| Average Age | 44 | 41 | 40 |
| Average Age (Male) | 42 | 40 | 38 |
| Average Age (Female) | 46 | 42 | 41 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,637 | 33,620 | 91,748 |
| # Of Persons Per HH | 2.1 | 2.2 | 2.4 |
| Average HH Income | \$102,482 | \$97,608 | \$92,335 |
| Average House Value | \$356,172 | \$345,844 | \$325,495 |

* Demographic data derived from 2020 ACS - US Census

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