



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

COURSEY PLAZA SHOPPING CENTER

13847 COURSEY BLVD, BATON ROUGE, LA 70817

1,100 - 2,000 SF



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Suite C: Former Spa Space:	1,100 SF
Suite D: Former Gym Space:	2,000 SF
CAM:	\$3.50 SF/yr

PROPERTY HIGHLIGHTS

- **Coursey Plaza Shopping Center** - Anchored by Mary Lee Donuts
- Available for Lease on Busy Coursey Blvd.
- **Suite D:** Gym Space; 2,000 SF \$14.00/sf + \$3.50 CAM (NNN)
- **Suite C-1:** Spa Space; 1,100 SF \$14.00/sf + \$3.50 CAM (NNN)
- High Traffic and Visibility with Large Pylon Sign
- Ample Parking
- Perfect for boutique, Brazilian jujitsu, gymnastics or dance studio, gym, restaurant, bakery, vape shop, CBD, tanning salon, insurance, tax preparation, check cashing, pizza, perfect for dog grooming or training, etc.



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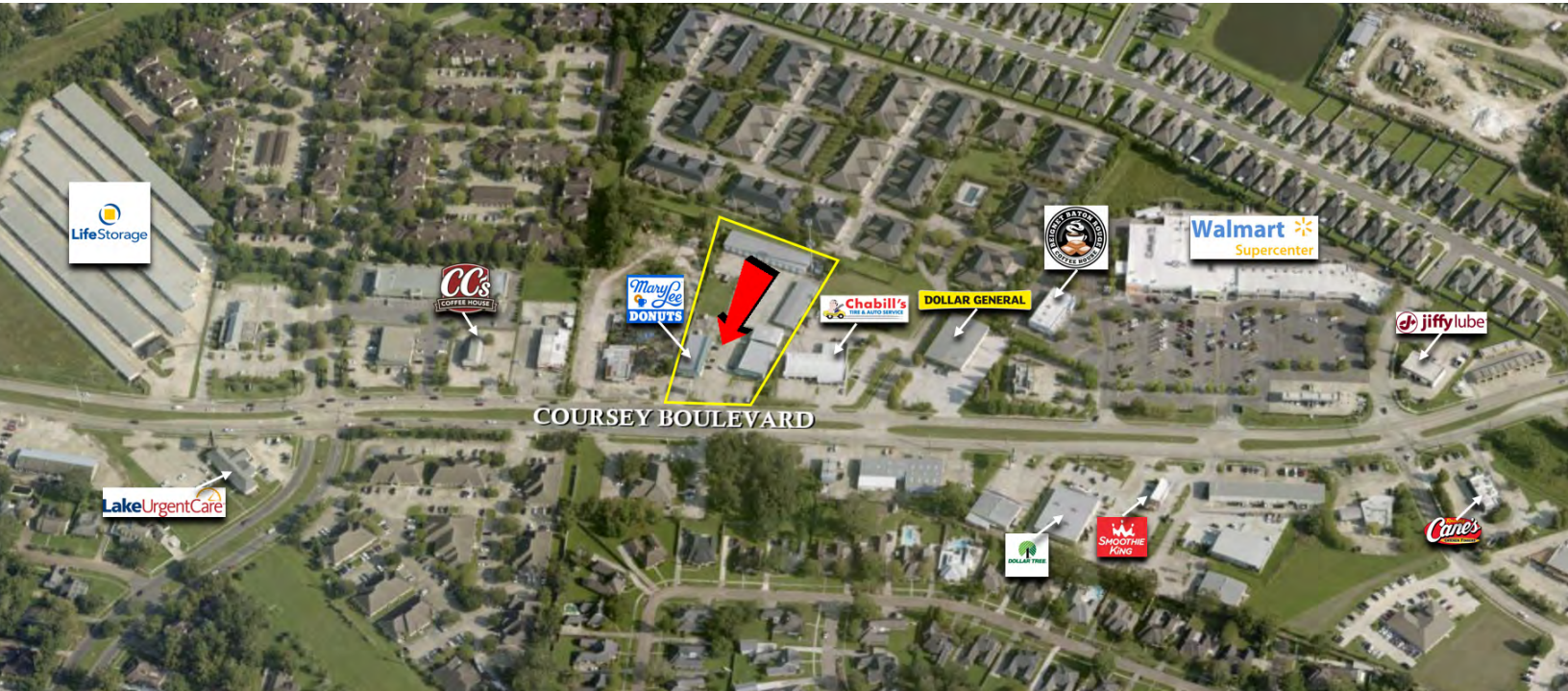
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9,999 SF



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RETAIL MAP

< .5 MILE RADIUS



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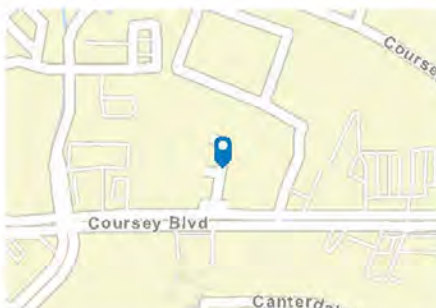
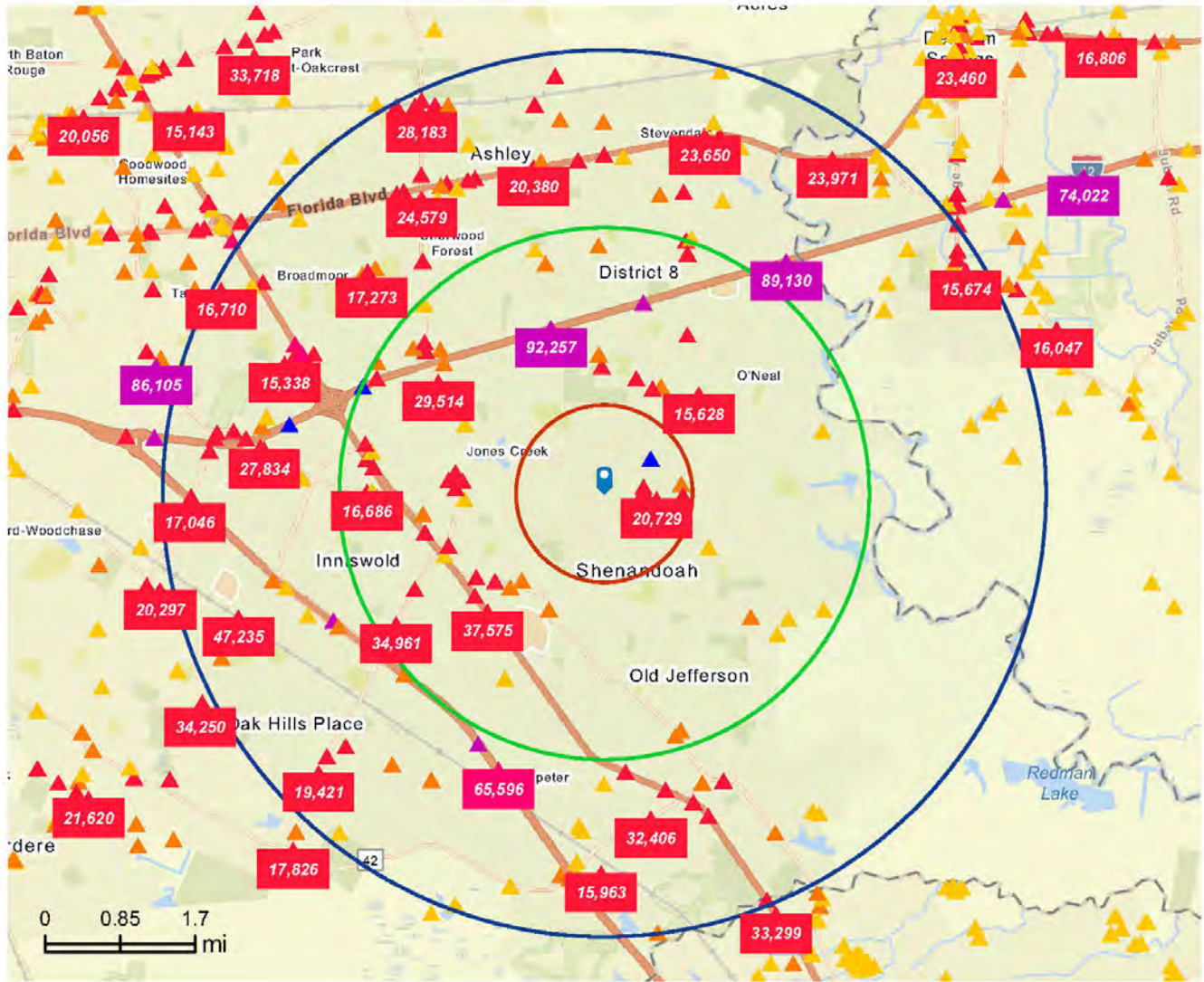
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TRAFFIC COUNT MAP

COURSEY PLAZA SHOPPING CENTER

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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



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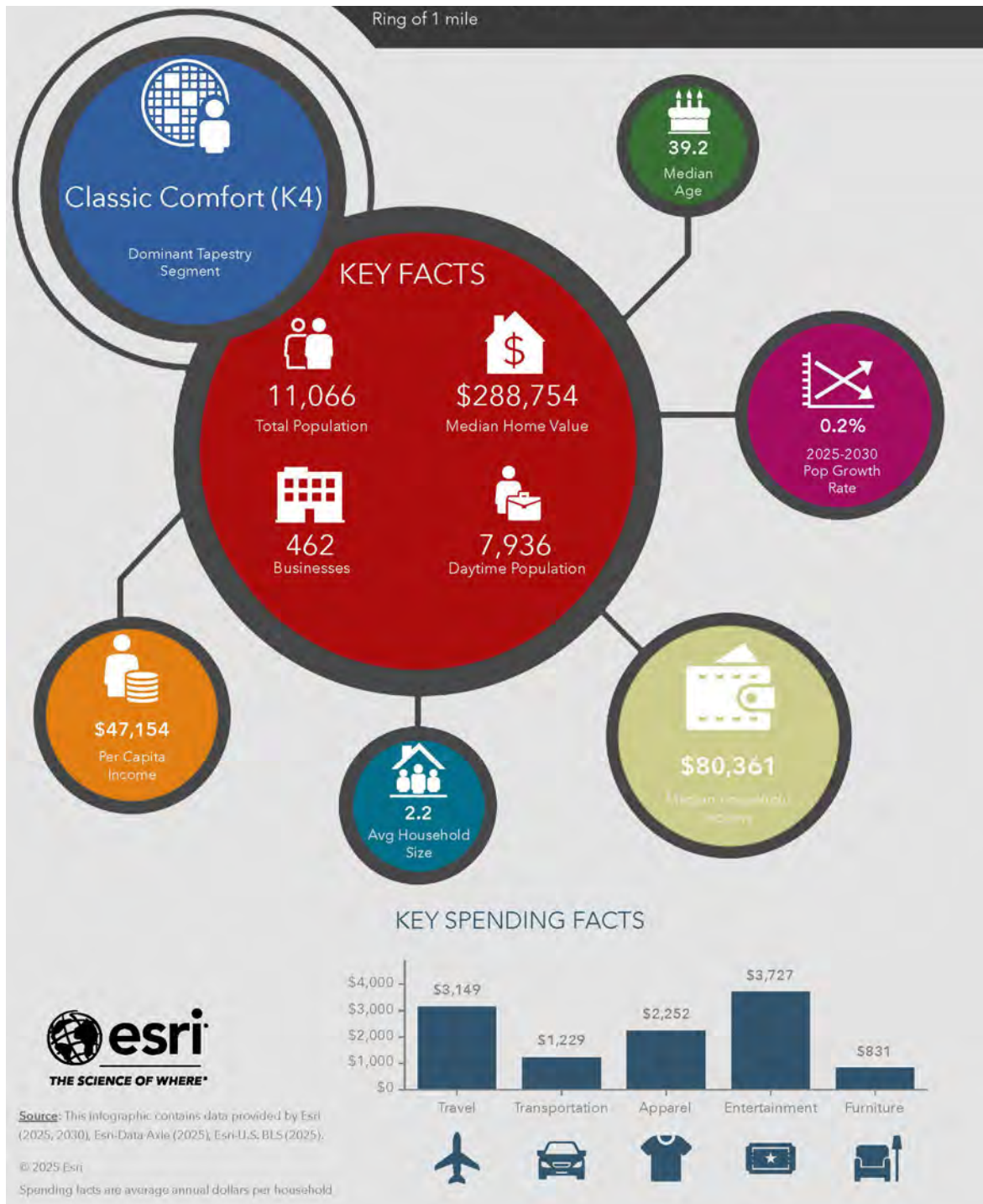
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DEMOGRAPHIC EXECUTIVE SUMMARY

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1 MILE RADIUS



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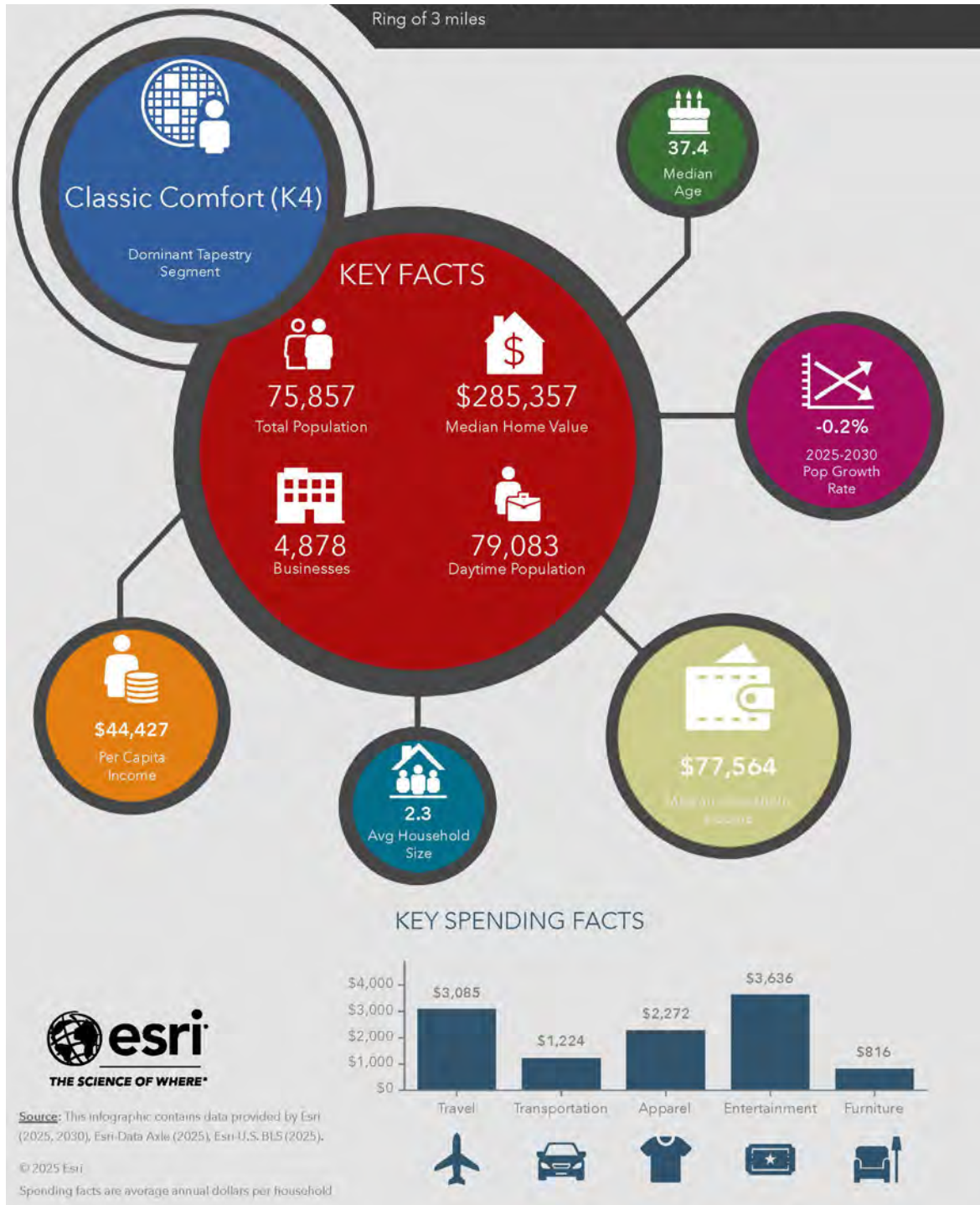
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3 MILE RADIUS



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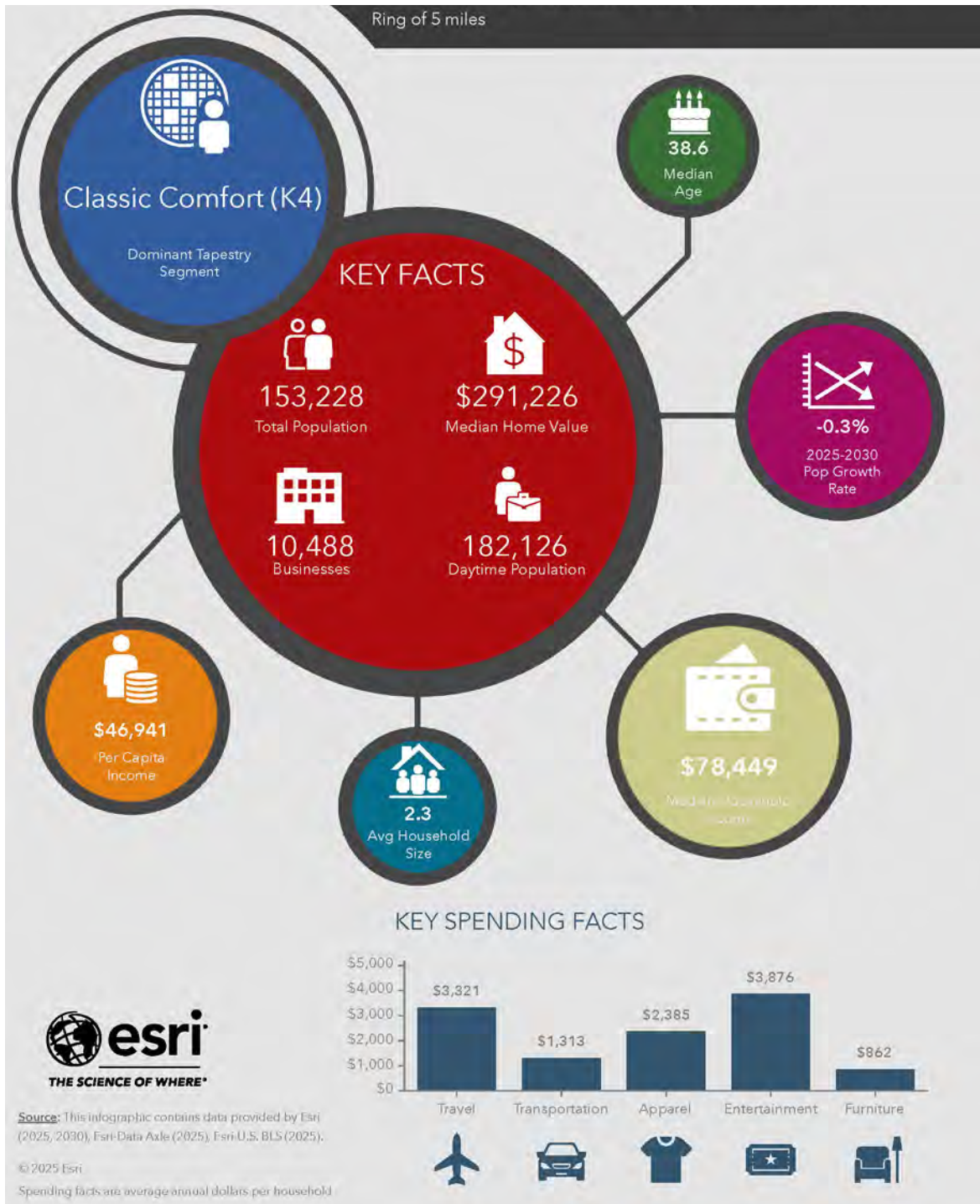
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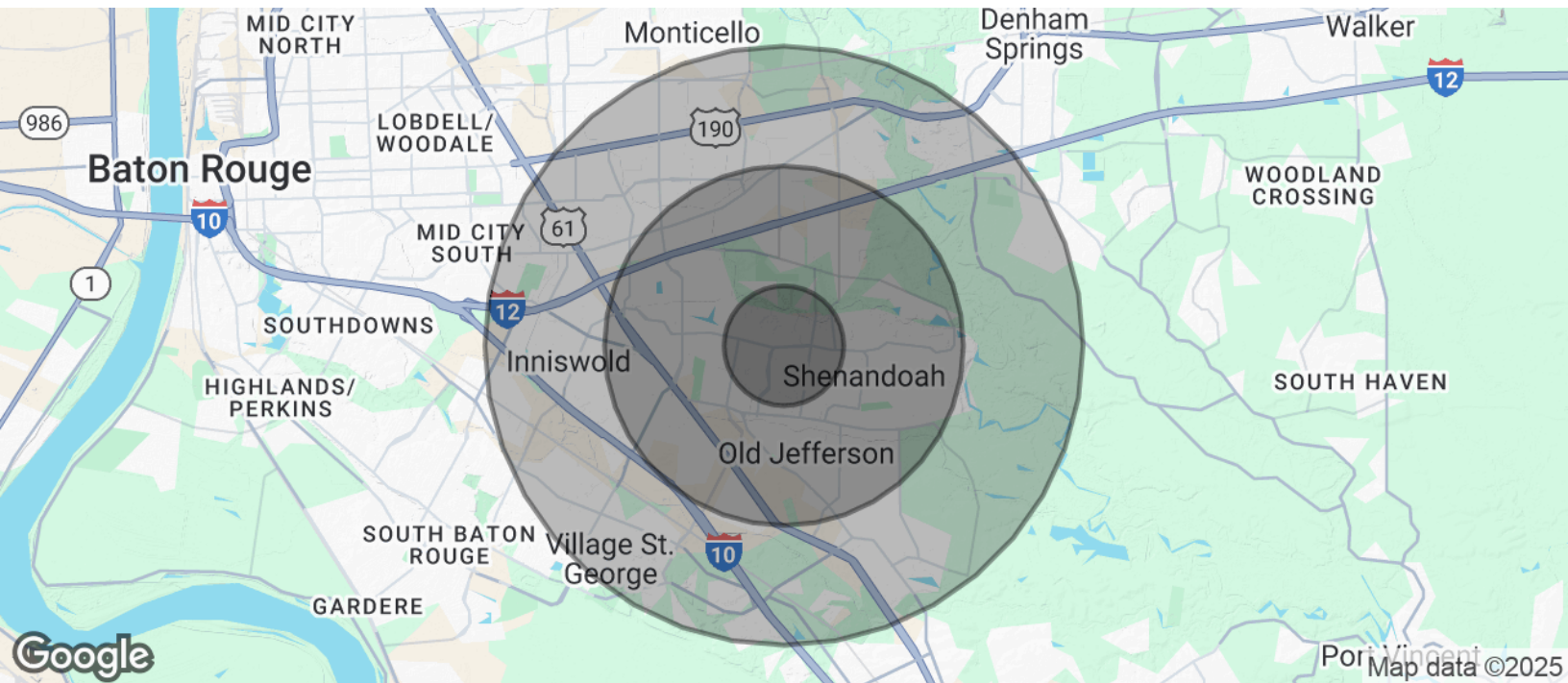
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1, 3, 5 MILE RADII



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,547	73,557	155,442
Average Age	41	39	40
Average Age (Male)	39	38	39
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,603	30,735	64,522
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$98,544	\$98,813	\$103,535
Average House Value	\$272,879	\$291,481	\$316,966

Demographics data derived from AlphaMap

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