



### PROPERTY DESCRIPTION

For sale or for lease, former Conn's is located on Airline Highway, Baton Rouge, Louisiana. This 53,414 SF big box offers an excellent location in a high-traffic corridor with significant visibility. Positioned near major retailers, including the newly constructed Amazon Distribution Center, this site is ideal for businesses looking to establish a strong presence in Baton Rouge's most dense and dynamic commercial area. With easy access to Interstate 12 and proximity to high traffic generators, this location draws consistent foot and vehicle traffic, maximizing exposure for retail, office, or logistical applications. Ample parking on-site for customers and employees. Subject property benefits from 250' frontage on US Hwy 61 (Airline Highway) with unencumbered access to Hwy 190 (Florida Blvd) via two signalized intersections. The location provides convenience and accessibility, making this property a prime opportunity for a variety of business operations.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,590,000
<b>Lease Rate:</b>	\$8.50 SF/yr (NNN)
<b>Available SF:</b>	53,414 SF
<b>Year Built:</b>	1981 (Renovated 2018)
<b>Sprinklered:</b>	Yes (ESFR)
<b>Eave Height:</b>	16'
<b>Loading Dock:</b>	Yes (Covered Well)
<b>Lot Size:</b>	2.9 Acres
<b>Zoning:</b>	C-2 (Heavy Commercial)
<b>Flood Zone:</b>	X (100 Year)
<b>Traffic Count:</b>	48,000 VPD (2023)

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### ZONING INFORMATION

Zoning information has been provided to the file source or client at the time of this survey.

### PARKING CALCULATION

REGULAR	HANDICAP	TOTAL
87	2	89

### FLOOD ZONE

A field survey was not conducted to determine the flood zone areas. Any flood zone data originating from the file source was not verified by the file source. The file source is responsible for the accuracy of the flood zone data. The file source is responsible for the accuracy of the flood zone data. The file source is responsible for the accuracy of the flood zone data.

### SURVEYOR'S NOTES

- BASE OF BEARING: Bearings shown are based on the Southwesterly right-of-way line of Airline Highway (LA 101), being South 31°12'47" East. Bearings and distances noted herein are the same as recorded on the referenced survey.
- The property has direct physical access to Airline Highway (LA 101), which is a dedicated public road or highway, with no gaps, grade or access highway.
- Measurements have been recorded or placed at all corners of the property shown herein. (Table A Item 6)
- Buildings located on this property are as shown. The address of this property was physically measured or noted as being 8888 Airline Highway. (Table A Item 6)
- The gross land area of this property is 120,547 square feet or 2.801 acre. (Table A Item 6)
- The buildings shown on this survey reflect the exterior dimensions along with the square footage of each building located on or around the property. Measured heights of all buildings are noted to the highest point of the building above ground level. (Table A Item 6, 7, 8, 9, 10)
- All substantial structures and improvements located and observed on site and within the field of the property boundaries are shown. (Table A Item 6)
- Adjacent owner information including the name and address was taken from the latest tax assessment property record map when this land title survey was prepared. (Table A Item 6)
- At the time of this survey, the building was not under construction including additions. No evidence of any existing or under construction was observed. (Table A Item 6)
- There was no proposed change in right-of-way line according to the City of Baton Rouge, East Baton Rouge Parish, and Louisiana Department of Transportation. There is no observable evidence of any existing or under construction or repairs. (Table A Item 6)
- No evidence of any easements or encroachments which benefit the surveyed property was discovered in the record documents pertaining to the survey. The absence of an existing right-of-way or an existing easement or encroachment is not a warranty of the survey. The absence of an existing right-of-way or an existing easement or encroachment is not a warranty of the survey. The absence of an existing right-of-way or an existing easement or encroachment is not a warranty of the survey.
- There is no observable evidence of easements, easements, and easements located on or around the property. The absence of an existing right-of-way or an existing easement or encroachment is not a warranty of the survey. The absence of an existing right-of-way or an existing easement or encroachment is not a warranty of the survey. The absence of an existing right-of-way or an existing easement or encroachment is not a warranty of the survey.
- No visible evidence of existing right-of-way or drainage lines was observed.
- The boundary of the surveyed property is described from a mathematically defined figure.
- All statements within this certification, and other references located elsewhere herein, related to this survey, measurements, calculations, findings, facts, and findings, are true and correct. The surveyor is not responsible for the accuracy of the information or the information is specifically referenced herein.

Survey Prepared by:

**GEOMETRICS SERVICES, LLC**  
 Southern Division, LLC  
 1925 South Adams Avenue, Suite 802  
 Metairie, Louisiana 70001  
 Phone: (504) 885-4860  
 skelton@geometricservices.com  
 852 Bryant Rd #127

The survey shows the location of all buildings existing on or within the surveyed property as determined by observed evidence collected pursuant to the LA 101, Chapter 25, § 101.

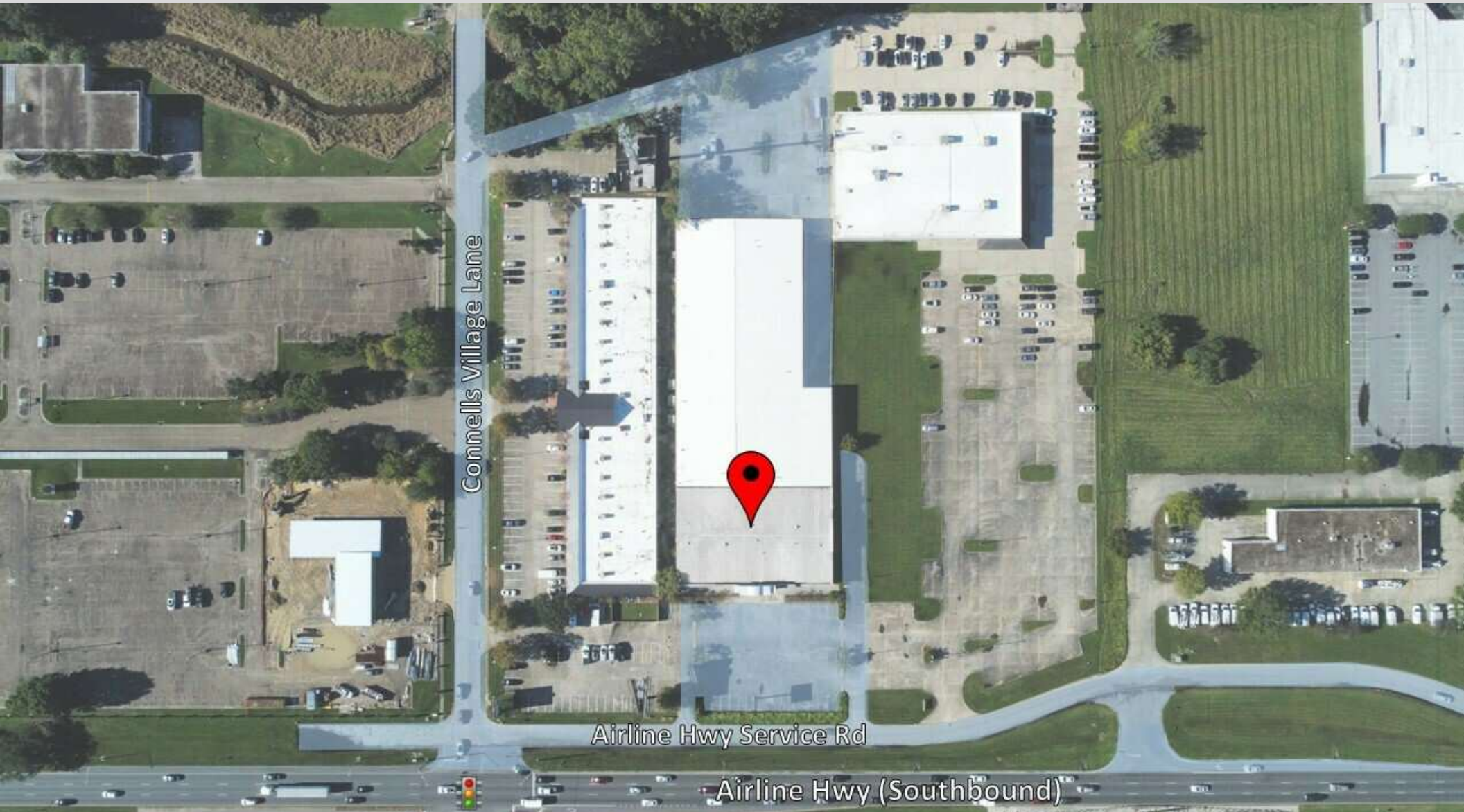
**SIGNIFICANT OBSERVATIONS**

The Closure includes the following: the property has a maximum distance of 3.18 feet.

### SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B, PART II - EXCEPTIONS

- Agreement covering drainage easements dated August 1, 1995, executed between Daniel C. Witter and Edward S. Witter, and the Parish of East Baton Rouge, as Grantee, recorded as Original 1, Bundle 1784, official records of the Clerk and Recorder for the Parish of East Baton Rouge, State of Louisiana. (Table A Item 6)
- Agreement covering the subject property and is located in the vicinity. Nothing is shown.
- Service and building lines as shown on a map entitled "Map Showing the Subdivision of the Parish of East Baton Rouge, Louisiana, into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548,





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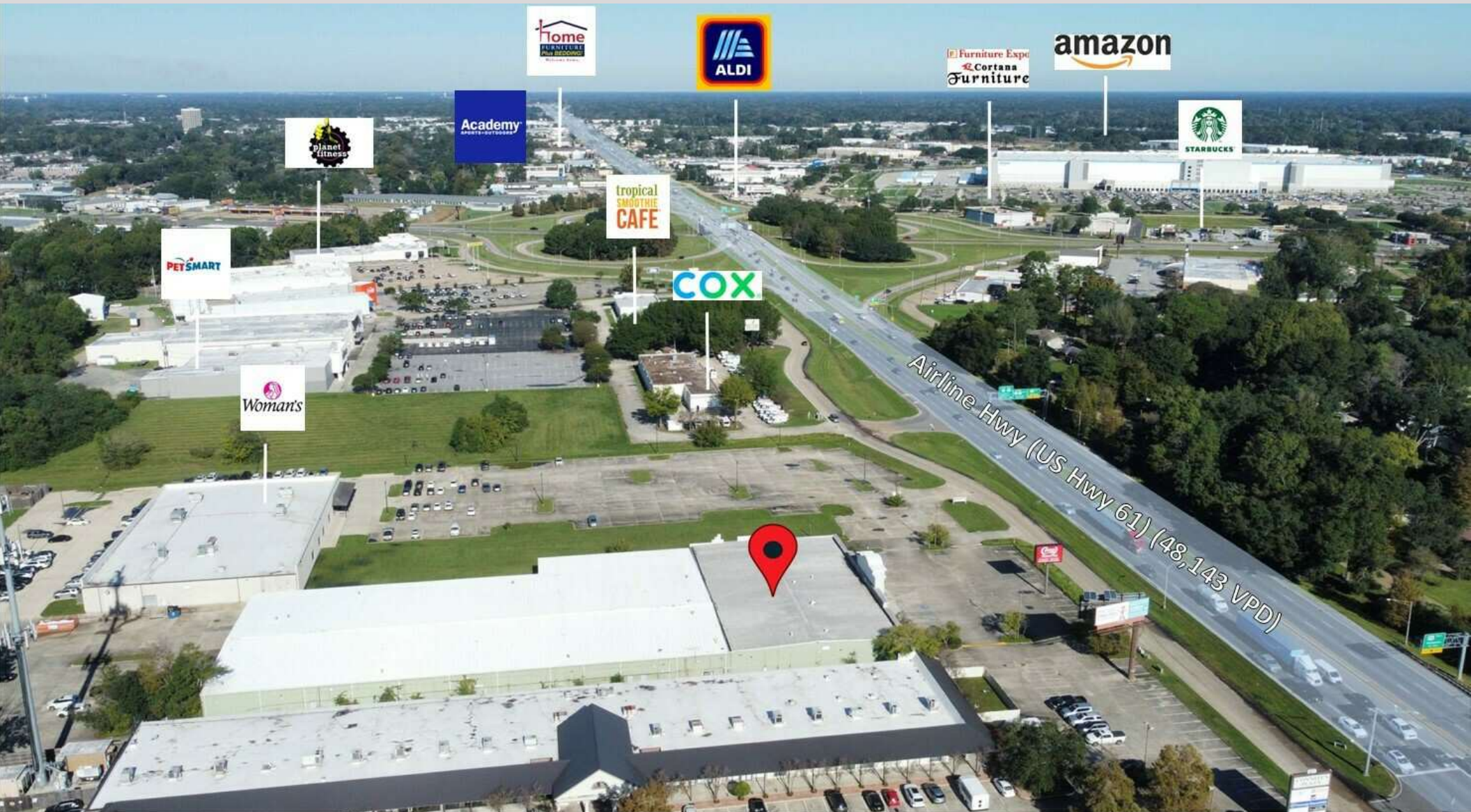
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## FORMER CONN'S

8888 AIRLINE HWY BATON ROUGE, LA 70815

Retail Property For Sale & Lease



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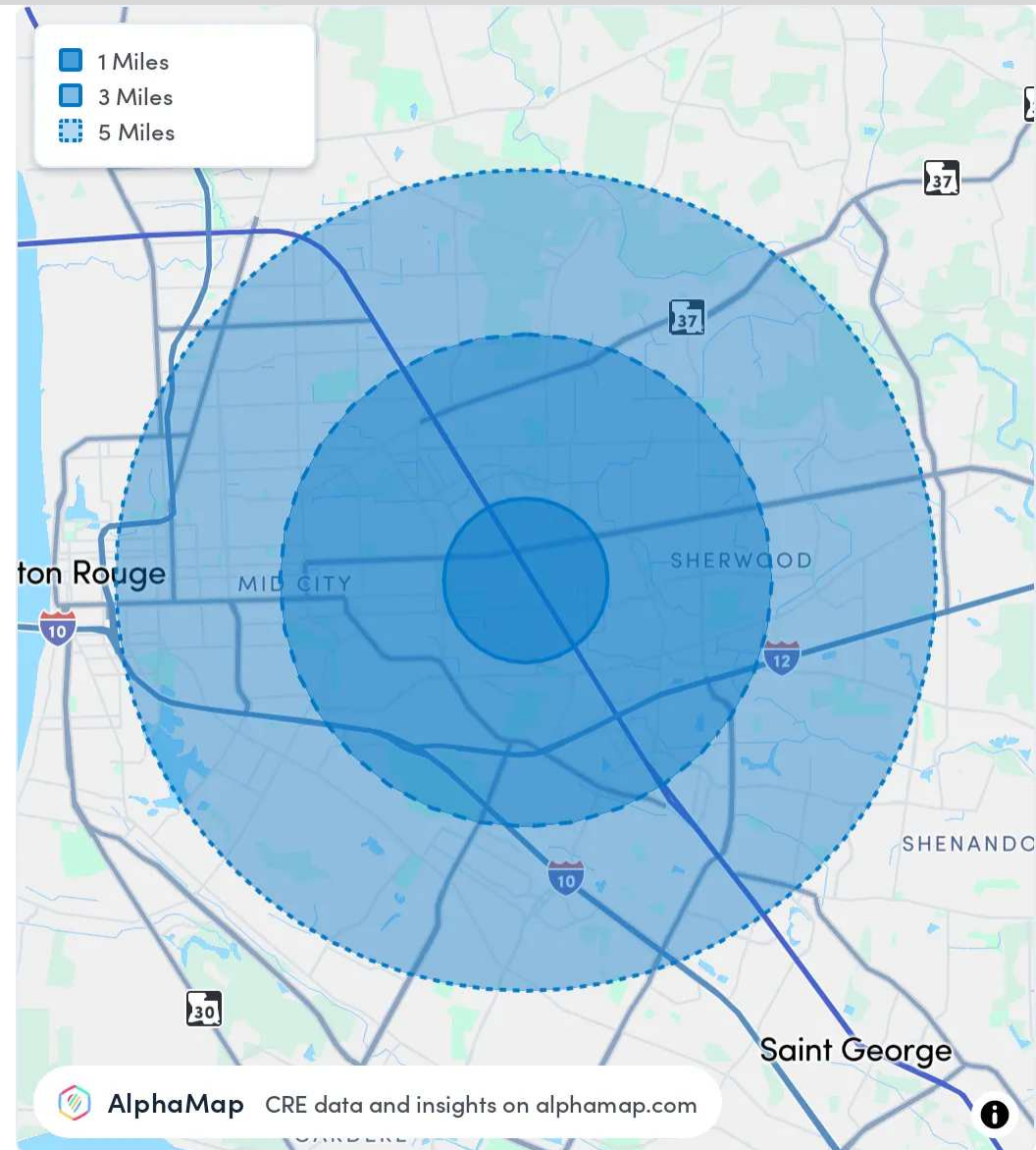


### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,886	71,676	200,258
Average Age	43	40	40
Average Age (Male)	41	38	38
Average Age (Female)	45	42	41

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2510	30928	84202
Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,894	\$77,551	\$79,592
Average House Value	\$307,292	\$282,040	\$269,451



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