



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE



# ±50,000 SF OUTPARCEL FOR SALE



**1683 O'Neal Lane**  
**Baton Rouge, Louisiana**

**CARMEN AUSTIN, MBA, CCIM**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@sr-cre.com

**LAUREN BUCKHOLTZ, MBA**  
Commercial Sales & Leasing  
(D)225.326.3893  
lauren@sr-cre.com

**O'NEAL LANE**



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# ±50,000 SF OUTPARCEL - OVERVIEW

1683 O'NEAL LANE, BATON ROUGE, LOUISIANA

**\$16.00 PSF**

## PROPERTY OVERVIEW

<b>SIZE &amp; DIMENSIONS:</b>	Approximately 50,000 SF Outparcel
<b>SALE PRICE:</b>	\$16.00 PSF
<b>ZONING:</b>	WH-3
<b>ACCESS:</b>	Excellent Access to I-12 Dedicated Traffic Light Easy Ingress/Egress
<b>TRAFFIC COUNT:</b>	24,732 Average Daily Traffic on O'Neal Lane 111,397 Average Daily Traffic on I -12
<b>VISIBILITY:</b>	Excellent Visability from I-12 & O'Neal Lane
<b>PARKING:</b>	Ample Parking Repaved & Striped in August, 2019
<b>FRONTAGE:</b>	150' on O'Neal Lane
<b>AREA BUSINESSES:</b>	RaceTrac, Team Toyota, Quality Inn, Ochsners, Walmart, Starbucks, Waffle House, McDonald's, Taco Bell, Cricket Wireless, Sonic, AMC Movie Theater, Walgreens



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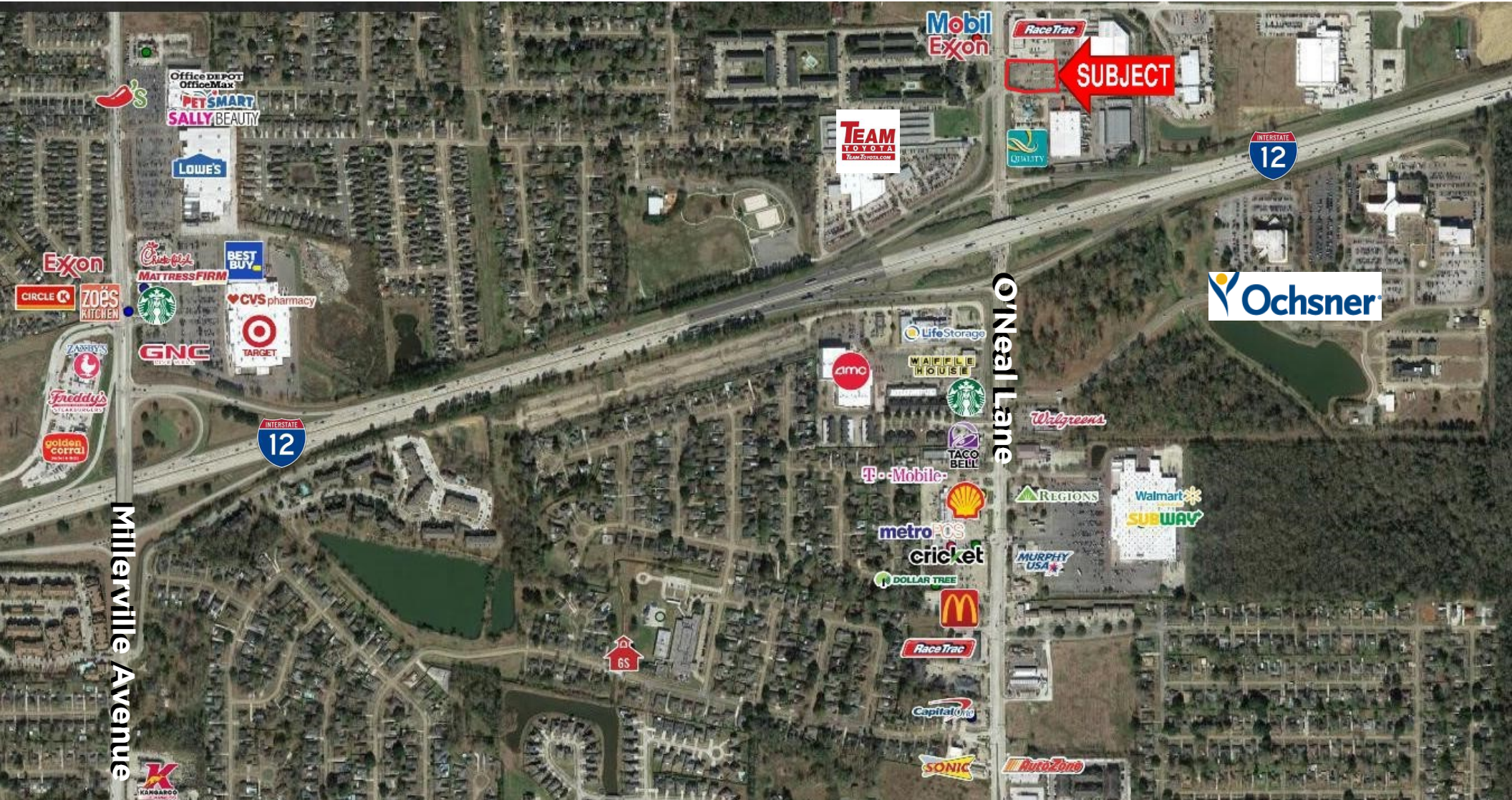


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# ±50,000 SF OUTPARCEL - **RETAIL MAP**

1683 O'NEAL LN, BATON ROUGE, LA 70816

**\$16.00 PSF**



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# ±50,000 SF OUTPARCEL - O'NEAL AT I-12

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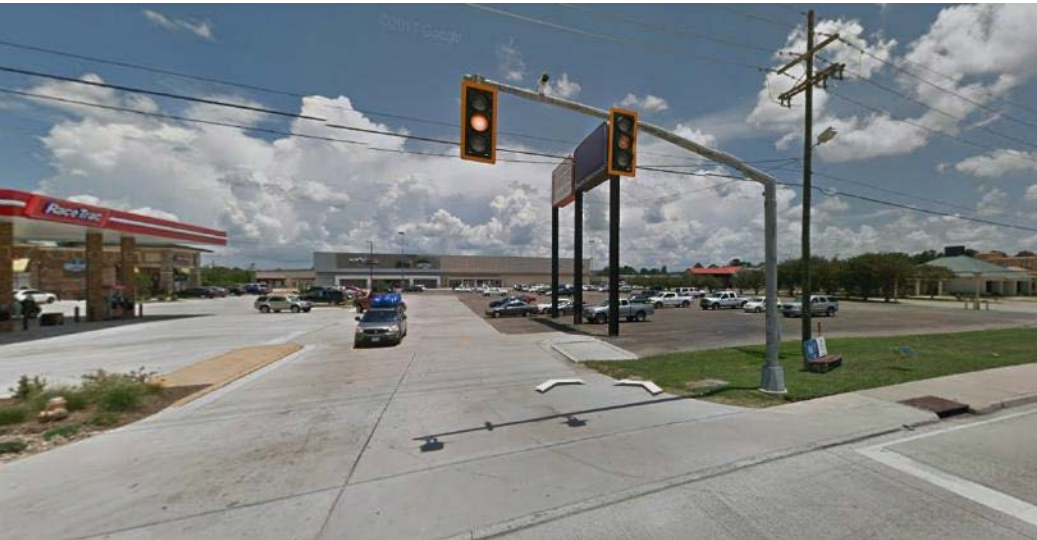


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# ±50,000 SF OUTPARCEL - O'NEAL AT I-12

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# ±50,000 SF OUTPARCEL - **AERIAL MAP**

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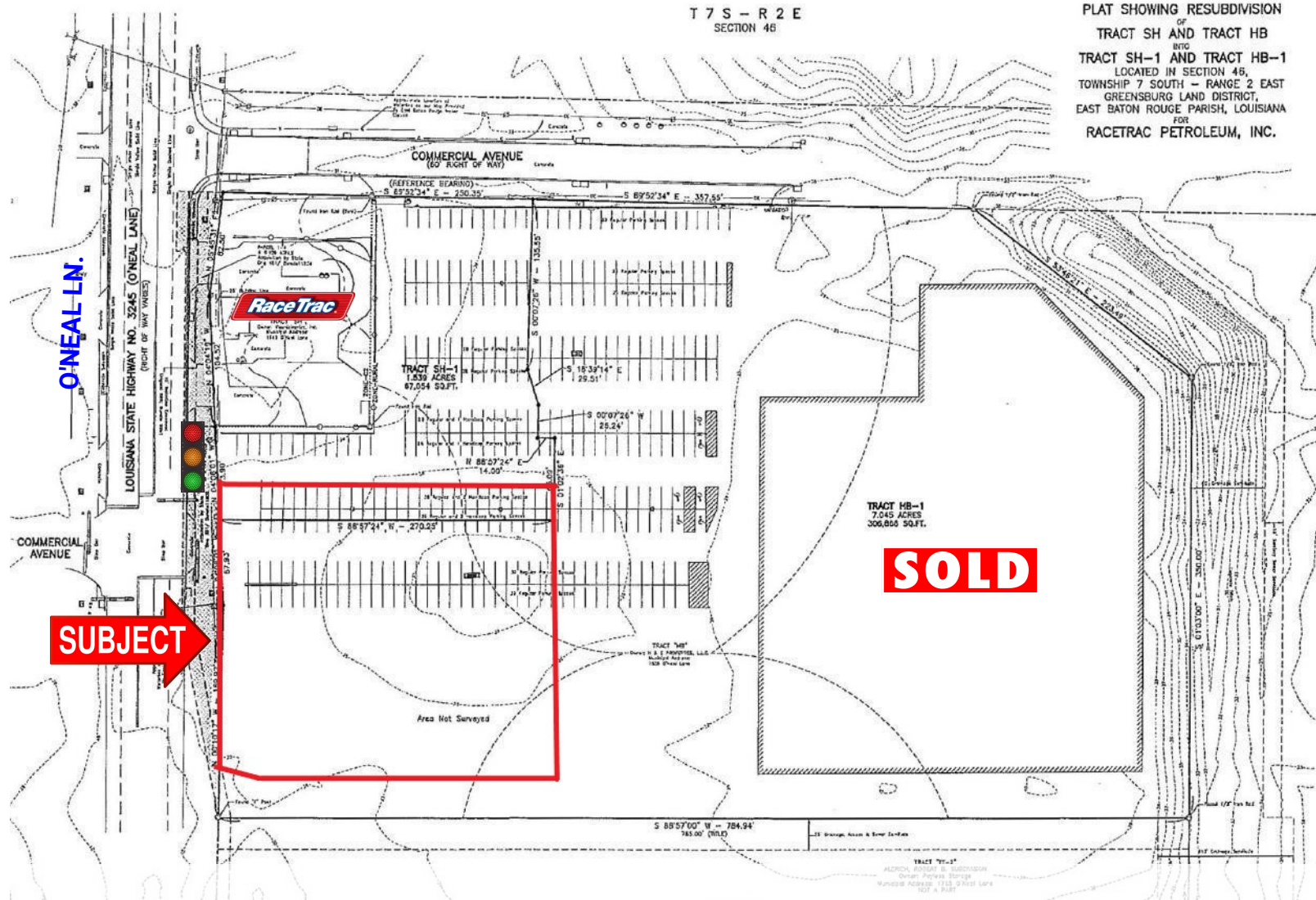


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# ± 50,000 SF OUTPARCEL - **SITE PLAN**

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# ±50,000 SF OUTPARCEL - DEMOGRAPHICS

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**\$16.00 PSF**

POPULATION	10 MILES	15 MILES	20 MILES
<b>Total Population</b>	383,022	644,592	738,329
<b>Median age</b>	35.3	34.0	34.1
<b>Median age (Male)</b>	33.4	32.3	32.5
<b>Median age (Female)</b>	37.0	35.6	35.6

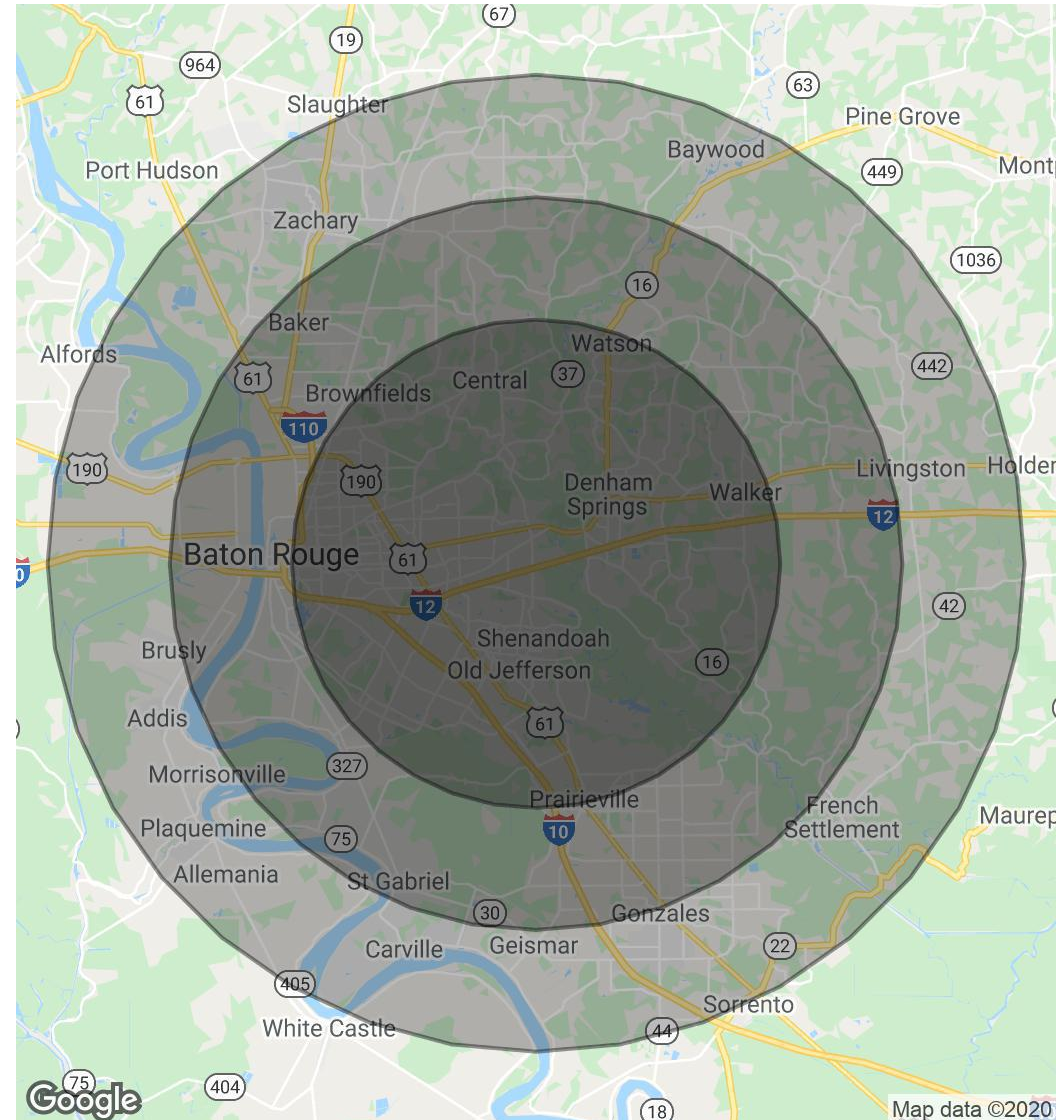
  

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
<b>Total households</b>	147,710	240,507	273,175
<b># of persons per HH</b>	2.6	2.7	2.7
<b>Average HH income</b>	\$72,682	\$67,496	\$67,130
<b>Average house value</b>	\$229,308	\$212,250	\$202,380

TRAFFIC COUNTS	
<b>Cars per Day - O'Neal Lane:</b>	<b>20,250+</b>
<b>Cars per Day - I-12:</b>	<b>885,500+</b>

\* Demographic data derived from 2010 US Census



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For more information, please contact:

## LAUREN BUCKHOLTZ, MBA

Commercial Sales & Leasing

**DIRECT:** 225.326.3893

**OFFICE:** 225.766.0000

**EMAIL:** lauren@sr-cre.com



## CARMEN AUSTIN, MBA, CCIM

Associate Broker & Retail Specialist

**DIRECT:** 225.930.6256

**MOBILE:** 225.328.1778

**OFFICE:** 225.766.0000

**EMAIL:** carmen@sr-cre.com



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5135 BLUEBONNET BOULEVARD

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**TEL:** 225.766.0000

**WEB:** SAURAGEROTENBERG.COM

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