



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# O'NEAL GARDEN OFFICE

3975 O'NEAL LN, BATON ROUGE, LA 70816

**SUITE C | ± 869 SF**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1,125/mo. Base Rent + \$208/mo. CAM/Expenses
<b>Suite C:</b>	869 SF
<b>Building Size:</b>	4,645 SF
<b>Lease Type:</b>	NNN

## PROPERTY HIGHLIGHTS

- Garden Office Available For Lease on O'neal Ln.
- One Suite Remaining: Available 11/1/2025
- Suite C: 8 Private Offices, Reception Area, 2 Restrooms, Data Closet
- Tenant pays:
  - \$1,125 per Month Base Rent + \$208 per Month CAM/Expenses - Year 1
  - \$1,175 per Month Base Rent + \$208 per Month CAM/Expenses - Year 2
  - \$1,225 per Month Base Rent + \$208 per Month CAM/Expenses - Year 3



## CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@sr-cre.com

## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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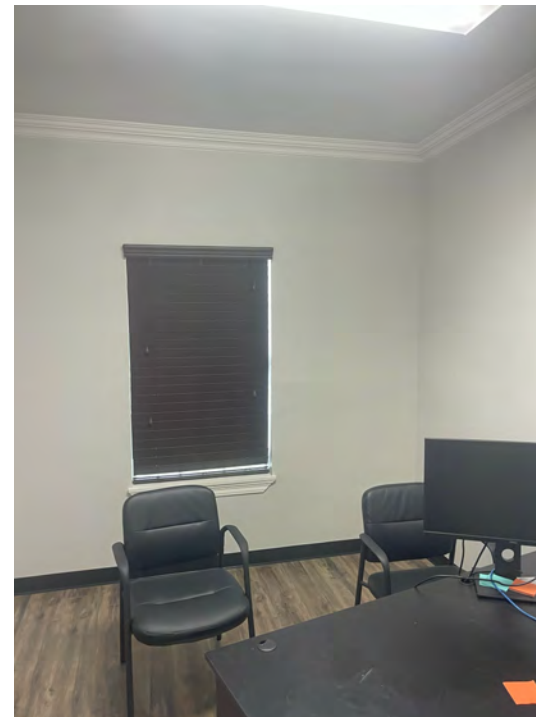
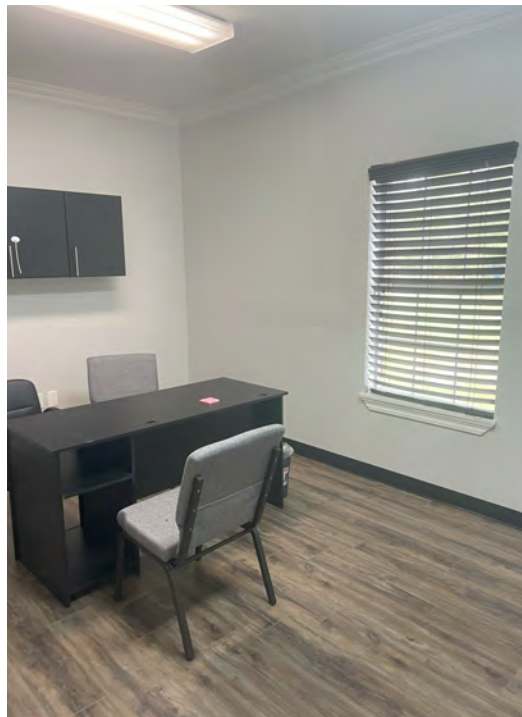
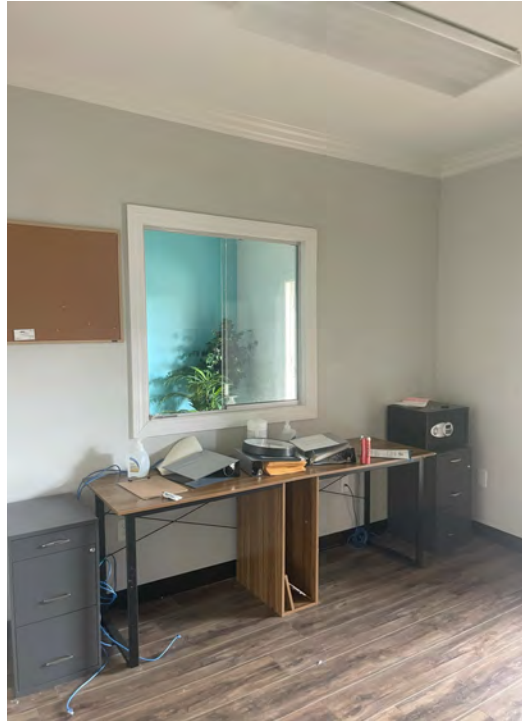
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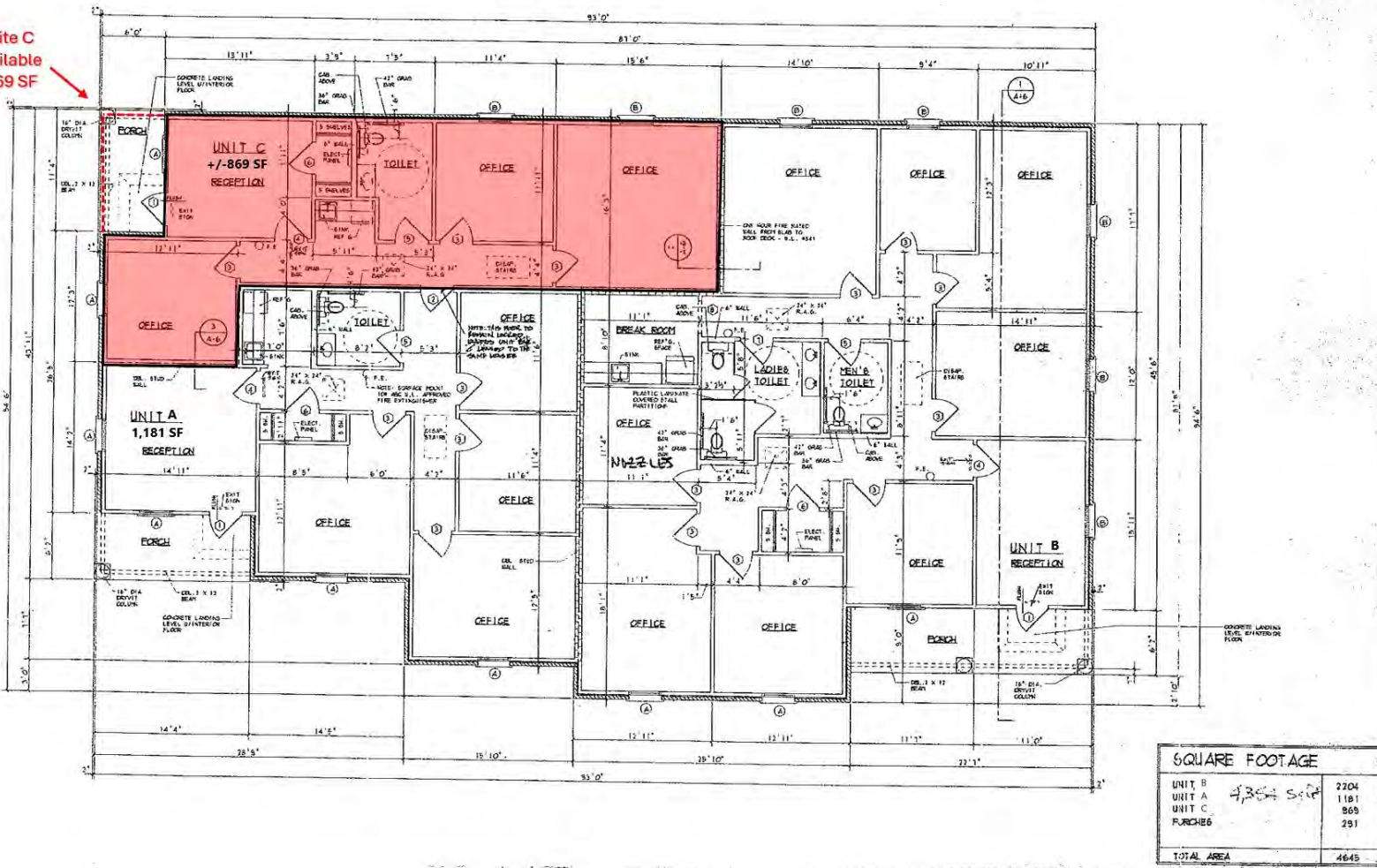
# BUILDING FLOOR PLAN

## O'NEAL GARDEN OFFICE FOR LEASE

3975 O'NEAL LN, BATON ROUGE, LA 70816

**SUITE C | ± 869 SF**

Suite C Available ±869 SF



SQUARE FOOTAGE	
UNIT B	2204
UNIT A	1181
UNIT C	869
FURCHES	291
<b>TOTAL AREA</b>	<b>4645</b>

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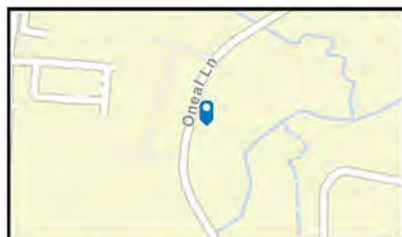
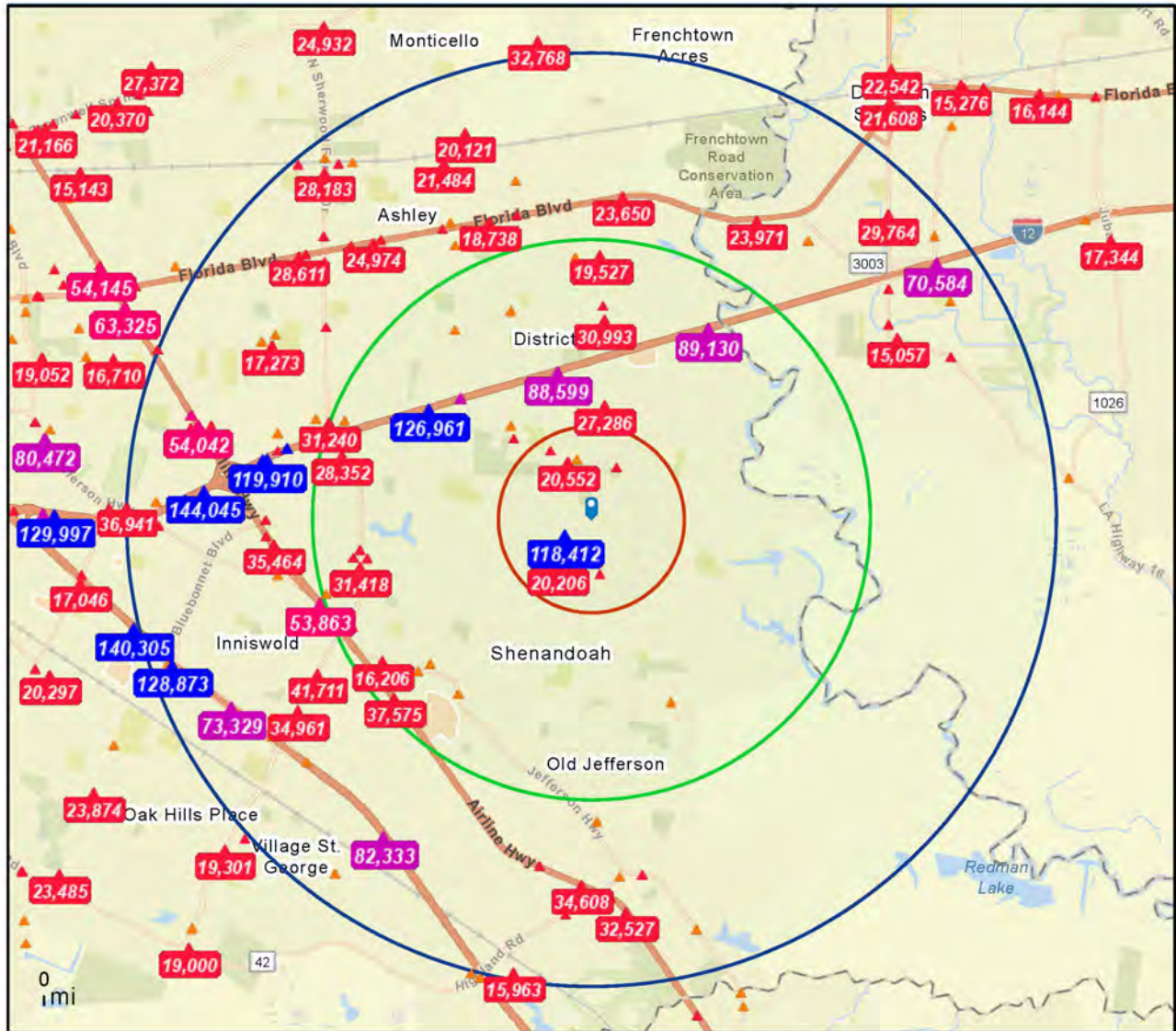
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TRAFFIC COUNT MAP



**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



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 06, 2024

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# Demographic and Income Profile

3975 O'neal Ln, Baton Rouge, Louisiana, 70816  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.41712  
 Longitude: -91.00994

Summary	Census 2010	Census 2020	2023	2028
Population	7,968	8,200	8,843	9,161
Households	3,151	3,318	3,576	3,730
Families	2,136	2,150	2,281	2,362
Average Household Size	2.53	2.47	2.47	2.45
Owner Occupied Housing Units	1,753	1,890	2,343	2,451
Renter Occupied Housing Units	1,400	1,428	1,233	1,280
Median Age	31.3	34.8	36.7	37.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.71%	-0.02%	0.30%
Households	0.85%	0.18%	0.49%
Families	0.70%	0.08%	0.44%
Owner HHs	0.91%	0.36%	0.66%
Median Household Income	2.44%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	147	4.1%	134	3.6%
\$15,000 - \$24,999	272	7.6%	215	5.8%
\$25,000 - \$34,999	162	4.5%	153	4.1%
\$35,000 - \$49,999	663	18.5%	631	16.9%
\$50,000 - \$74,999	713	19.9%	717	19.2%
\$75,000 - \$99,999	367	10.3%	375	10.1%
\$100,000 - \$149,999	621	17.4%	703	18.8%
\$150,000 - \$199,999	357	10.0%	464	12.4%
\$200,000+	274	7.7%	338	9.1%

Median Household Income	\$67,166	\$75,781
Average Household Income	\$99,860	\$113,159
Per Capita Income	\$39,870	\$45,518

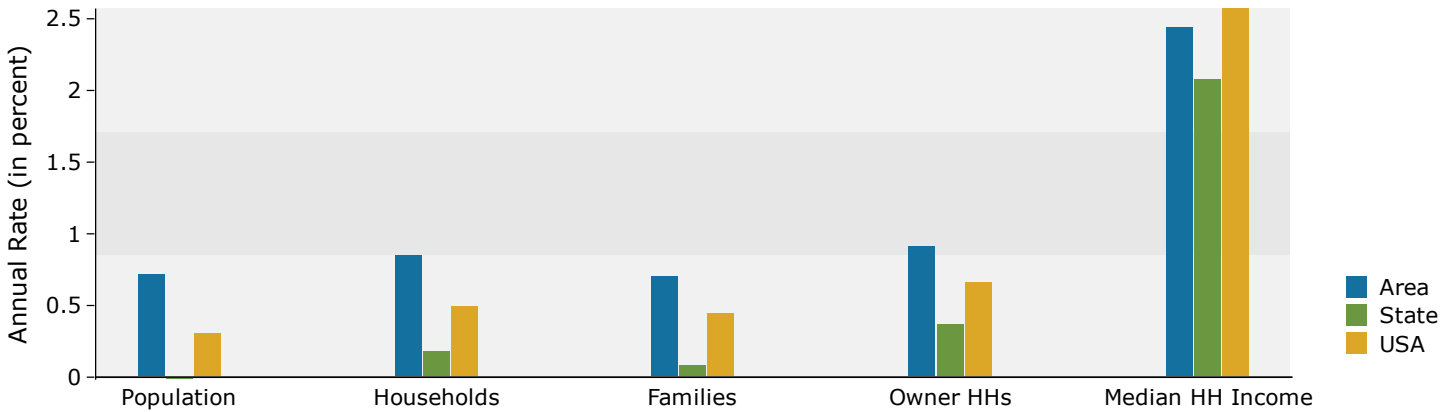
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	640	8.0%	566	6.9%	563	6.4%	602	6.6%
5 - 9	559	7.0%	567	6.9%	552	6.2%	567	6.2%
10 - 14	608	7.6%	559	6.8%	565	6.4%	535	5.8%
15 - 19	567	7.1%	562	6.9%	544	6.2%	500	5.5%
20 - 24	655	8.2%	580	7.1%	615	7.0%	578	6.3%
25 - 34	1,387	17.4%	1,298	15.8%	1,325	15.0%	1,437	15.7%
35 - 44	994	12.5%	1,061	12.9%	1,315	14.9%	1,399	15.3%
45 - 54	1,039	13.0%	991	12.1%	958	10.8%	1,011	11.0%
55 - 64	855	10.7%	910	11.1%	1,022	11.6%	918	10.0%
65 - 74	421	5.3%	664	8.1%	910	10.3%	944	10.3%
75 - 84	187	2.3%	347	4.2%	371	4.2%	534	5.8%
85+	57	0.7%	96	1.2%	103	1.2%	133	1.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,790	60.1%	4,077	49.7%	4,267	48.3%	4,234	46.2%
Black Alone	2,558	32.1%	2,917	35.6%	3,211	36.3%	3,360	36.7%
American Indian Alone	32	0.4%	15	0.2%	16	0.2%	18	0.2%
Asian Alone	284	3.6%	401	4.9%	453	5.1%	492	5.4%
Pacific Islander Alone	1	0.0%	1	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	163	2.0%	309	3.8%	343	3.9%	413	4.5%
Two or More Races	140	1.8%	479	5.8%	550	6.2%	642	7.0%
Hispanic Origin (Any Race)	372	4.7%	676	8.2%	766	8.7%	880	9.6%

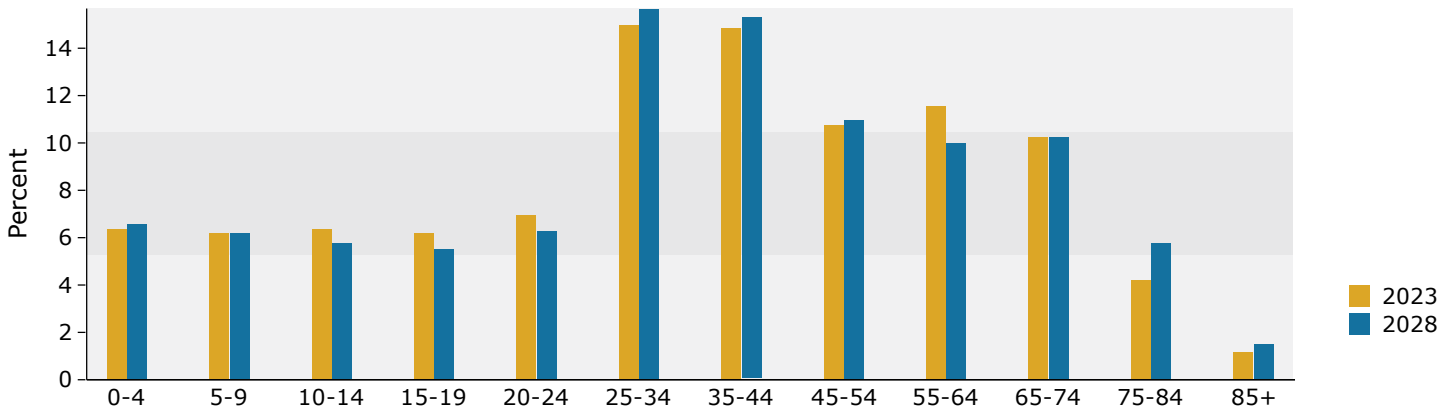
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

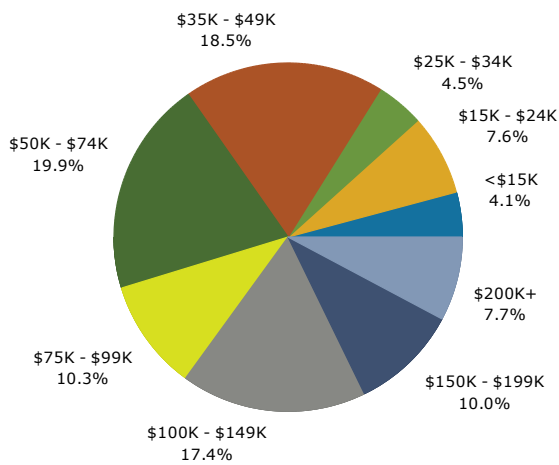
## Trends 2023-2028



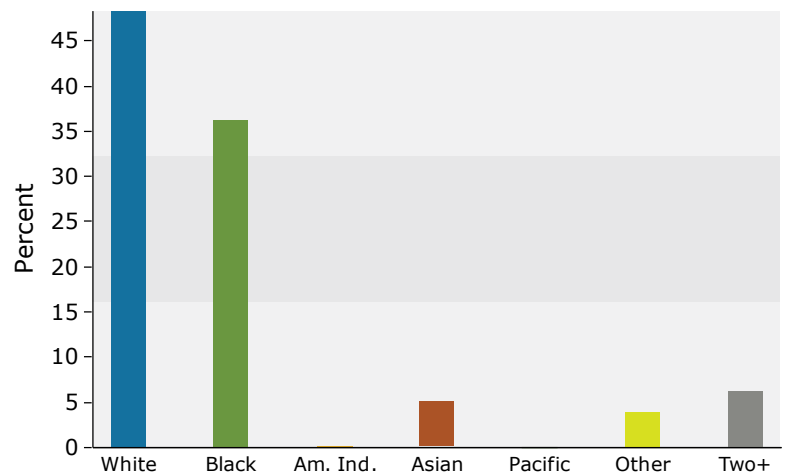
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 8.7%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



# Demographic and Income Profile

3975 O'neal Ln, Baton Rouge, Louisiana, 70816  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.41712  
 Longitude: -91.00994

Summary	Census 2010	Census 2020	2023	2028
Population	67,072	69,364	69,939	70,150
Households	27,529	28,338	28,627	28,942
Families	17,876	18,287	17,801	17,907
Average Household Size	2.42	2.43	2.43	2.41
Owner Occupied Housing Units	16,684	17,406	18,135	18,584
Renter Occupied Housing Units	10,839	10,932	10,492	10,359
Median Age	34.4	36.2	37.5	38.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.06%	-0.02%	0.30%
Households	0.22%	0.18%	0.49%
Families	0.12%	0.08%	0.44%
Owner HHs	0.49%	0.36%	0.66%
Median Household Income	2.71%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,005	7.0%	1,785	6.2%
\$15,000 - \$24,999	2,102	7.3%	1,653	5.7%
\$25,000 - \$34,999	2,606	9.1%	2,234	7.7%
\$35,000 - \$49,999	4,794	16.7%	4,386	15.2%
\$50,000 - \$74,999	5,486	19.2%	5,384	18.6%
\$75,000 - \$99,999	2,883	10.1%	2,949	10.2%
\$100,000 - \$149,999	3,818	13.3%	4,291	14.8%
\$150,000 - \$199,999	2,717	9.5%	3,552	12.3%
\$200,000+	2,214	7.7%	2,708	9.4%

Median Household Income	\$60,332	\$68,964
Average Household Income	\$94,717	\$109,359
Per Capita Income	\$38,523	\$44,831

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,611	6.9%	4,678	6.7%	4,095	5.9%	4,188	6.0%
5 - 9	4,303	6.4%	4,468	6.4%	4,176	6.0%	4,097	5.8%
10 - 14	4,283	6.4%	4,520	6.5%	4,259	6.1%	4,134	5.9%
15 - 19	4,446	6.6%	4,243	6.1%	4,151	5.9%	3,966	5.7%
20 - 24	5,189	7.7%	4,791	6.9%	4,447	6.4%	4,535	6.5%
25 - 34	11,252	16.8%	10,755	15.5%	10,969	15.7%	10,251	14.6%
35 - 44	8,368	12.5%	9,327	13.4%	10,163	14.5%	10,797	15.4%
45 - 54	9,412	14.0%	7,815	11.3%	7,737	11.1%	7,988	11.4%
55 - 64	8,177	12.2%	8,298	12.0%	8,511	12.2%	7,603	10.8%
65 - 74	4,121	6.1%	6,546	9.4%	7,158	10.2%	7,083	10.1%
75 - 84	2,130	3.2%	2,992	4.3%	3,214	4.6%	4,225	6.0%
85+	782	1.2%	930	1.3%	1,059	1.5%	1,281	1.8%

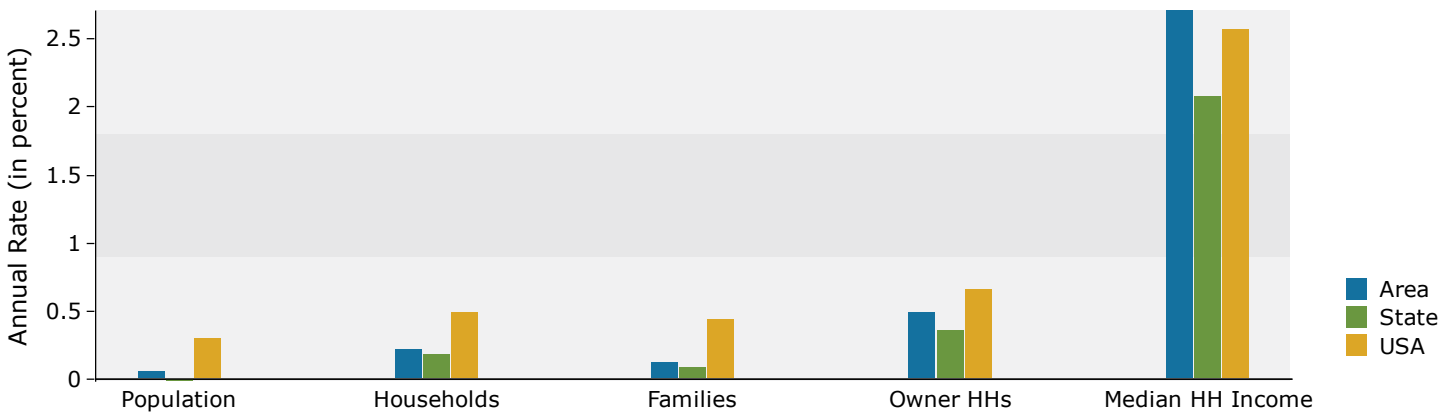
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	42,787	63.8%	33,602	48.4%	33,200	47.5%	31,914	45.5%
Black Alone	18,726	27.9%	22,971	33.1%	23,345	33.4%	23,453	33.4%
American Indian Alone	221	0.3%	190	0.3%	195	0.3%	204	0.3%
Asian Alone	2,626	3.9%	3,827	5.5%	3,915	5.6%	4,027	5.7%
Pacific Islander Alone	25	0.0%	21	0.0%	21	0.0%	22	0.0%
Some Other Race Alone	1,565	2.3%	4,166	6.0%	4,415	6.3%	5,115	7.3%
Two or More Races	1,121	1.7%	4,587	6.6%	4,848	6.9%	5,414	7.7%

Hispanic Origin (Any Race)	3,620	5.4%	7,431	10.7%	7,915	11.3%	8,848	12.6%
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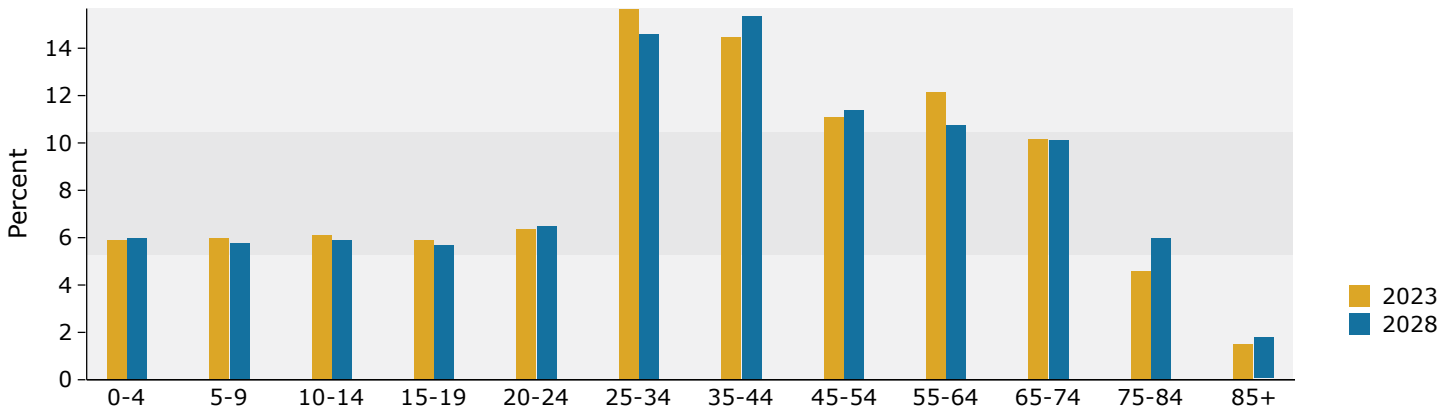
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

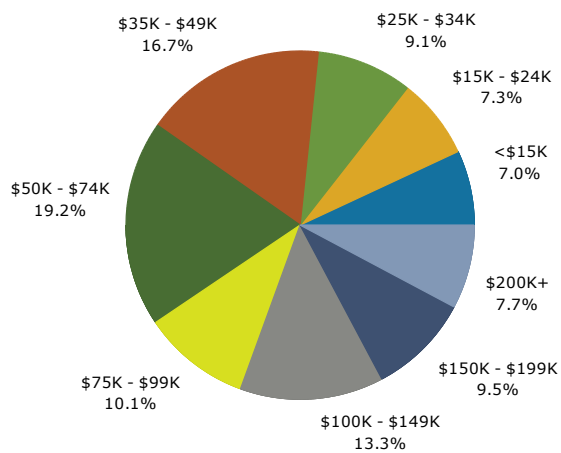
## Trends 2023-2028



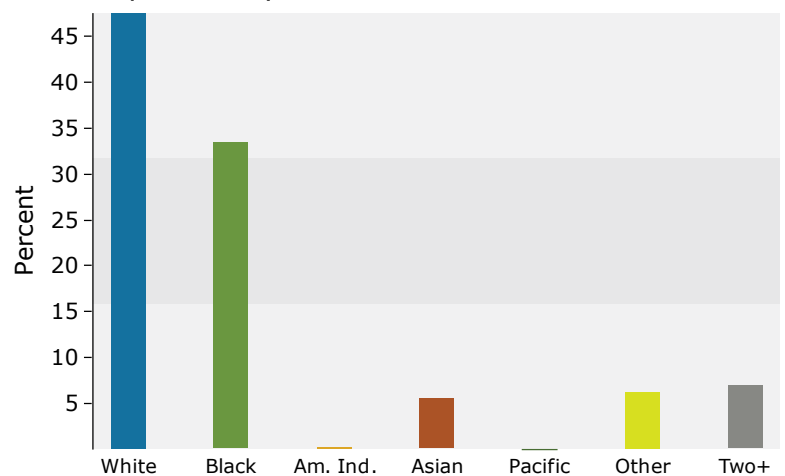
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 11.3%



# Demographic and Income Profile

3975 O'neal Ln, Baton Rouge, Louisiana, 70816  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 30.41712  
 Longitude: -91.00994

Summary	Census 2010	Census 2020	2023	2028
Population	134,592	140,944	141,684	141,805
Households	54,073	56,650	57,075	57,570
Families	35,155	36,288	35,381	35,505
Average Household Size	2.47	2.46	2.45	2.43
Owner Occupied Housing Units	34,284	35,538	37,659	38,456
Renter Occupied Housing Units	19,786	21,112	19,416	19,114
Median Age	34.4	36.8	37.5	38.5

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.02%	-0.02%	0.30%
Households	0.17%	0.18%	0.49%
Families	0.07%	0.08%	0.44%
Owner HHs	0.42%	0.36%	0.66%
Median Household Income	2.59%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	4,678	8.2%	4,164	7.2%
\$15,000 - \$24,999	4,096	7.2%	3,233	5.6%
\$25,000 - \$34,999	4,750	8.3%	4,118	7.2%
\$35,000 - \$49,999	8,352	14.6%	7,646	13.3%
\$50,000 - \$74,999	11,308	19.8%	10,974	19.1%
\$75,000 - \$99,999	5,979	10.5%	6,192	10.8%
\$100,000 - \$149,999	7,504	13.1%	8,271	14.4%
\$150,000 - \$199,999	5,330	9.3%	6,898	12.0%
\$200,000+	5,077	8.9%	6,072	10.5%

Median Household Income	\$62,273	\$70,779
Average Household Income	\$97,952	\$112,452
Per Capita Income	\$39,396	\$45,576

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,675	7.2%	9,217	6.5%	8,655	6.1%	8,772	6.2%
5 - 9	8,894	6.6%	9,176	6.5%	8,800	6.2%	8,588	6.1%
10 - 14	8,666	6.4%	9,303	6.6%	8,772	6.2%	8,596	6.1%
15 - 19	8,738	6.5%	8,710	6.2%	8,273	5.8%	8,058	5.7%
20 - 24	10,215	7.6%	9,271	6.6%	9,077	6.4%	9,067	6.4%
25 - 34	22,221	16.5%	21,139	15.0%	21,756	15.4%	20,389	14.4%
35 - 44	16,906	12.6%	19,088	13.5%	20,432	14.4%	21,234	15.0%
45 - 54	18,206	13.5%	16,068	11.4%	15,525	11.0%	16,309	11.5%
55 - 64	15,667	11.6%	16,789	11.9%	16,565	11.7%	14,898	10.5%
65 - 74	8,387	6.2%	13,399	9.5%	14,052	9.9%	14,094	9.9%
75 - 84	5,032	3.7%	6,382	4.5%	7,003	4.9%	8,651	6.1%
85+	1,982	1.5%	2,402	1.7%	2,773	2.0%	3,146	2.2%

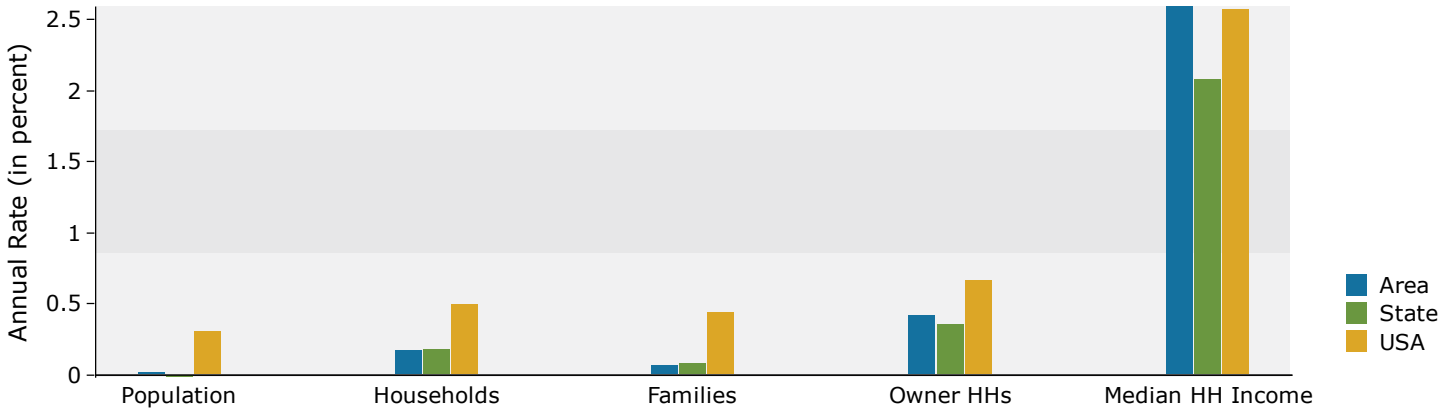
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	84,193	62.6%	70,155	49.8%	69,122	48.8%	66,501	46.9%
Black Alone	38,973	29.0%	45,847	32.5%	46,458	32.8%	46,541	32.8%
American Indian Alone	433	0.3%	468	0.3%	481	0.3%	502	0.4%
Asian Alone	5,330	4.0%	7,103	5.0%	7,218	5.1%	7,380	5.2%
Pacific Islander Alone	46	0.0%	44	0.0%	44	0.0%	45	0.0%
Some Other Race Alone	3,339	2.5%	8,389	6.0%	8,922	6.3%	10,323	7.3%
Two or More Races	2,277	1.7%	8,939	6.3%	9,439	6.7%	10,512	7.4%

Hispanic Origin (Any Race)	7,763	5.8%	14,978	10.6%	15,978	11.3%	17,866	12.6%
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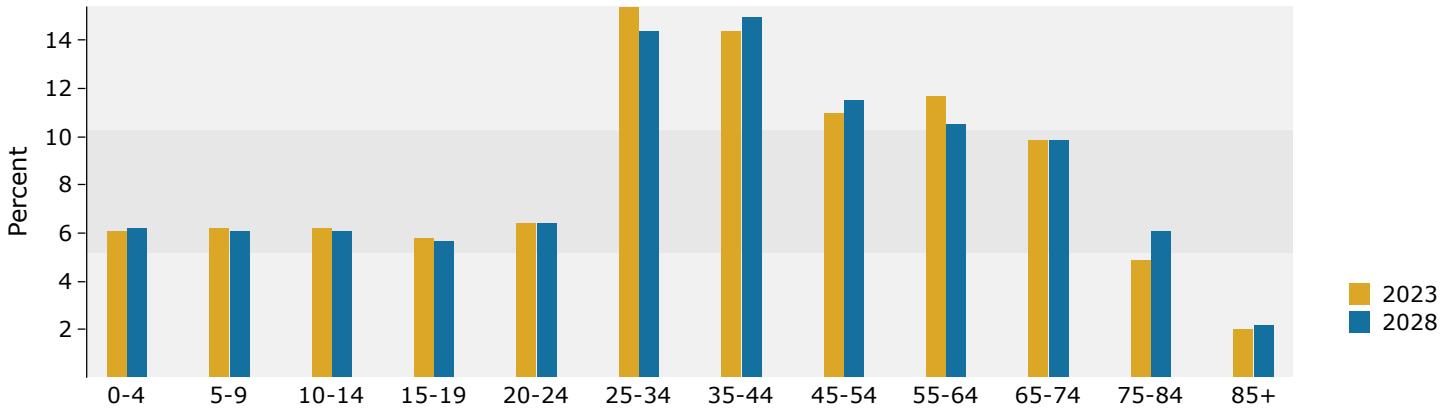
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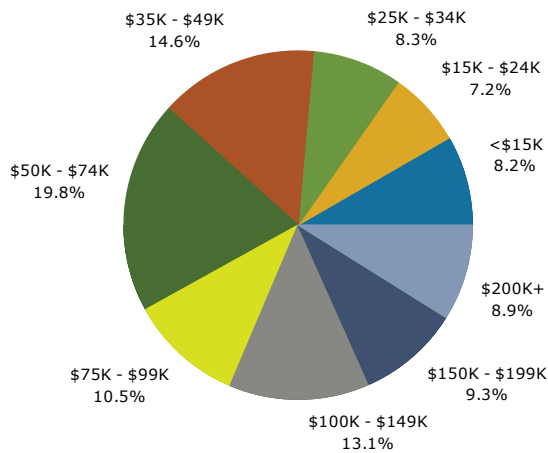
## Trends 2023-2028



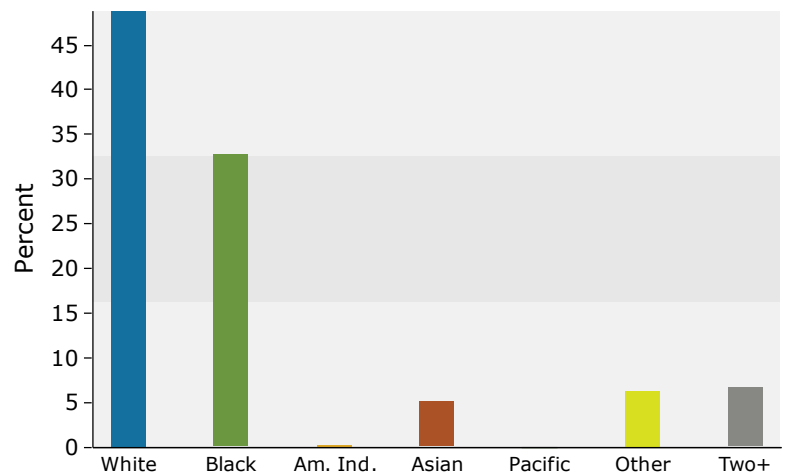
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 11.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.