



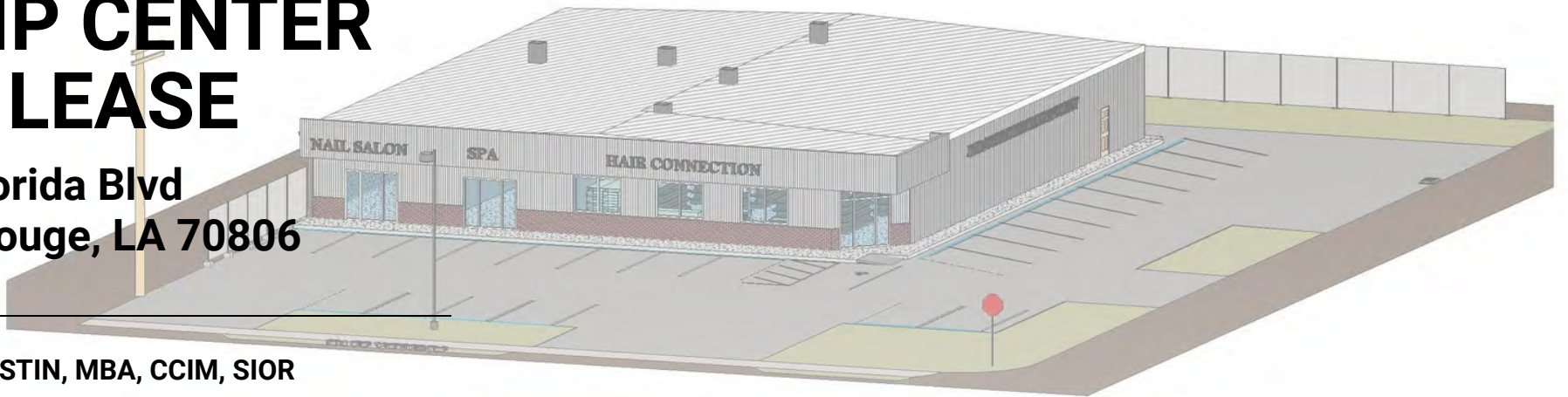
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



3D VIEW 2

RENOVATED RETAIL STRIP CENTER FOR LEASE

**4373 Florida Blvd
Baton Rouge, LA 70806**



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

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

FOR LEASE

4,000 SF



① 3D VIEW 1

OFFERING SUMMARY

Lease Rate:	\$1,600.00 - 5,000.00 per month
Available SF:	1,000 - 4,000 SF
Lot Size:	22,186 SF
Traffic Count:	21,493/Cars per Day
Renovated:	2024

PROPERTY HIGHLIGHTS

- **NEWLY RENOVATED STRIP CENTER** in the Heart of Baton Rouge
- **DISCOVER A REIMAGINED RETAIL EXPERIENCE AT HIGH TRAFFIC 4373 FLORIDA BLVD.**, Baton Rouge located near Downtown and Mid-City. This newly renovated strip center is a beacon of convenience, offering prime commercial space for businesses seeking a vibrant location near the newly opened Rouse's Grocery Store. Co-tenants include The Athlete's Foot. Perfect for hair salon, nail salon, boutique, cell phone repair, vape shop, check cashing or other retail use.

PROPERTY HIGHLIGHTS

- **OPPORTUNITY TO LEASE NEWLY RENOVATED INDIVIDUAL STORE-FRONT SPACE** provided in a "vanilla box" build-out with new sheet rock, drop-down ceiling, and ADA restrooms. Or Available to lease the entire 4,000 SF retail space with roll-up door in rear.
- **VERSATILE SPACES:** With a variety of unit sizes available, businesses have the flexibility to customize their space to suit their unique needs and brand identity.
- **HIGH VISIBILITY:** Positioned on the bustling Florida Blvd, this strip center enjoys high visibility, ensuring maximum exposure for businesses seeking a prominent location.
- **AMPLE PARKING:** A generously sized parking lot ensures convenient access for customers, enhancing the overall shopping experience.
- **IDEAL LOCATION:** Located in the heart of Baton Rouge with access to Downtown and Mid-City, businesses within this strip center benefit from proximity to a diverse community and strategic positioning for commercial success.
- **RENOVATION HIGHLIGHTS:** Upgraded exterior facade, enhanced interior spaces have been thoughtfully upgraded to "vanilla box" delivery to provide a fresh and inviting environment.
- **SEIZE THE OPPORTUNITY TO POSITION YOUR BUSINESS** in this newly renovated strip center.

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

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

FOR LEASE

4,000 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	1,000 SF	Modified Gross	\$1,600 per month	Store Front "Vanilla Box"
Suite B +C + D	Available	4,000 SF	Modified Gross	\$5,000 per month	Store Front "Vanilla Box" + additional 2,000 SF
Suite C	Available	1,000 SF	Modified Gross	\$1,600 per month	Store Front "Vanilla Box"

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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

FOR LEASE

4,000 SF



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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

FOR LEASE

4,000 SF



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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



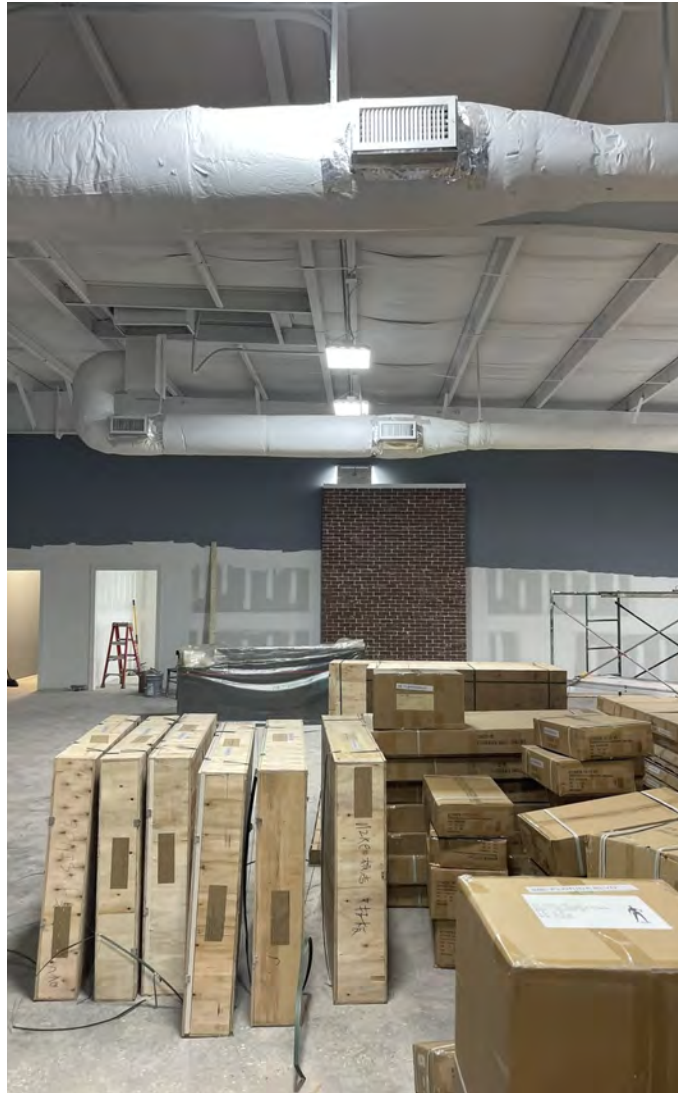
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

FOR LEASE

4,000 SF



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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

CO-TENANT: ATHLETES FOOT

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

4,000 SF



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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



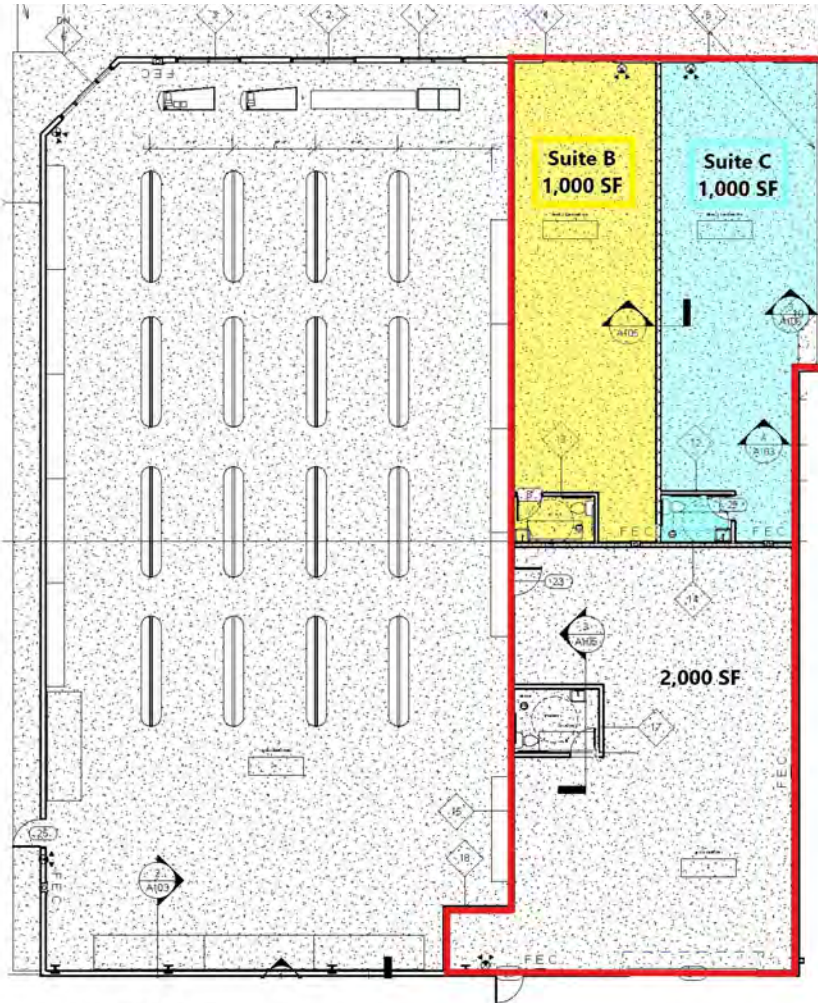
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

FLOOR PLAN

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

4,000 SF



Suite B: 1,000 SF
Suite C: 1,000 SF
Suite B + C + 2,000 SF: 4,000 **Floor Plan**



Co-Tenant: Athlete's Foot, Now Open!



Large Pylon Sign

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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



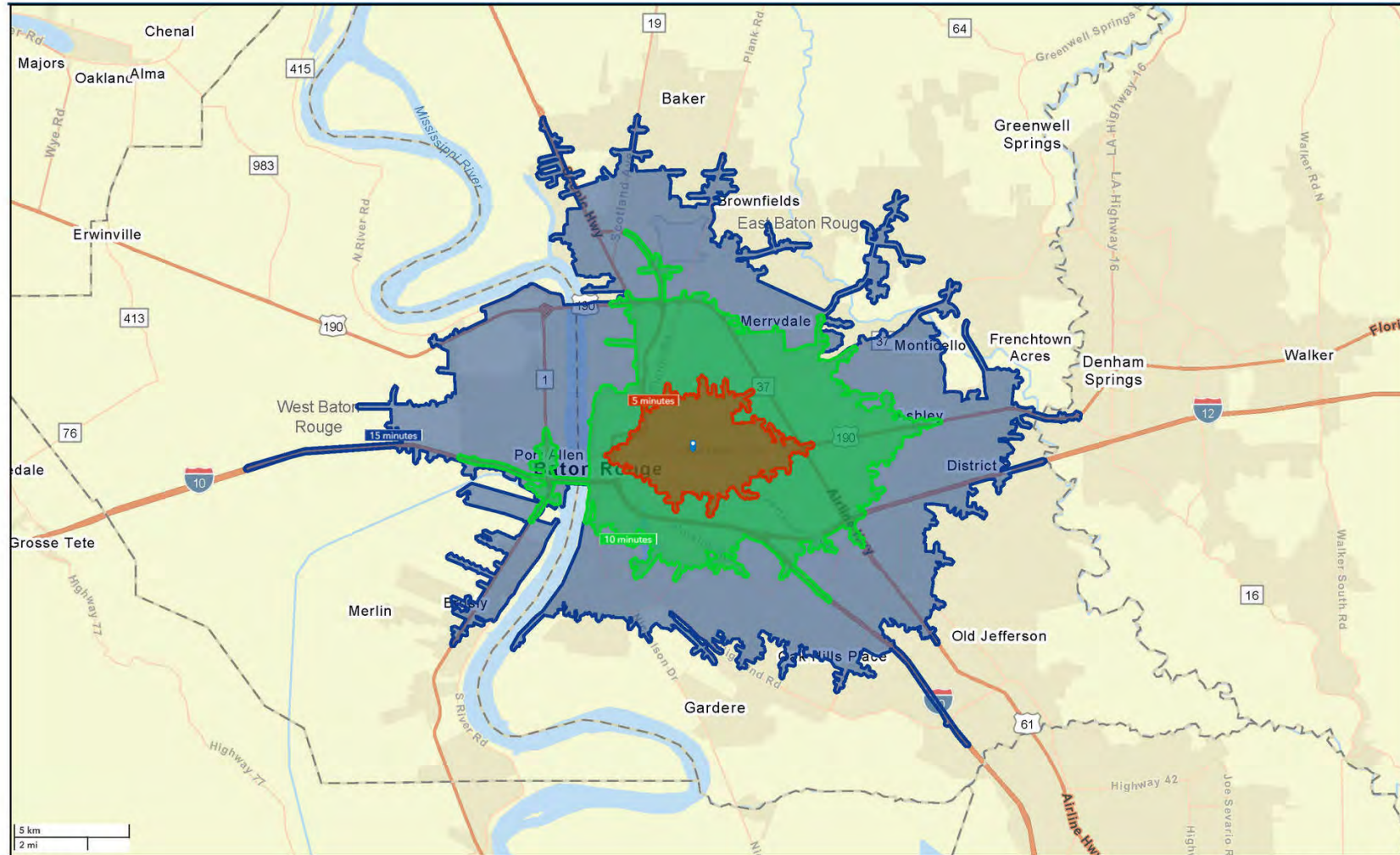
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

4,000 SF



January 23, 2024

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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



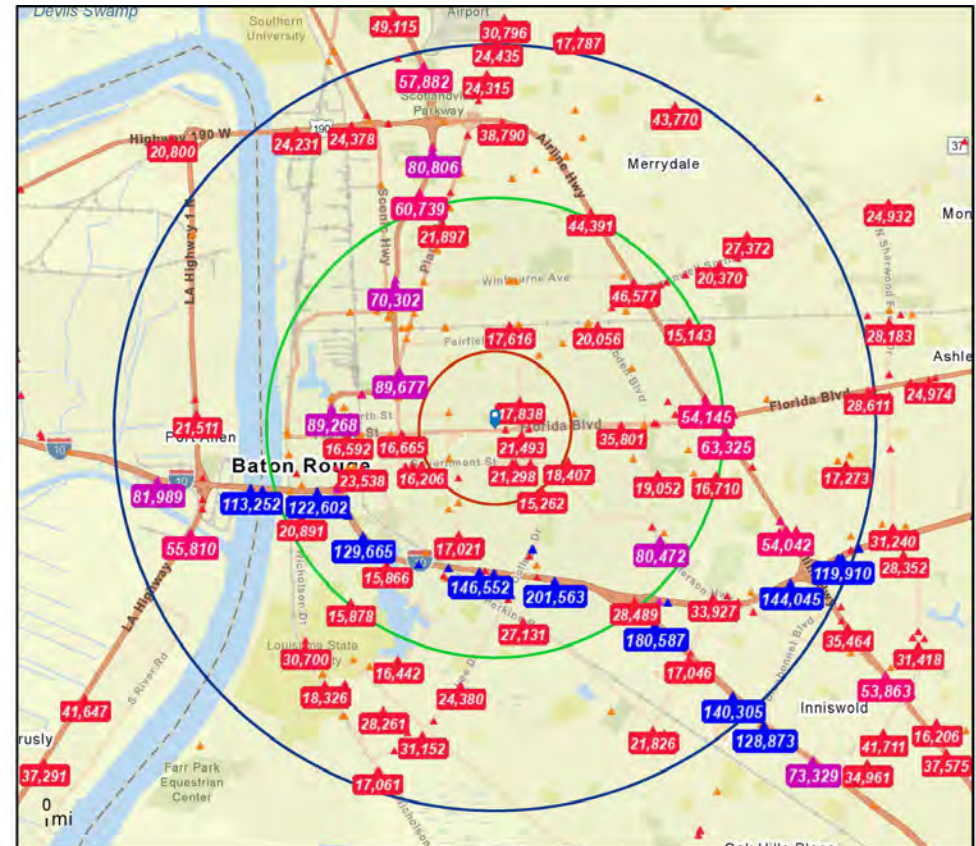
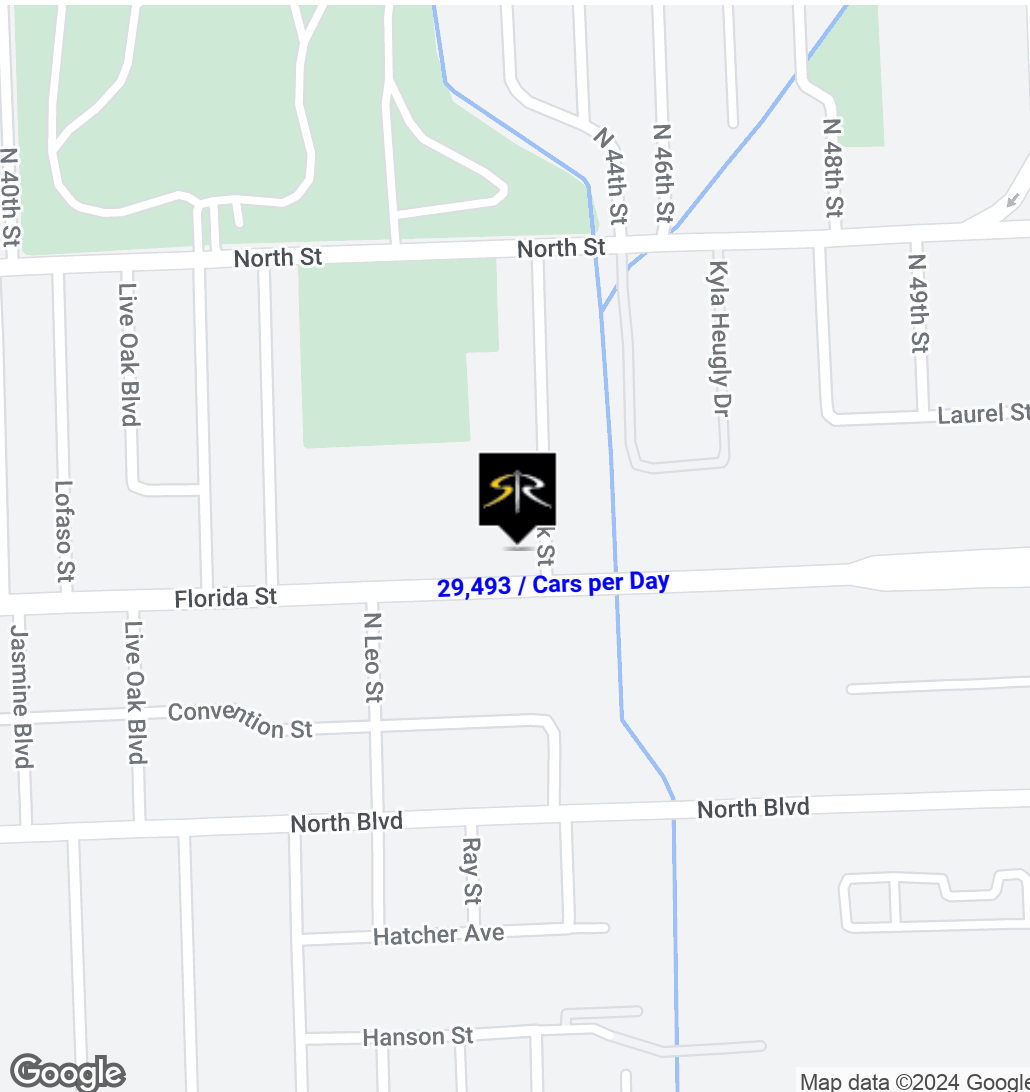
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

LOCATION MAP AND TRAFFIC COUNT MAP

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

4373 FLORIDA BLVD, BATON ROUGE, LA 70806

4,000 SF



- 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).

January 23, 2024

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
 5135 Bluebonnet Boulevard
 Baton Rouge, LA 70809
 225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

RENOVATED RETAIL STRIP CENTER ON FLORIDA BLVD.

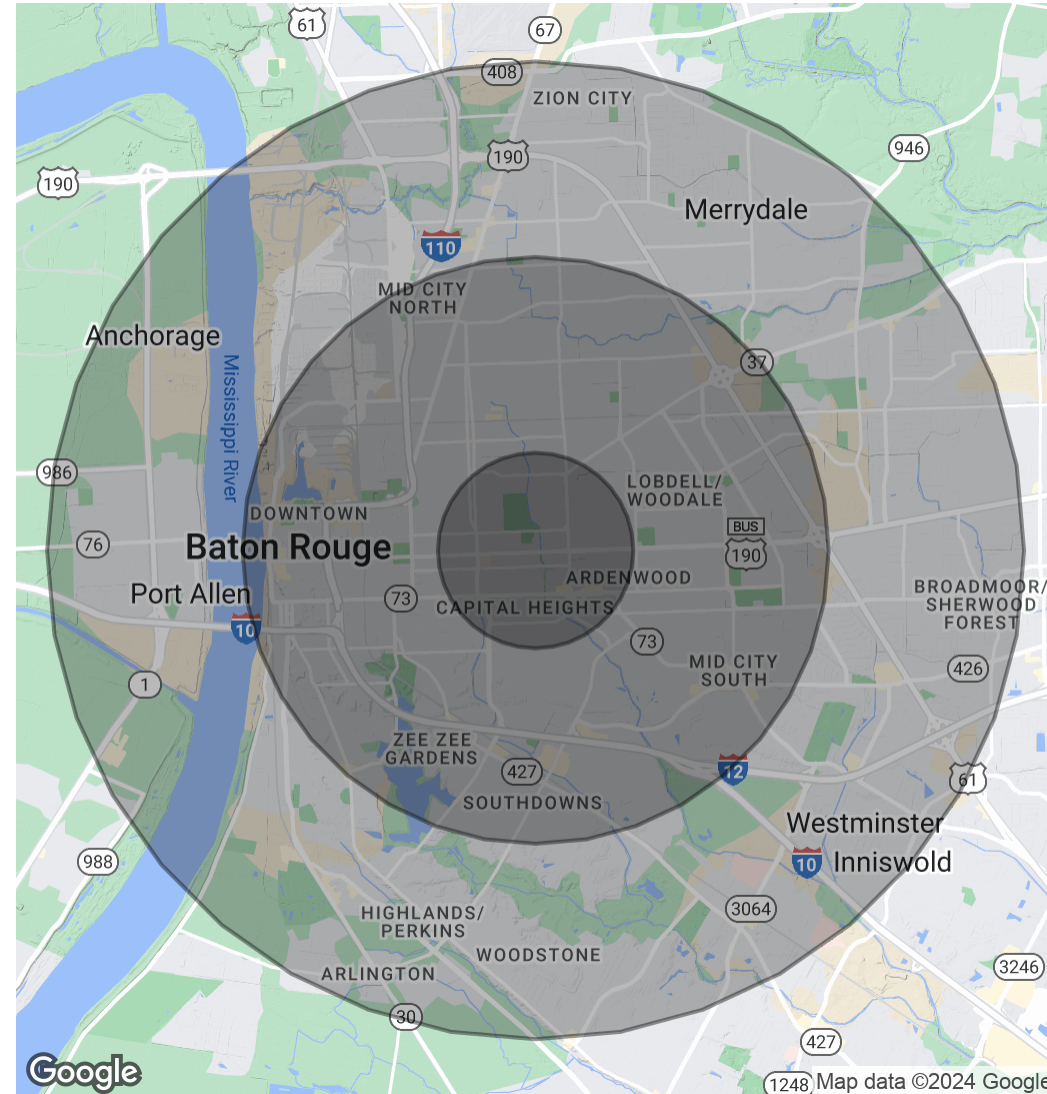
4373 FLORIDA BLVD, BATON ROUGE, LA 70806

4,000 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,562	85,784	184,608
Average Age	38.9	36.7	35.7
Average Age (Male)	39.8	35.8	34.4
Average Age (Female)	38.1	37.7	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,772	43,834	88,135
# Of Persons Per HH	2.0	2.0	2.1
Average HH Income	\$55,485	\$65,335	\$62,047
Average House Value	\$185,515	\$177,650	\$177,836

* Demographic data derived from 2020 ACS - US Census



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
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist



DIRECT: 225.930.6256
MOBILE: 225.328.1778
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

Floor Plan



Suite B: 1,000 SF

Suite C: 1,000 SF

Suite B + C + 2,000 SF: 4,000 SF