



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170

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LAND PARCEL | FOR SALE

Development Site Along Airline Highway

17227 Airline Highway

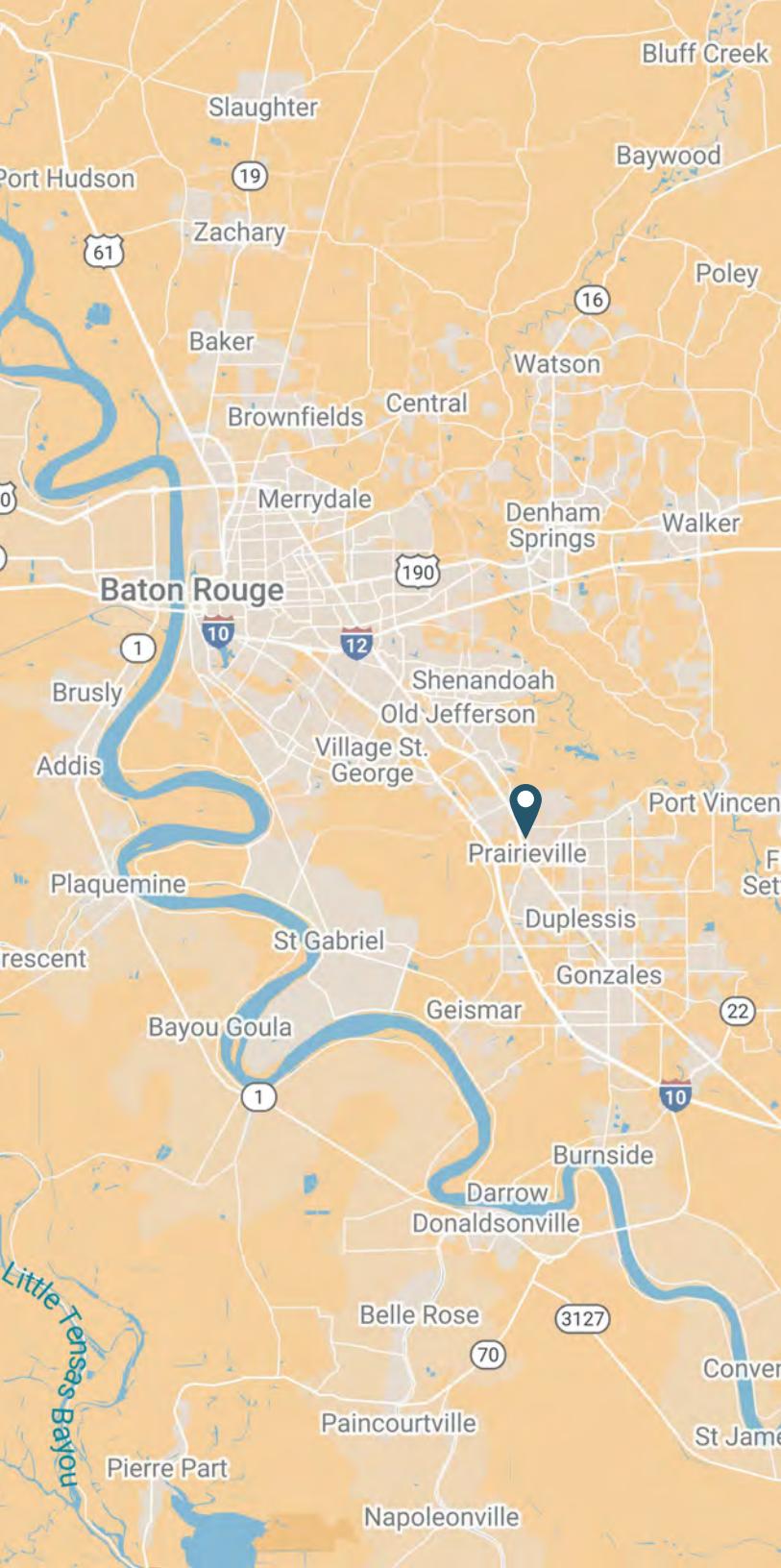
PRAIRIEVILLE, LA 70769

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PRIME RETAIL SITE IN HIGH TRAFFIC AREA

17227 Airline Highway, Prairievile, LA 70769

DESCRIPTION

This approximately 25,000-sf land parcel is along a well-traveled and highly visible section of Airline Highway (47,955 vpd) in Prairievile. It has exceptional access, with a dedicated right turn in and right turn out from Airline, full rear access off Swamp Road at a lighted intersection, and cross access in place with neighboring parcels.

Prairievile is well positioned just south of Baton Rouge in Ascension Parish, one of Louisiana's fastest growing parishes. The community consists of a flourishing population of more than 80,000 people within a 5-mile radius, many migrating from Baton Rouge in favor of the high-performing public schools, low crime rate, and affordable housing. Airline Highway is one of the major thoroughfares, featuring retail centers with well-known national retailers such as Walmart Supercenter, ALDI, CVS, O'Reilly Auto Parts, and T-Mobile; quick-serve restaurants like Raising Cane's, McDonald's, Papa Johns, and Popeyes; and local retailers.

Zoned MU, this would be ideal for development for retail, QSR, or service-based uses.

OVERVIEW

SIZE	SALE PRICE	ZONING
24,588 sf (0.564 acres)	\$775,000	Mixed Use

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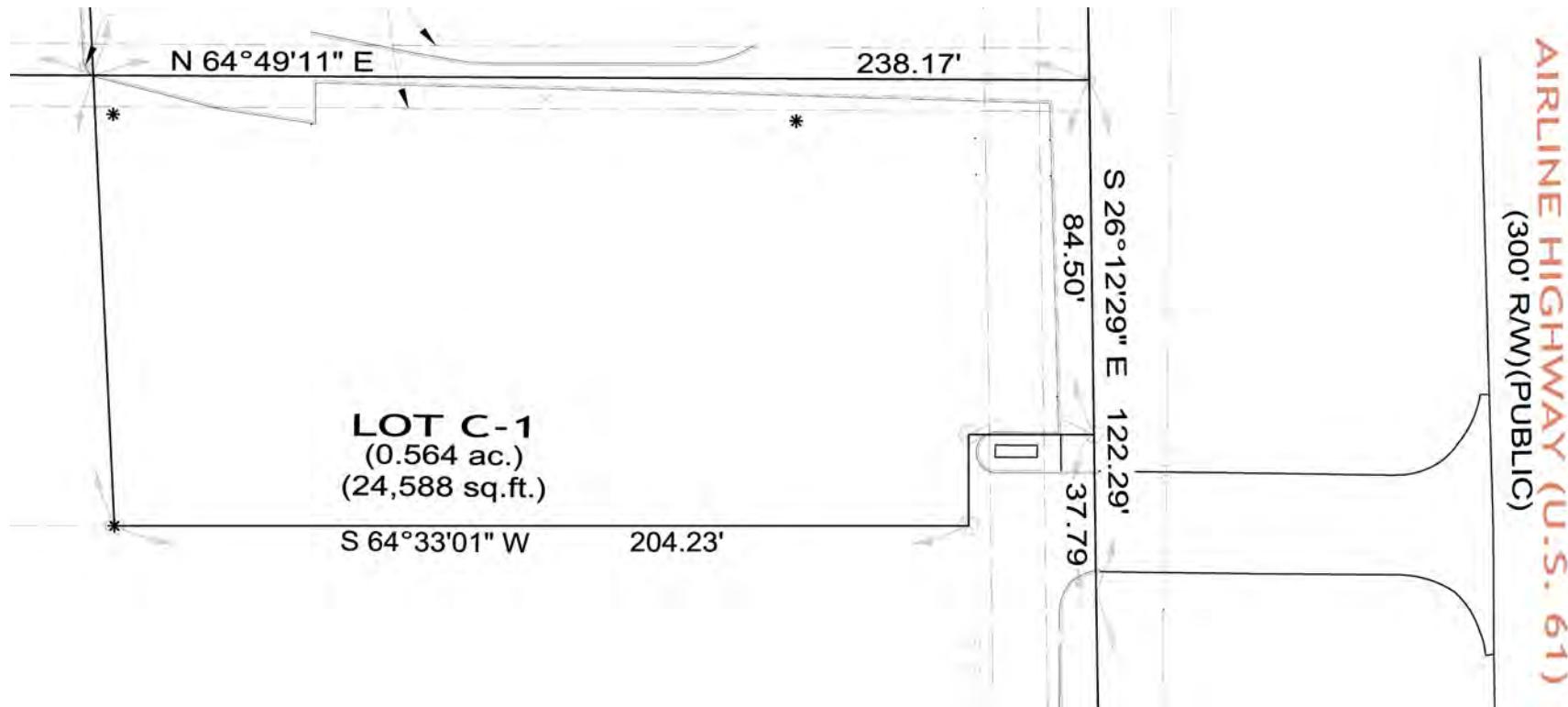


DEMOGRAPHICS (EST. 2024)

<u>radius</u>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	4,339	34,212	79,456
Average HH Income:	\$138,990	\$158,171	\$150,443
Median HH Income:	\$134,969	\$132,246	\$125,237
Daytime Population:	2,106	12,958	31,483

17227 AIRLINE HWY

SITE PLAN



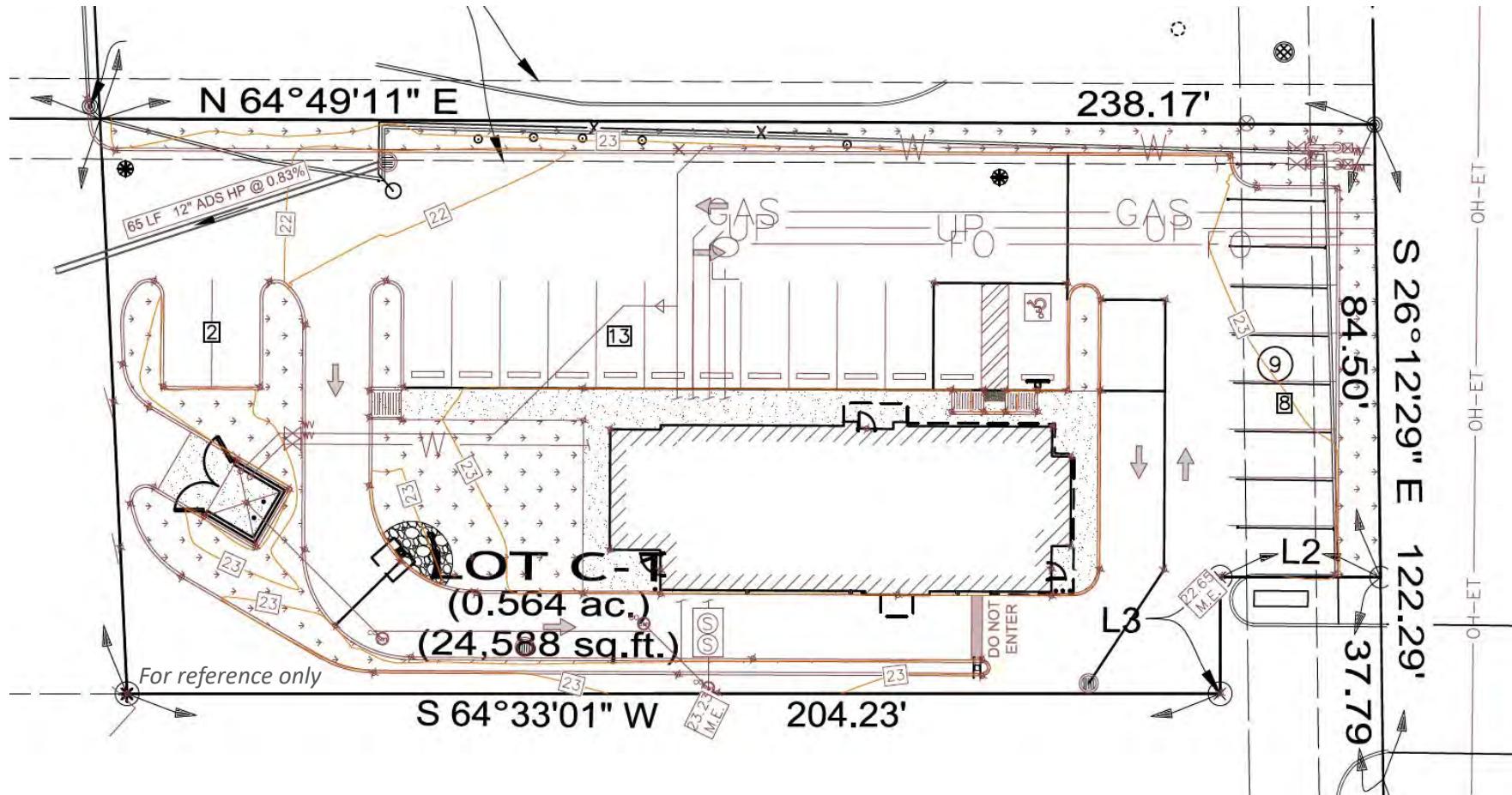
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17227 AIRLINE HWY

DEVELOPMENT EXAMPLE



This plan shows how the site could be developed for a quick serve restaurant.



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