



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**FOR SALE  
M-1 ZONING  
FORMER  
DOLLAR  
GENERAL ON  
CHOCTAW DR.**

**3939 Choctaw Dr  
Baton Rouge, LA 70805**

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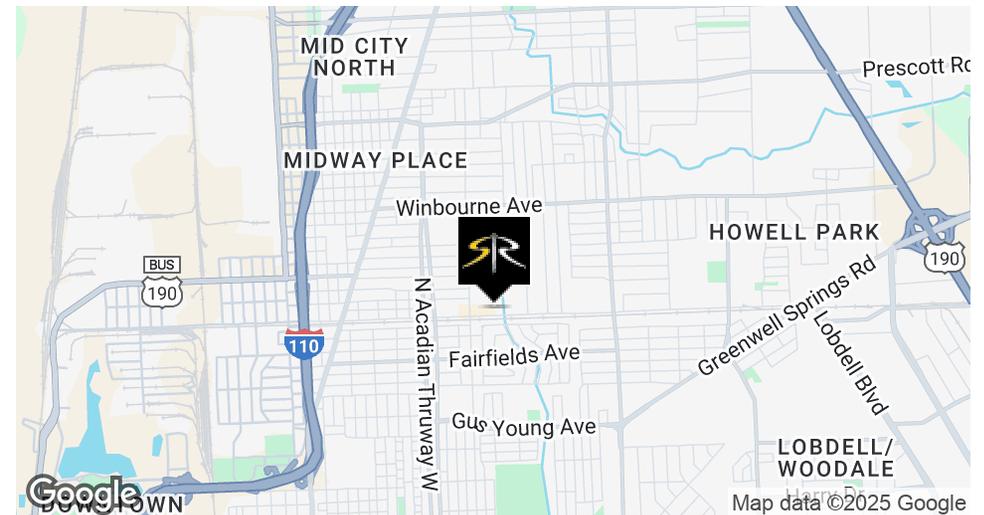
FOR SALE

±12,649 SF



## OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	±12,649 SF
Lot Size:	±1.326 Acres
Price / SF:	\$39.13
Year Built:	2010
Zoning:	M-1
Parking Spaces:	42
Traffic Count:	17,616 /ADT
Opportunity Zone:	Yes
Tenancy:	Single



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FOR SALE

±12,649 SF



## PROPERTY OVERVIEW

- M-1 Zoning- Former Dollar General on Choctaw Drive
- Offered For Sale at \$495,000
- Positioned along one of Baton Rouge's key industrial-commercial corridors, this freestanding ±12,649 SF building on ±1.326 acres offers exceptional visibility, flexible zoning, and easy access to Airline Hwy, Florida Blvd, and the entire Choctaw industrial district.
- The property was previously occupied by Dollar General and features open retail floor space, 12' clear heights, rear loading capability, and generous on-site parking.
- With **M-1 Light Industrial zoning**, the site accommodates a wide range of uses – including retail, wholesale, contractor service, warehouse/distribution, equipment rental, studio/creative space, and more.
- Located minutes from Amazon, Coca-Cola, ExxonMobil campuses, Walmart, Lowe's, and major logistics operators, this location benefits from strong daytime employment density and consistent traffic patterns along Choctaw Drive. Recent aerials highlight nearby redevelopment activity, improved corridor upgrades, and strong long-term demand for service-based industrial and commercial users.
- This site is ideal for an owner-user seeking affordable entry into a growing industrial submarket – or a tenant needing flexible space in a high-demand, centrally located Baton Rouge corridor.

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FOR SALE

±12,649 SF



## PROPERTY HIGHLIGHTS

- ±12,649 SF freestanding building
- ±1.326 acre site with ample parking
- Highly visible Choctaw Drive frontage
- **Zoned M1 – Light Industrial (very flexible)**
- Previous use: Dollar General
- Open retail/service floorplan
- Rear loading access
- Strong industrial corridor with surrounding national users
- Ideal for owner-user or value-add investor

## LOCATION ADVANTAGES

- Minutes to Airline Hwy, Florida Blvd, I-110, and Downtown Baton Rouge
- Surrounded by major operators including: Amazon, Walmart, Lowe's, ExxonMobil, Coca-Cola, FedEx, AutoZone
- Strong daytime population and traffic counts along Choctaw Drive
- Corridor with ongoing redevelopment and service/industrial demand

## PRICING & AVAILABILITY

- For Sale: \$495,000
- Available Immediately

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**CHOCTAW VILLAGE SHOPPING CENTER**

**±12,649 SF**  
**42 Parking Spaces**  
**244'**  
**CHOCTAW DR.**

**17,616 ADT**

**metro**  
by T-Mobile

**PopPeyes**  
CHOCTAW VILLAGE

**FAMILY DOLLAR**

**INDUSTRIAL**  
Electronic Supply, Inc.

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RETAIL MAP

±12,649 SF



- FREE-STANDING
- ±12,649 SF BUILDING
- ±1.326 ACRE LOT
- 42 PARKING SPACES
- PYLON SIGN
- ZONED M-1
- ± 1 MILE FROM I-110
- OPPORTUNITY ZONE
- BUILT 2010

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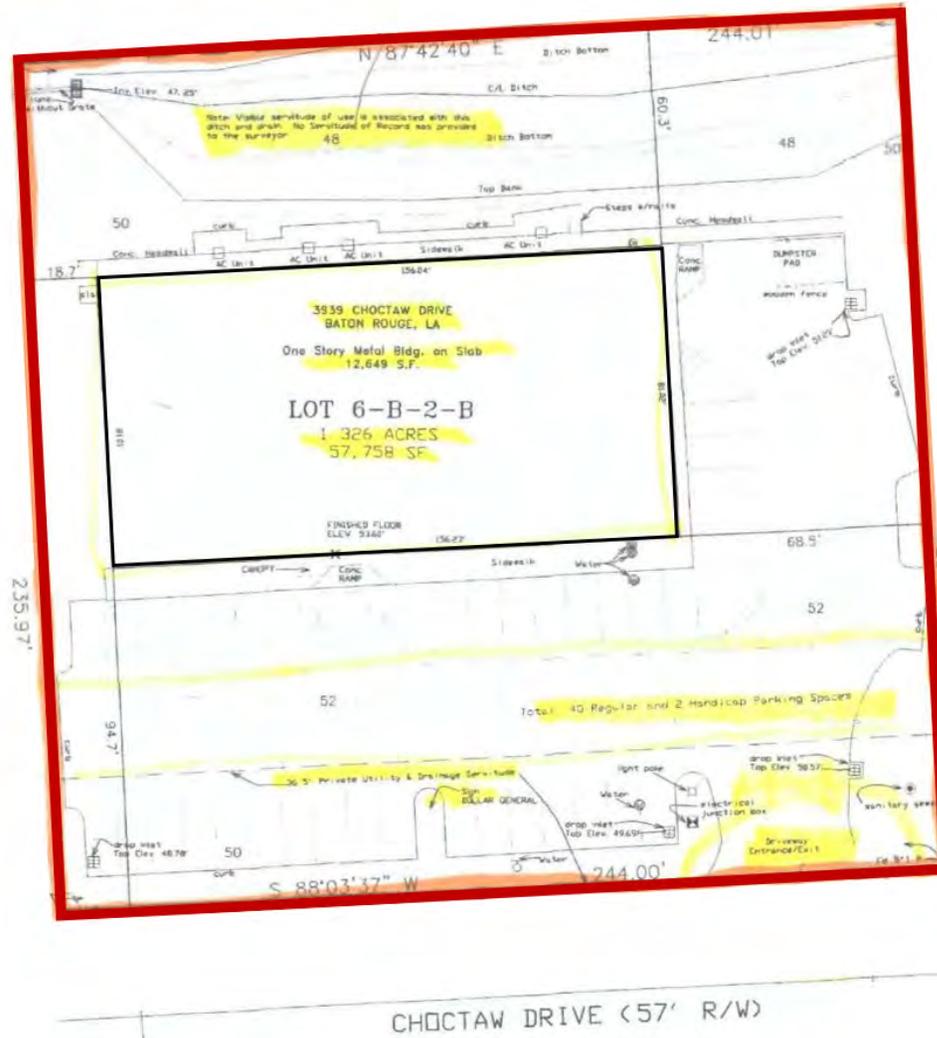
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SURVEY

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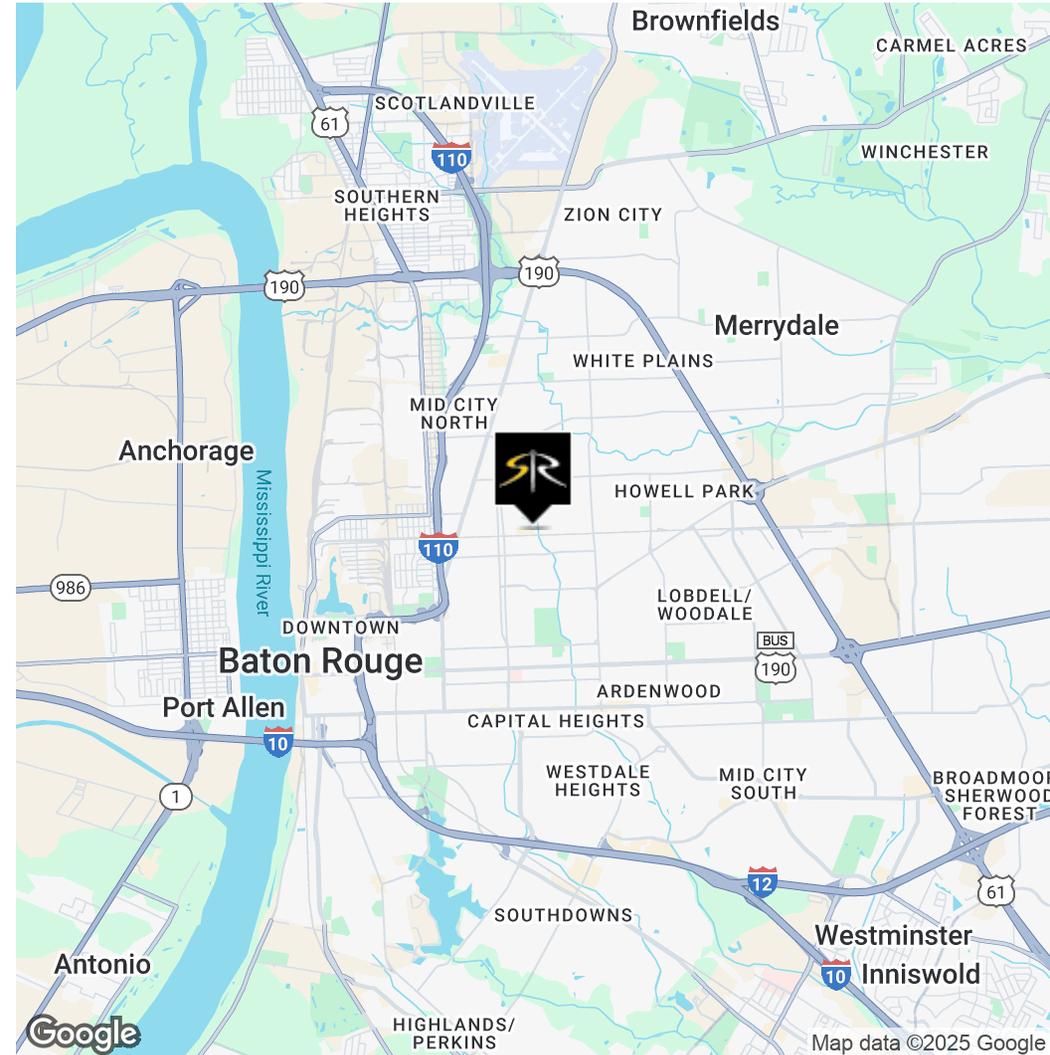
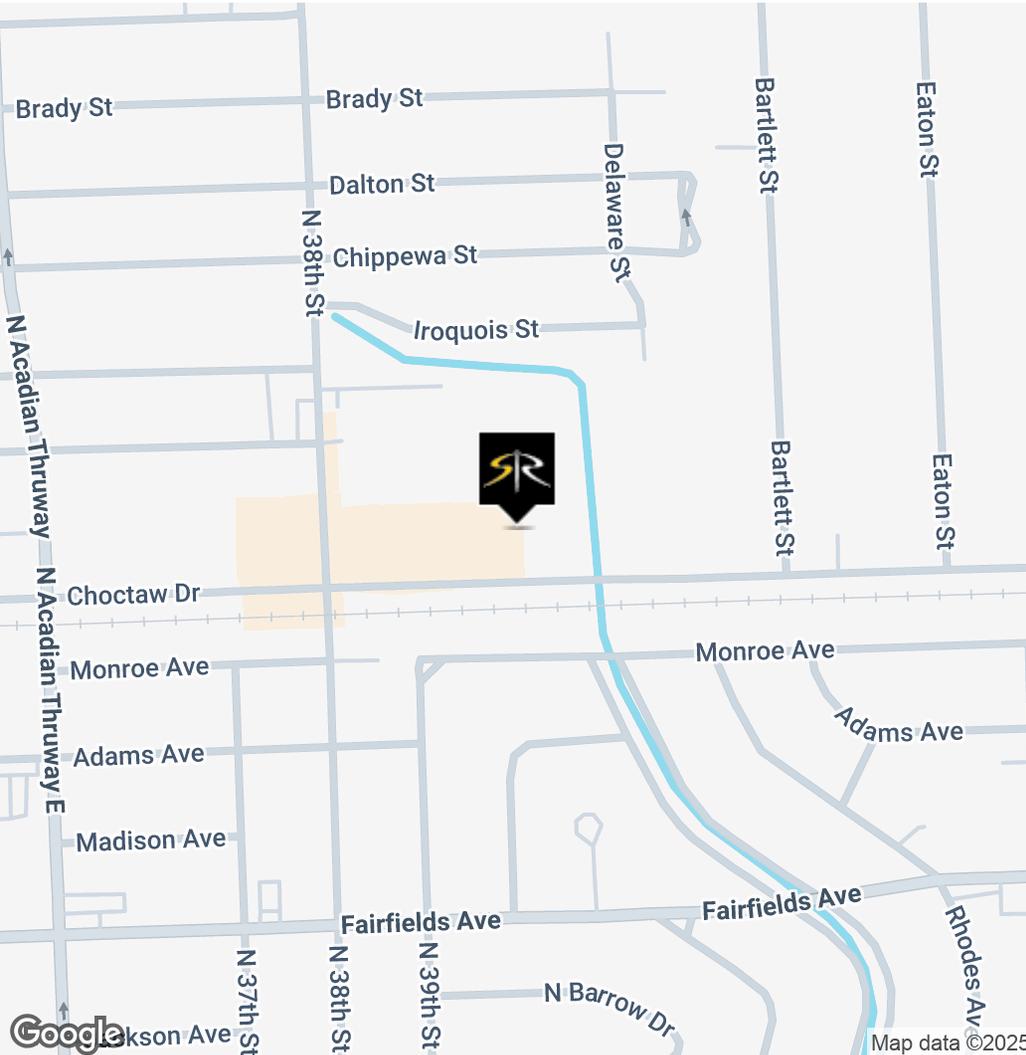
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LOCATION MAPS

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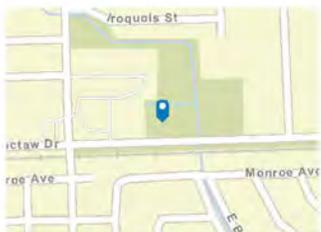
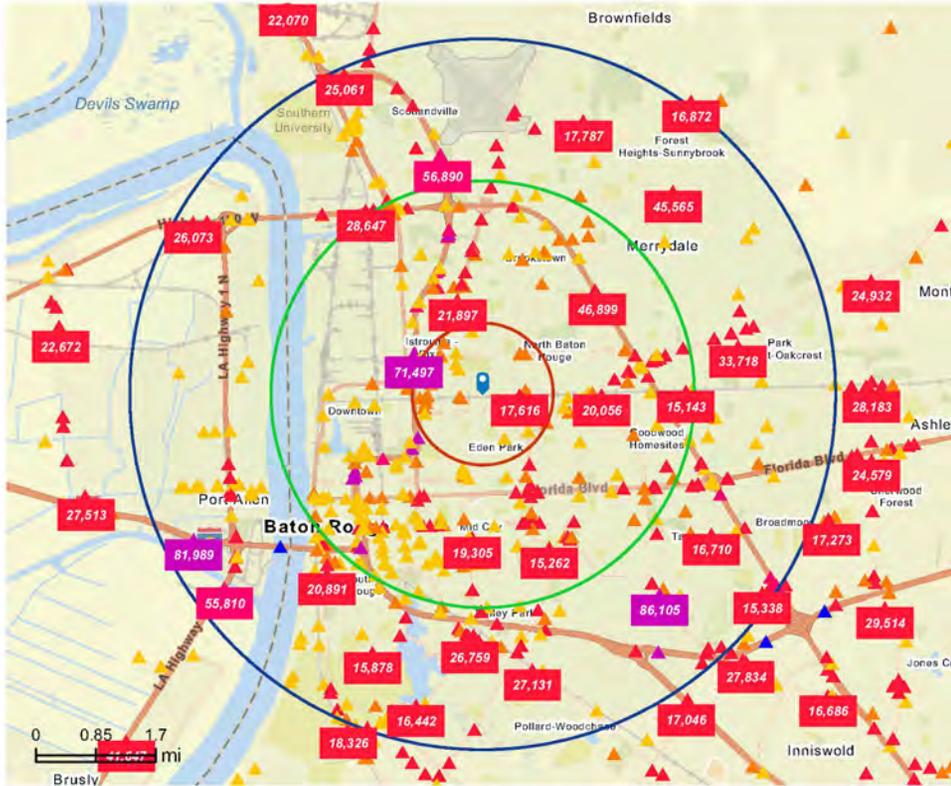
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# TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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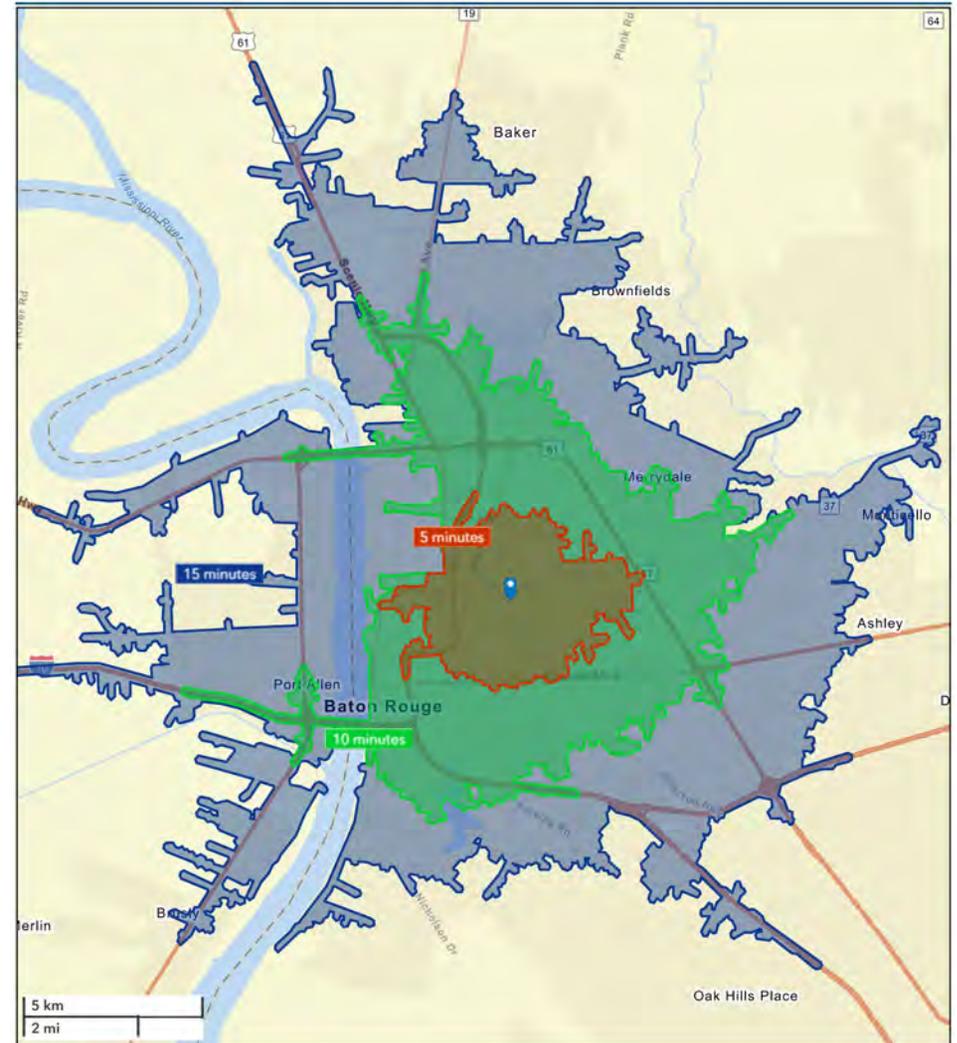
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**±12,649 SF**



**Average Daily Traffic Volume**

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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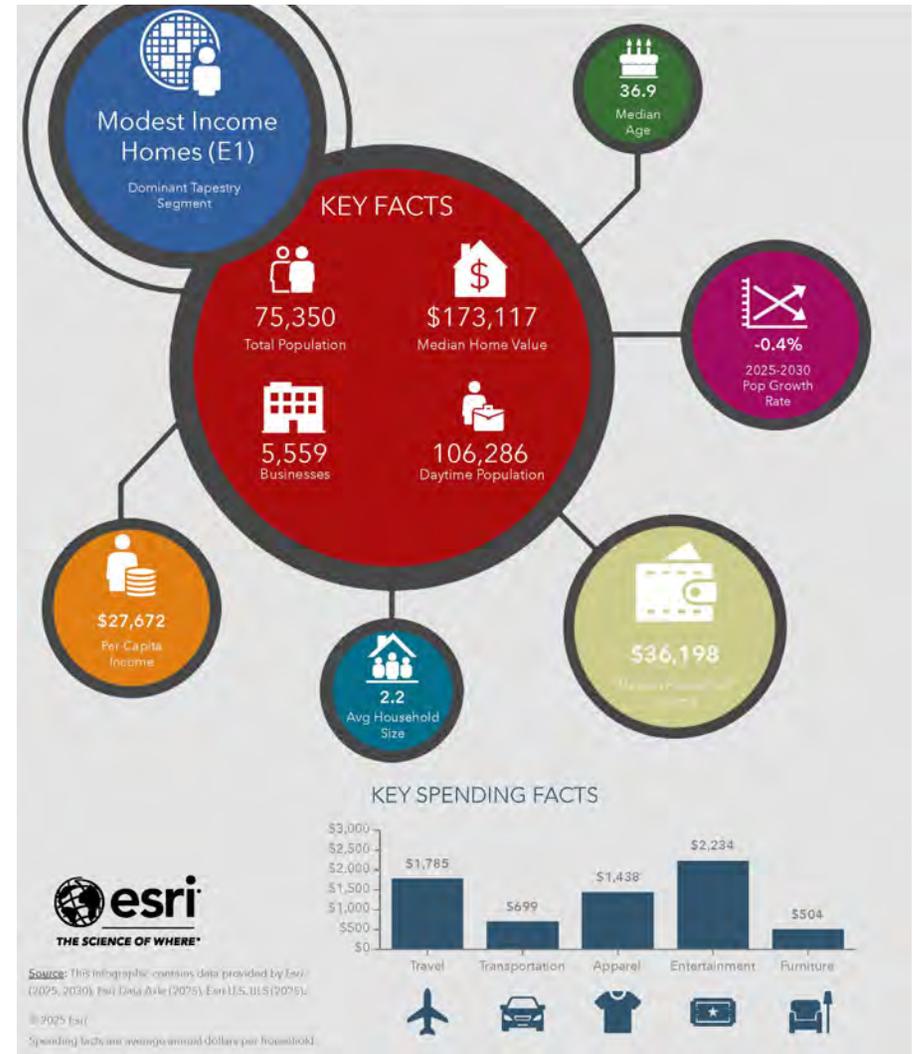
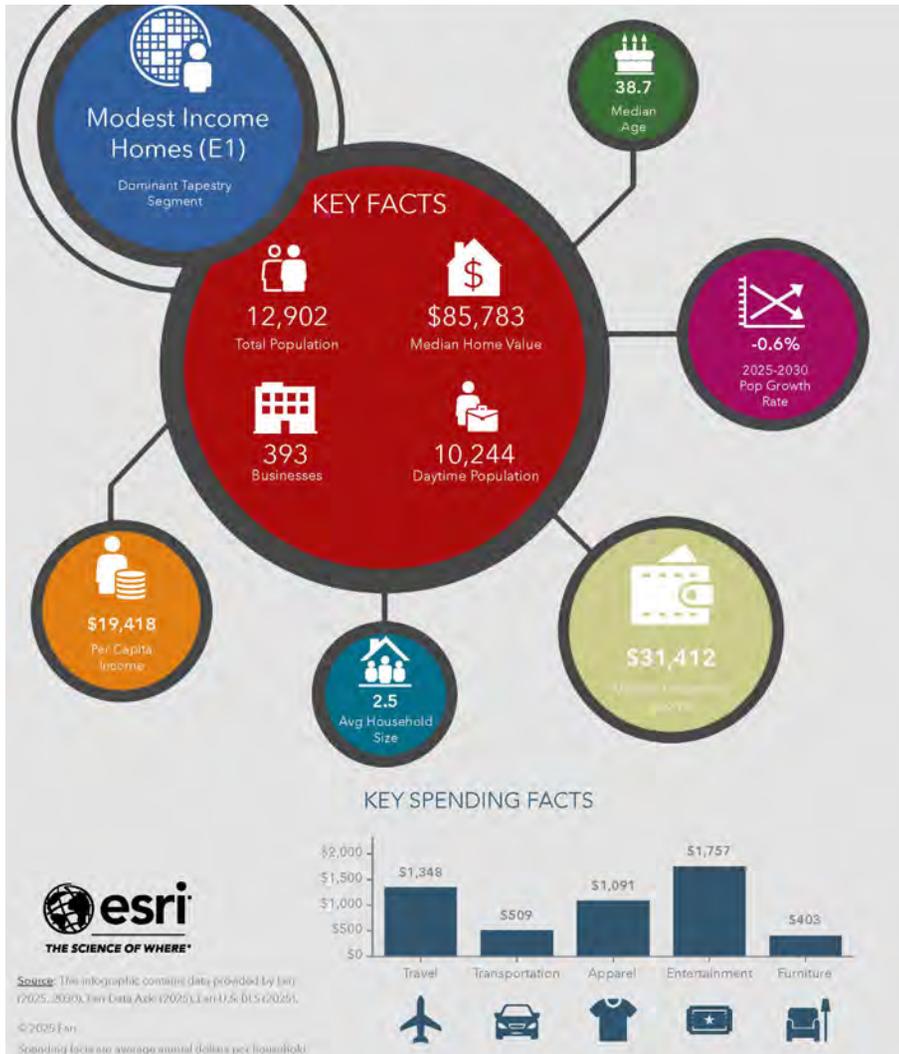
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# DEMOGRAPHIC KEY FACTS: 1 MILE (LEFT) 3 MILES (RIGHT)

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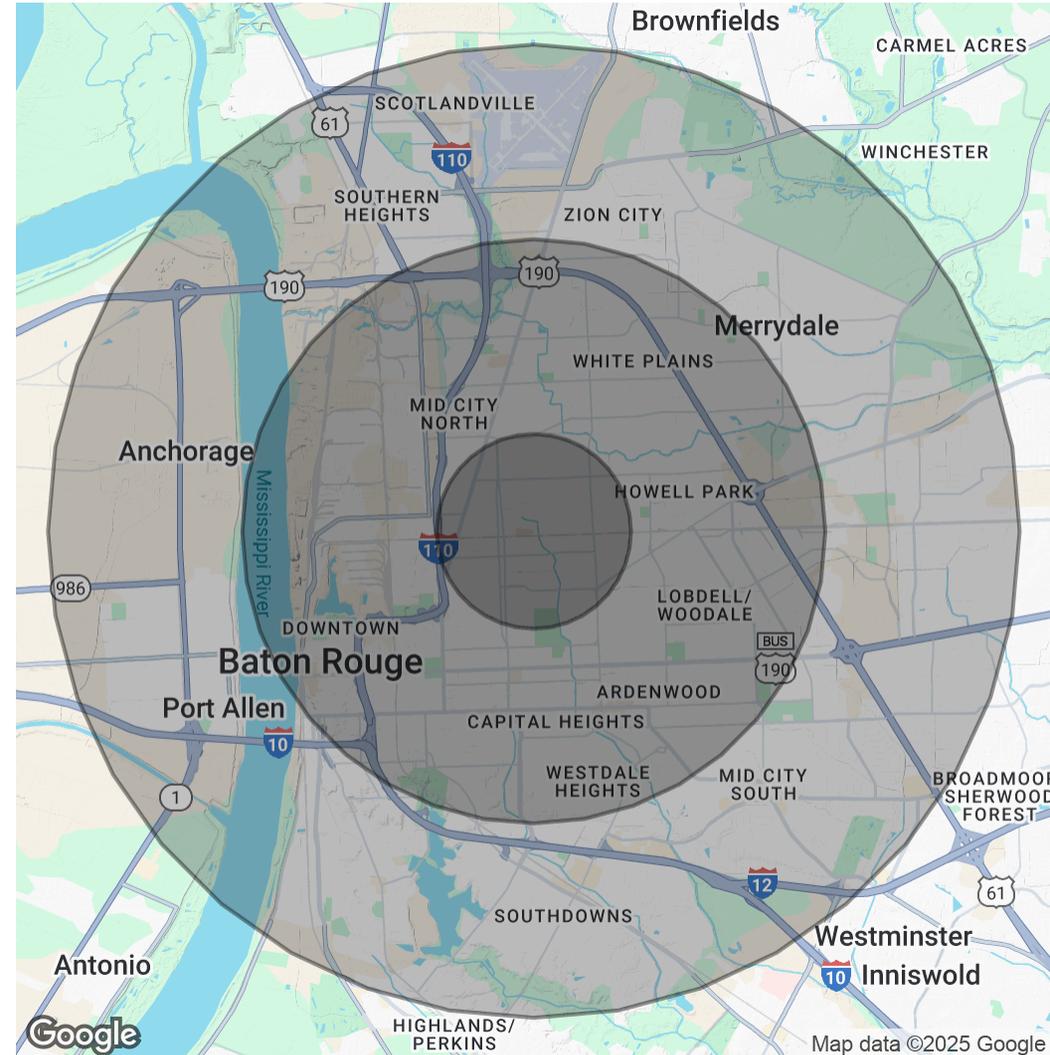
DEMOGRAPHIC SUMMARY

3939 CHOCTAW DR, BATON ROUGE, LA 70805

**±12,649 SF**

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,311	73,634	152,002
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,100	31,167	60,278
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$42,886	\$55,215	\$64,029
Average House Value	\$132,157	\$209,547	\$266,625

Demographics data derived from AlphaMap



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