



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# COURSEY PLAZA SHOPPING CENTER

13847 COURSEY BLVD, BATON ROUGE, LA 70817

1,000 - 4,300 SF



## OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.50 SF/yr (NNN)
Suite C-1: Former Spa Space:	1,100 SF
Suite C-4: Former Hair Salon	1,200 SF
Suite D: Former Gym Space:	2,000 SF
CAM:	\$3.50 SF/yr

## PROPERTY HIGHLIGHTS

- Coursey Plaza Shopping Center - Anchored by Mary Lee Donuts
- Space Available for Lease on Busy Coursey Blvd.
- Suite C-1: Spa Space; 1,100 SF \$14.00/sf + \$3.50 SF CAM (NNN)
- Suite C-4: Hair Salon; 1,200 SF \$16.50/sf + \$3.50 SF CAM (NNN)
- Suite D: Gym Space; 2,000 SF \$14.00/sf + \$3.50 SF CAM (NNN)
- High Traffic and Visibility with Large Pylon Sign and Ample Parking
- Perfect for boutique, Brazilian jujitsu, gymnastics or dance studio, gym, restaurant, bakery, vape shop, CBD, tanning salon, insurance, tax preparation, check cashing, pizza, perfect for dog grooming or training, etc.



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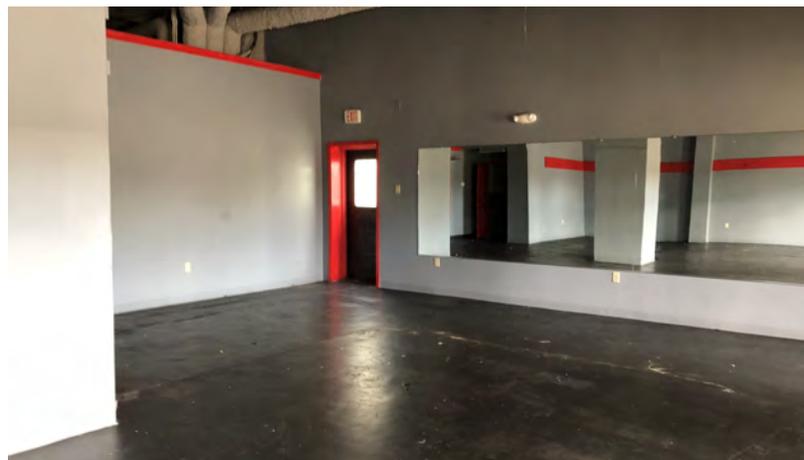
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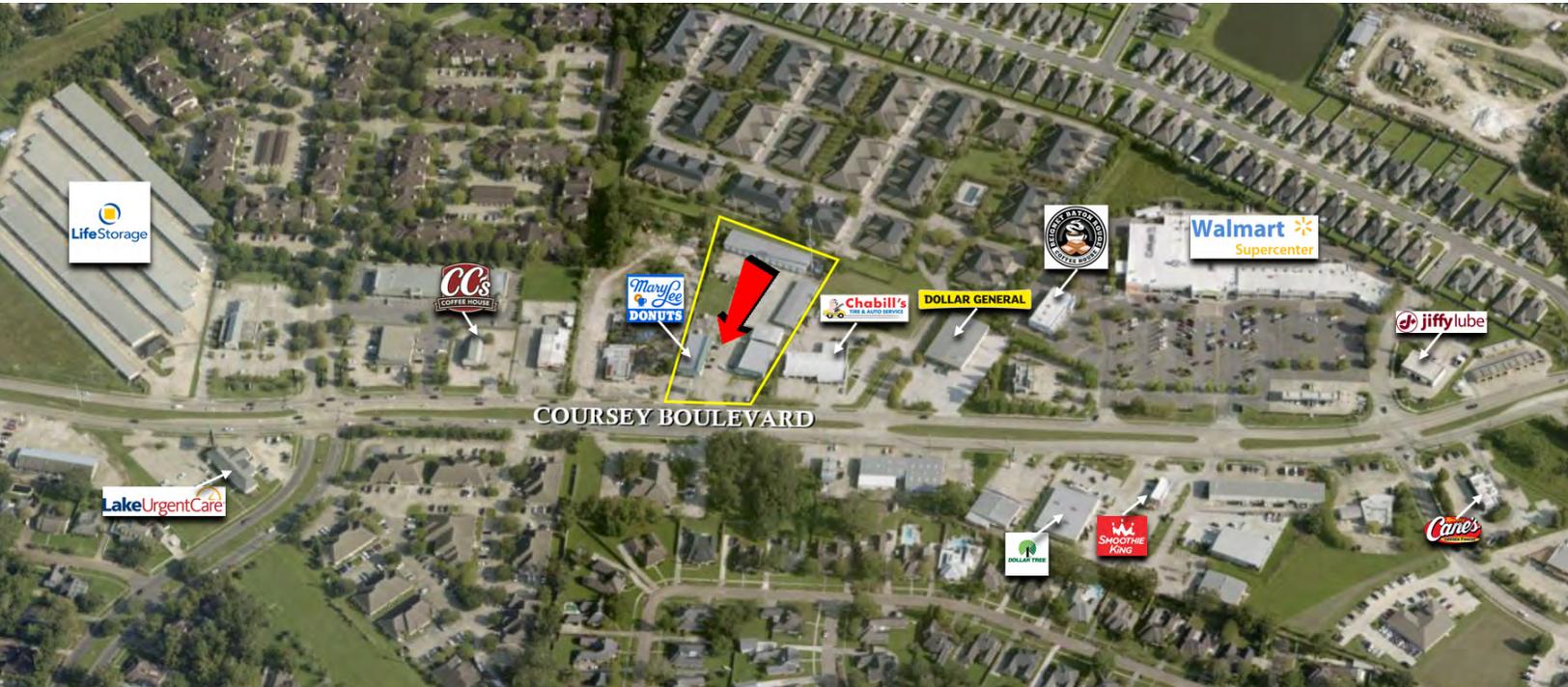
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RETAIL MAP

# COURSEY PLAZA SHOPPING CENTER

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< .5 MILE RADIUS



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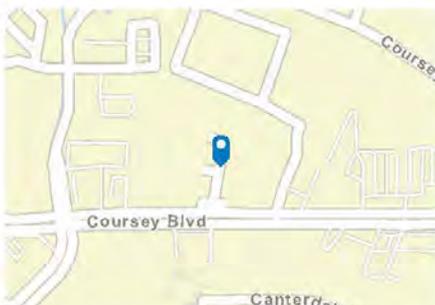
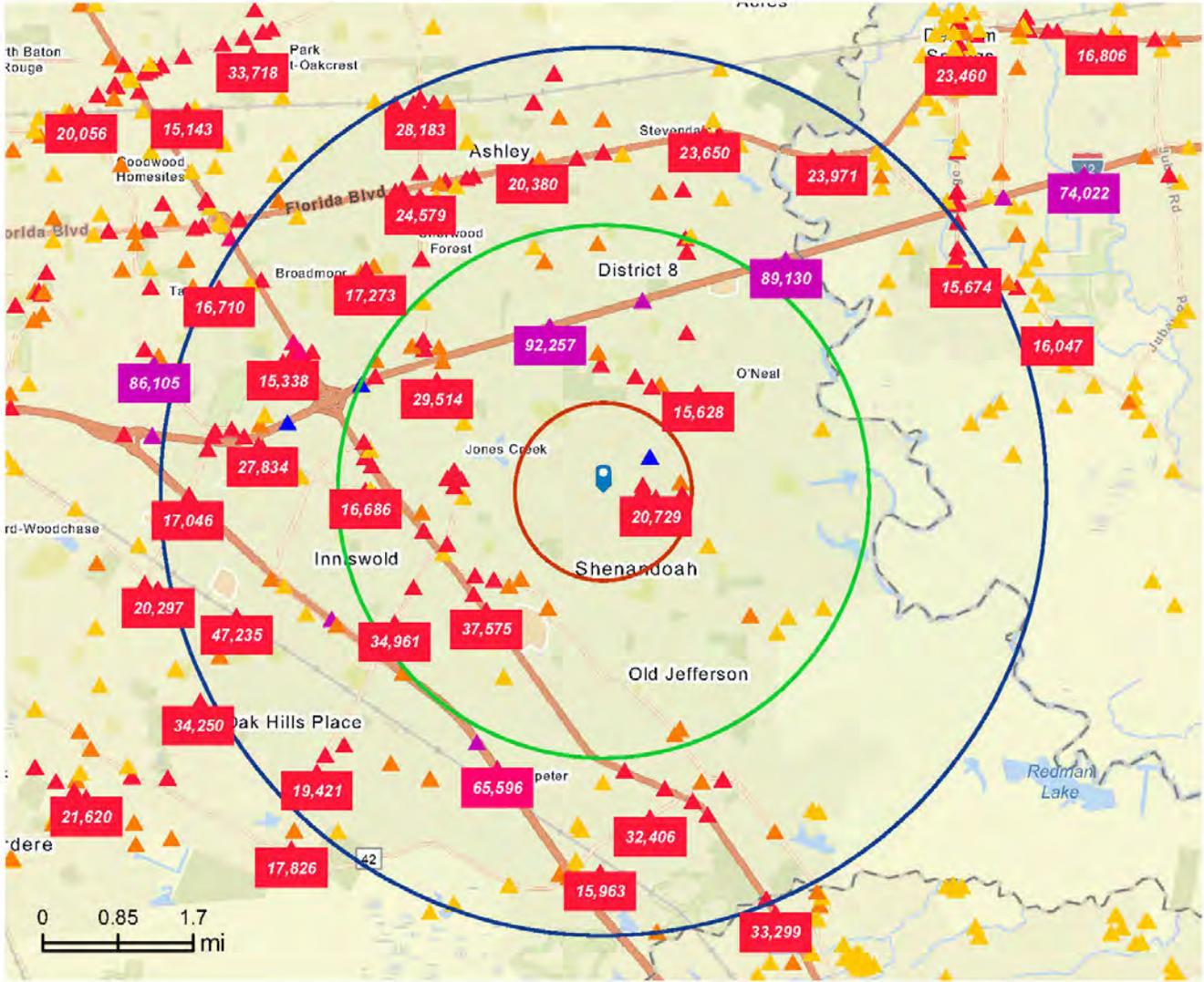
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# TRAFFIC COUNT MAP

## COURSEY PLAZA SHOPPING CENTER

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1, 3, 5 MILE RADII



### 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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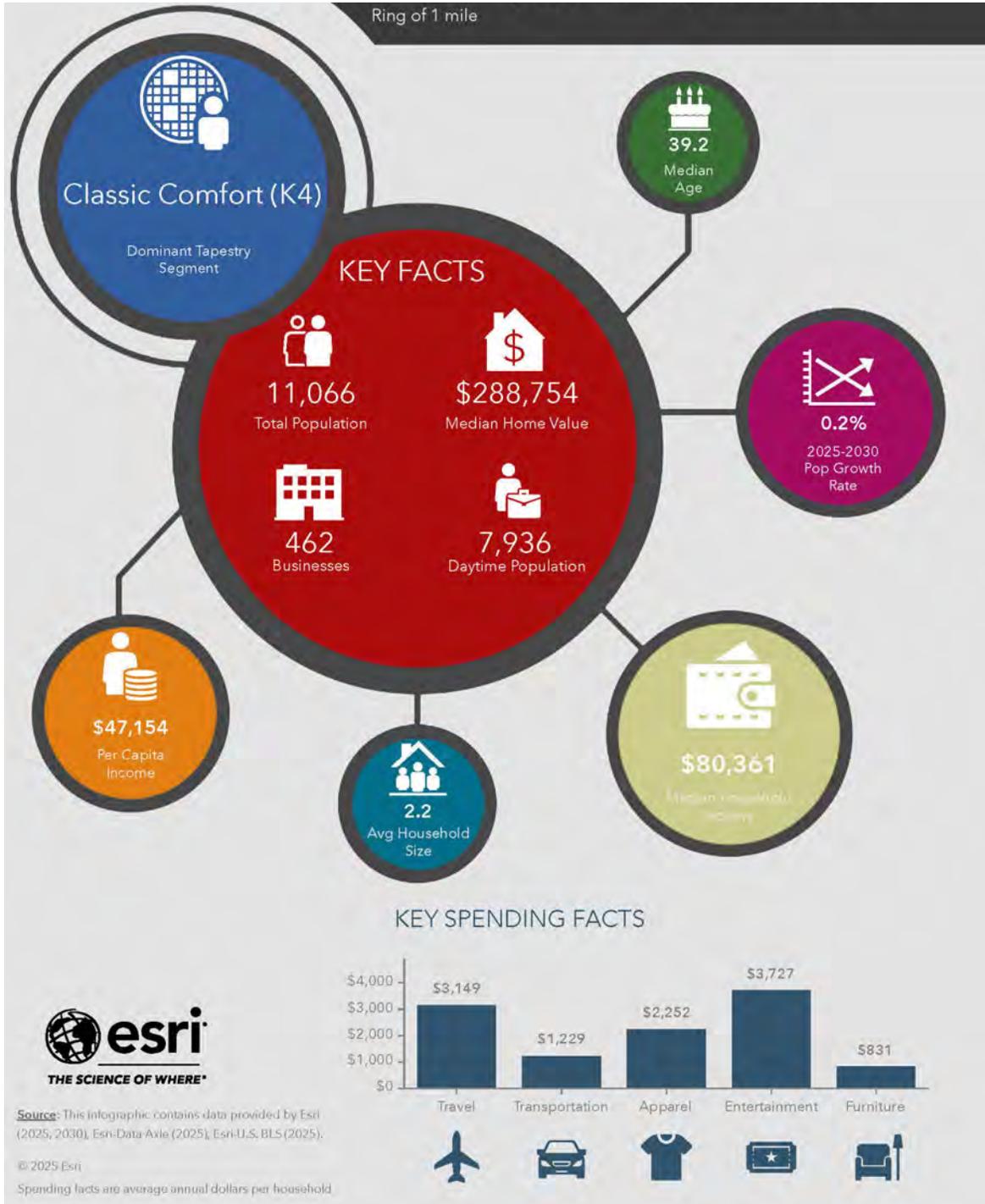
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# DEMOGRAPHIC EXECUTIVE SUMMARY

## COURSEY PLAZA SHOPPING CENTER

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**1 MILE RADIUS**



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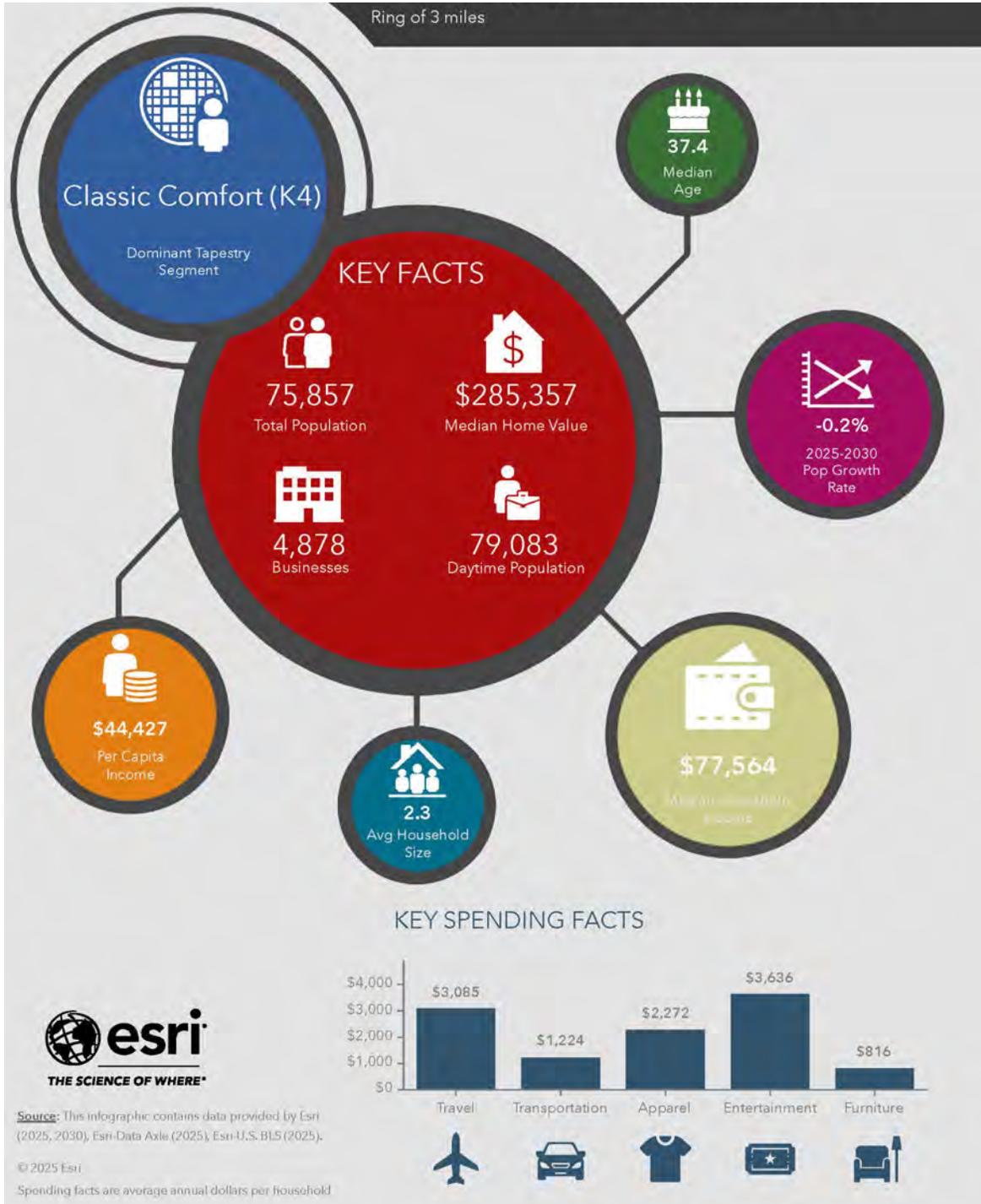
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# DEMOGRAPHIC EXECUTIVE SUMMARY

## COURSEY PLAZA SHOPPING CENTER

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**3 MILE RADIUS**



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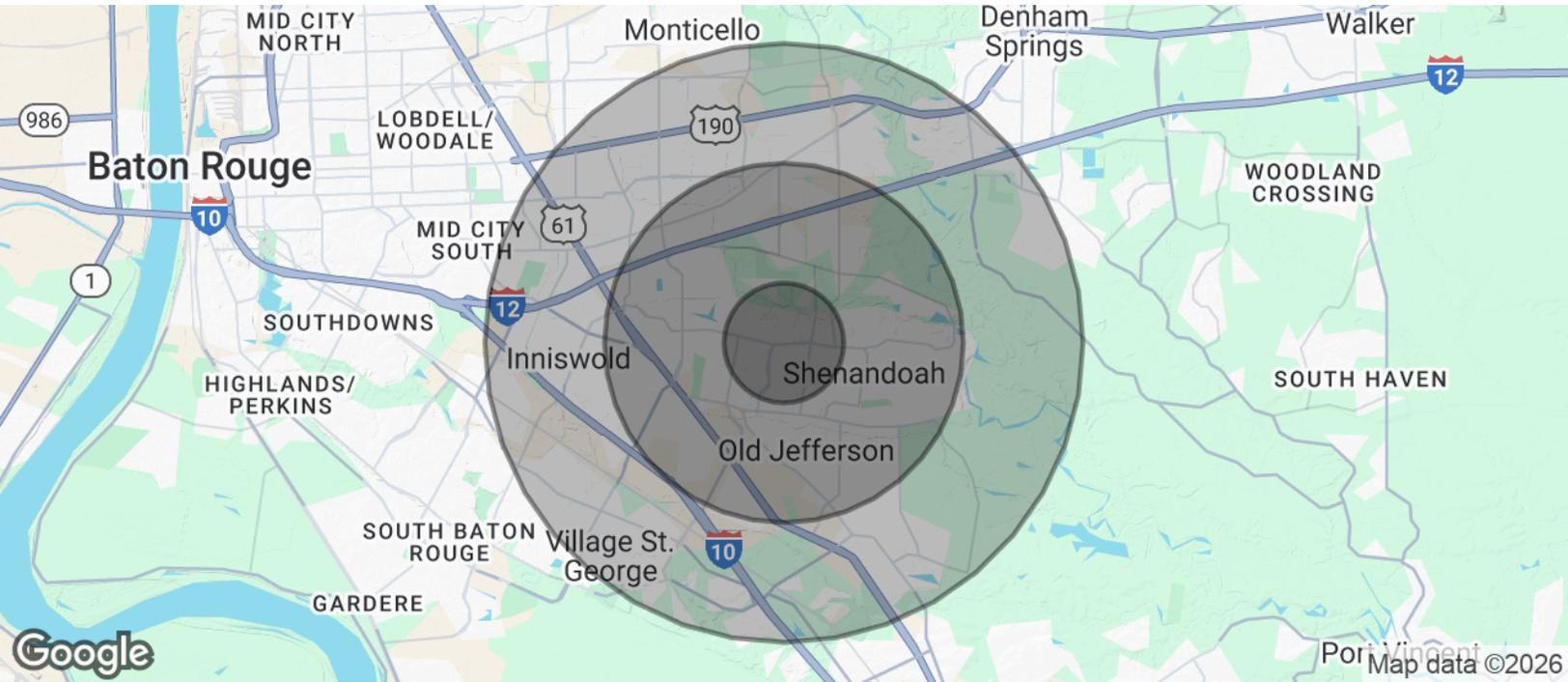
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# DEMOGRAPHIC SUMMARY

## COURSEY PLAZA SHOPPING CENTER

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**1, 3, 5 MILE RADII**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,547	73,557	155,442
Average Age	41	39	40
Average Age (Male)	39	38	39
Average Age (Female)	42	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,603	30,735	64,522
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$98,544	\$98,813	\$103,535
Average House Value	\$272,879	\$291,481	\$316,966

*Demographics data derived from AlphaMap*

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