## FOR SALE

# Former Macy's — Cortana Mall

9301 Cortana PI (NEQ Airline Hwy & Florida Blvd) Baton Rouge, LA 70815

#### SIZE

# 238,000 sf building

PRICE

Please call for pricing.





# **PROPERTY INFO**

- One of the busiest thoroughfares of commuter traffic
- Well positioned to serve East Baton Rouge, Livingston, Ascension, and Tagipahoa Parishes
- The capital region has +/- 820,159 population
- The urban region has +/- 594,309 population
- Area retailers include Dillard's, JCPenney, Sears, Bed Bath & Beyond, Lowe's, Old Navy, Walmart Supercenter, Sam's Club

#### TRAFFIC COUNTS

Airline Hwy	56,768 vpd 50,936 vpd	
Florida Blvd		
Source: CoStar 2014		

### Variable 1 Mile

Johnny Tolson

Stirling Properties

(337) 572-0246

jtolson@stirlingprop.com

2016 DEMOGRAPHIC SUMMARY

Total Population	5,079	75,151	201,739
Daytime Population	8,971	82,884	219,019
Average HH Income	\$64,476	\$63,919	\$66,228
Average Age	43	38	38

3 Miles

5 Miles

estimated for 2016



#### FOR MORE INFORMATION, PLEASE CONTACT

Karla Smith Senior Vice President (214) 252-1189 karla.smith@cbre.com Ryan Pecot Stirling Properties (337) 572-0246 rpecot@stirlingprop.com

**Retail 24/7.** 

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfact the suitability of the property for your needs. FLYER LAST UPDATED 5/19/2016



Former Macy's Cortana Mall

AERIAL

**BATON ROUGE, LA** 

**Retail 24/7.** 



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. MAP LAST UPDATED 5/12/2016



Former Macy's Cortana Mall BATON ROUGE, LA

SITE PLAN

**Retail 24/7.** 



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





LEASE PLAN

**BATON ROUGE, LA** 

**Retail 24/7.** 



© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.