



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FORMER AARON'S FOR LEASE

**4669 Plank Rd
Baton Rouge, LA 70805**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

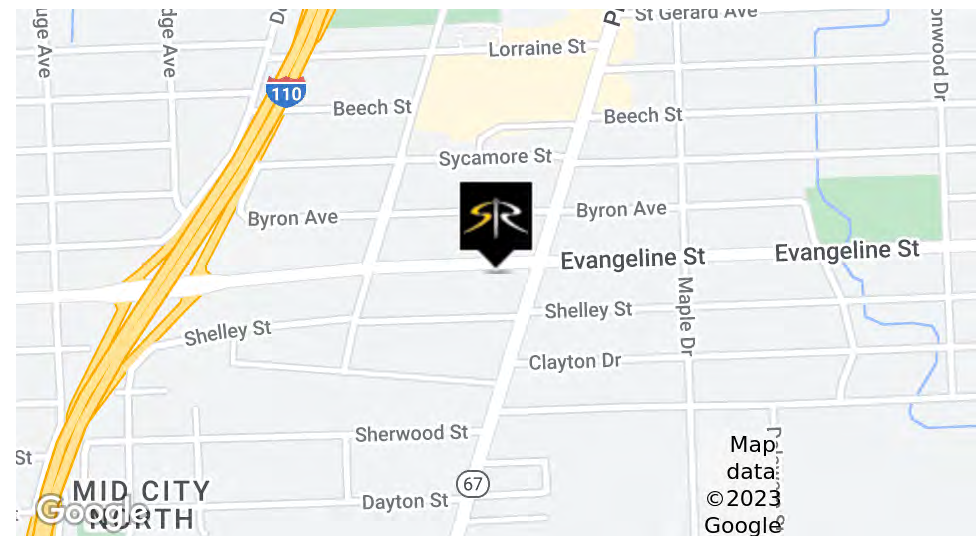


OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Building Size:	8,261 SF
Lot Size:	0.95 Acres
Zoning:	C-2
Flood Zone:	"X"
Plank Rd. Frontage:	112.40'
Evangeline St. Frontage:	349.34'
Traffic Count:	60,000 / Cars per Day

LOCATION OVERVIEW

Located in the Plank Rd. corridor in Baton Rouge, LA.



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.

FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



PROPERTY HIGHLIGHTS

Former Aaron's

- Lease through September 2023
- Hard corner, signalized intersection of Plank Rd. and Evangeline St.
- Lot is 0.95 Acres
- Building is 8,261 SF
- Zoned C-2
- Flood Zone X
- High Traffic and Visibility
- 349.34 feet of frontage on Evangeline St.
- 112.40 feet of frontage on Plank Rd.

- Located in an Enterprise Zone
- Economic Development Zone/Opportunity Zone/Plank Road Corridor
- The Build Baton Rouge Plank Road Corridor Vision: "The Plank Road Corridor is a thriving, socially diverse, and walkable network of neighborhoods anchored by strong local businesses, quality housing, and resilient infrastructure."

PROPERTY HIGHLIGHTS:

- Long Time Operating History at this High-Performing Location.
- Strong high-traffic retail corridor.
- Serving Over 135,000 Residents in Established Trade Area
- Average Household Income Exceeds \$72,000 within 3 and 5 Miles
- Strategic Location, Highly Visible to Cars/Day Along Major Artery
- Just Off I-110 with 60,000 Cars/Day, Direct Access to Baton Rouge, LA
- Surrounding Area Retailers include: Raising Cane's, Rainbow, Shoppers Value Foods, Tony's Seafood Market & Deli, Walgreens, Krispy Kreme Doughnuts, Planet Fitness, Exxon, Shell, O'Reilly Auto Parts, etc.
- Close Proximity to Amazon's New \$200 million 3.8 Million SF State-of-the-Art Fulfillment and Distribution Facility
- Strong Daytime Population, More Than 129,241 Employees within a 5-Mile Radius
- Close Proximity to LSU and Southern with 45,671 Students and Several K-12 Schools with Over 40,283 Students in EBR.

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

ASSESSOR AERIAL
FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



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

RETAIL MAP

FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



SUBJECT PROPERTY
8,261 SF BLDG.
0.95 ACRE LOT

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.

INTERIOR
FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



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.

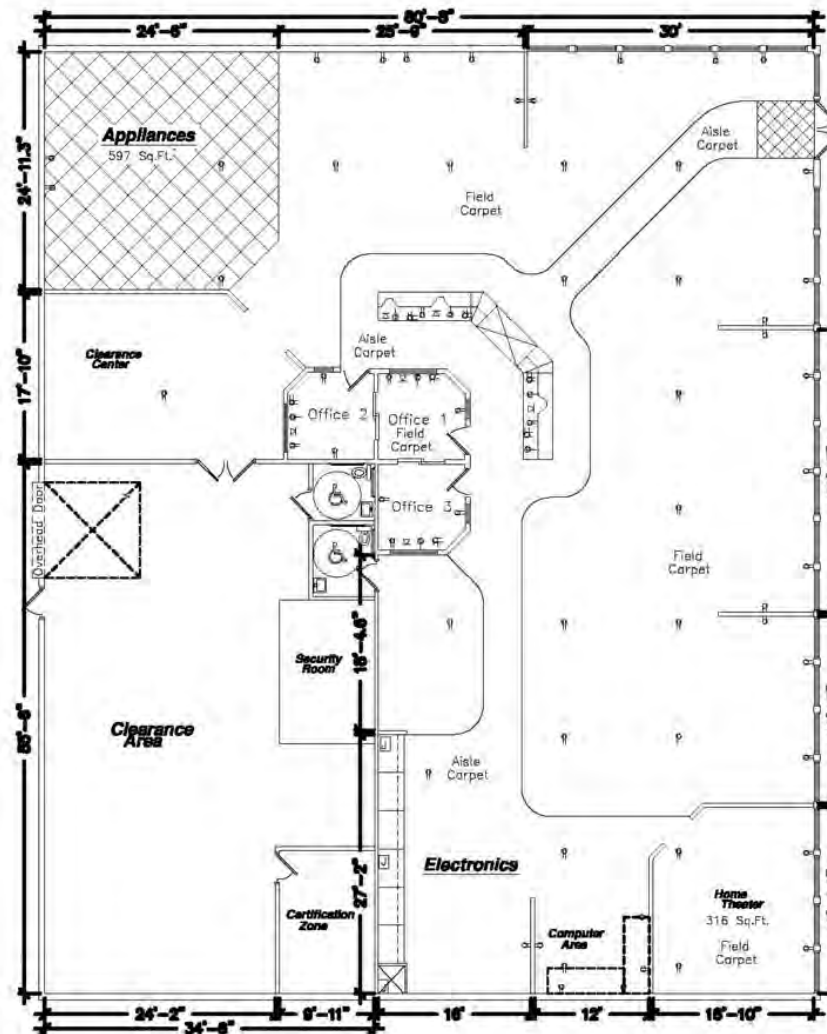


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FLOOR PLAN FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



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.



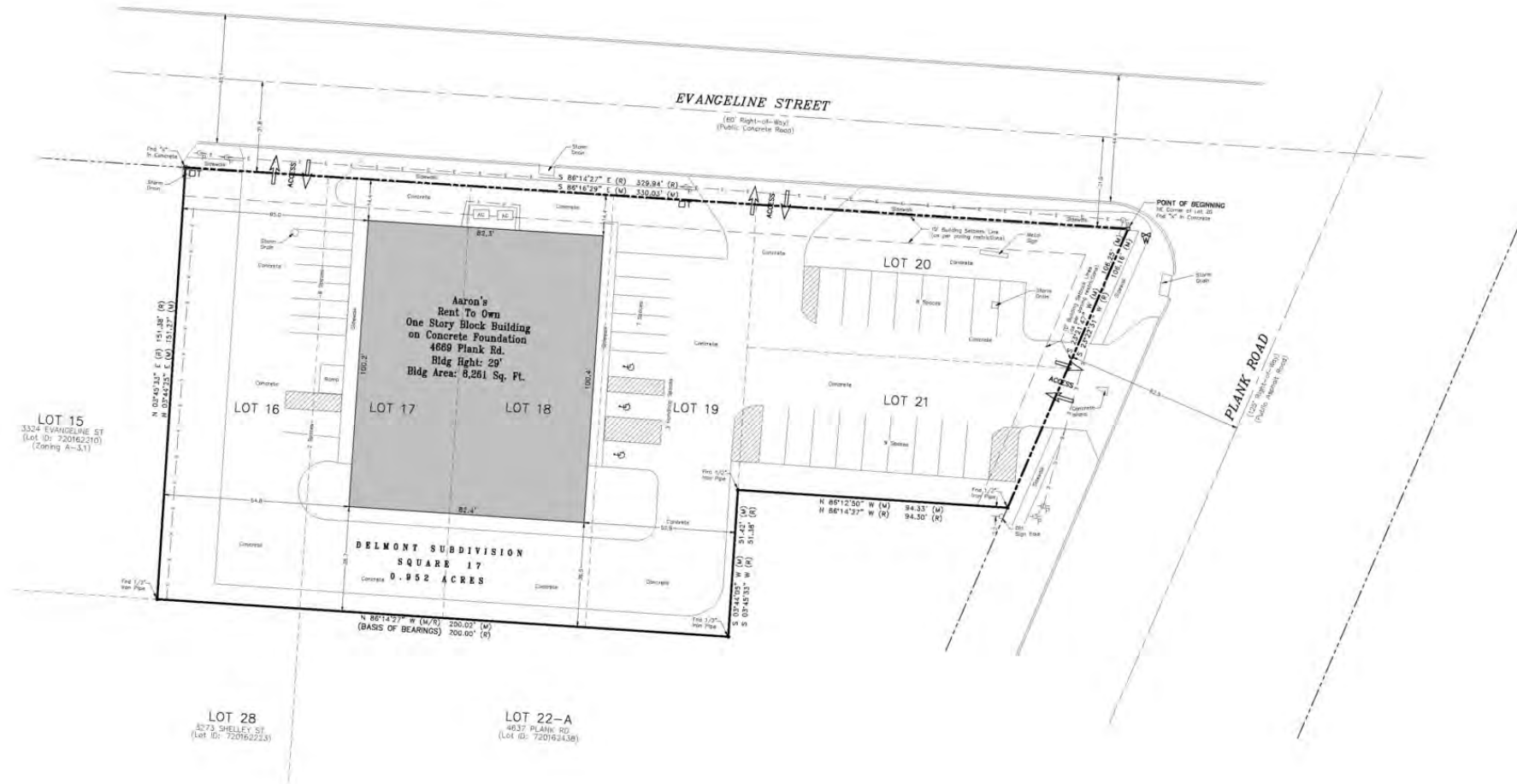
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SURVEY

FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



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.

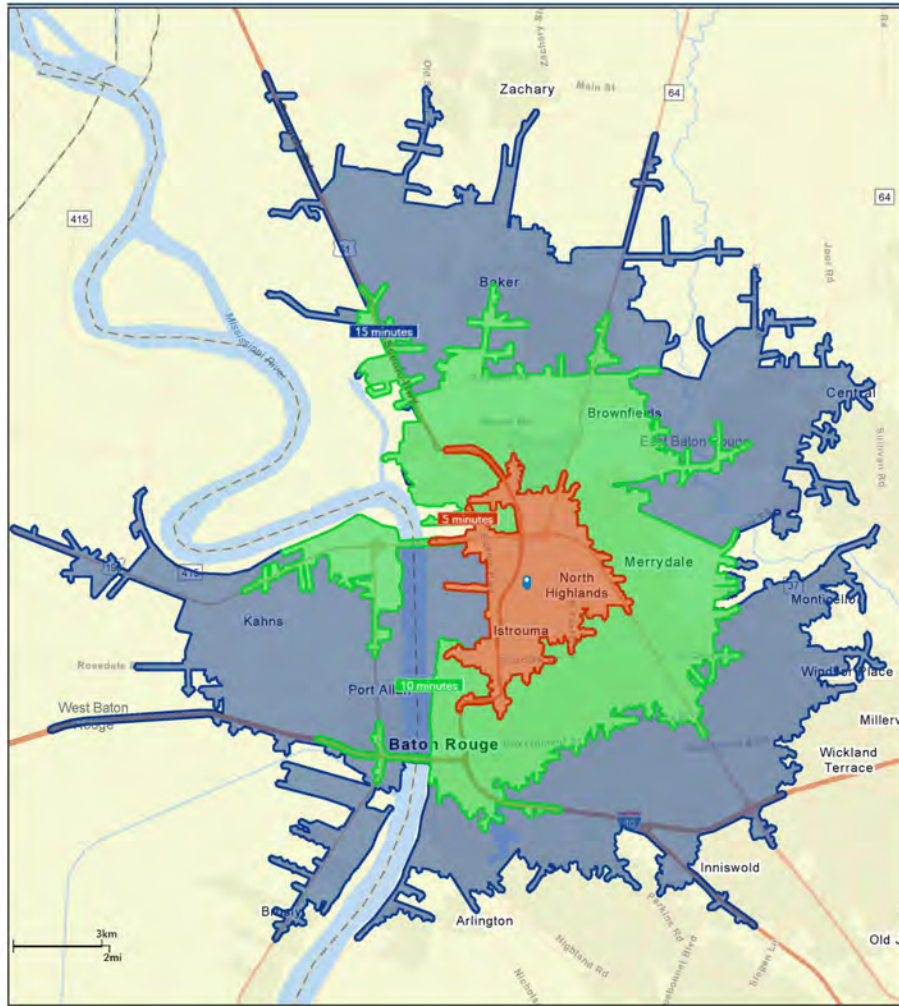


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME & TRAFFIC COUNT MAPS FORMER AARON'S FOR LEASE

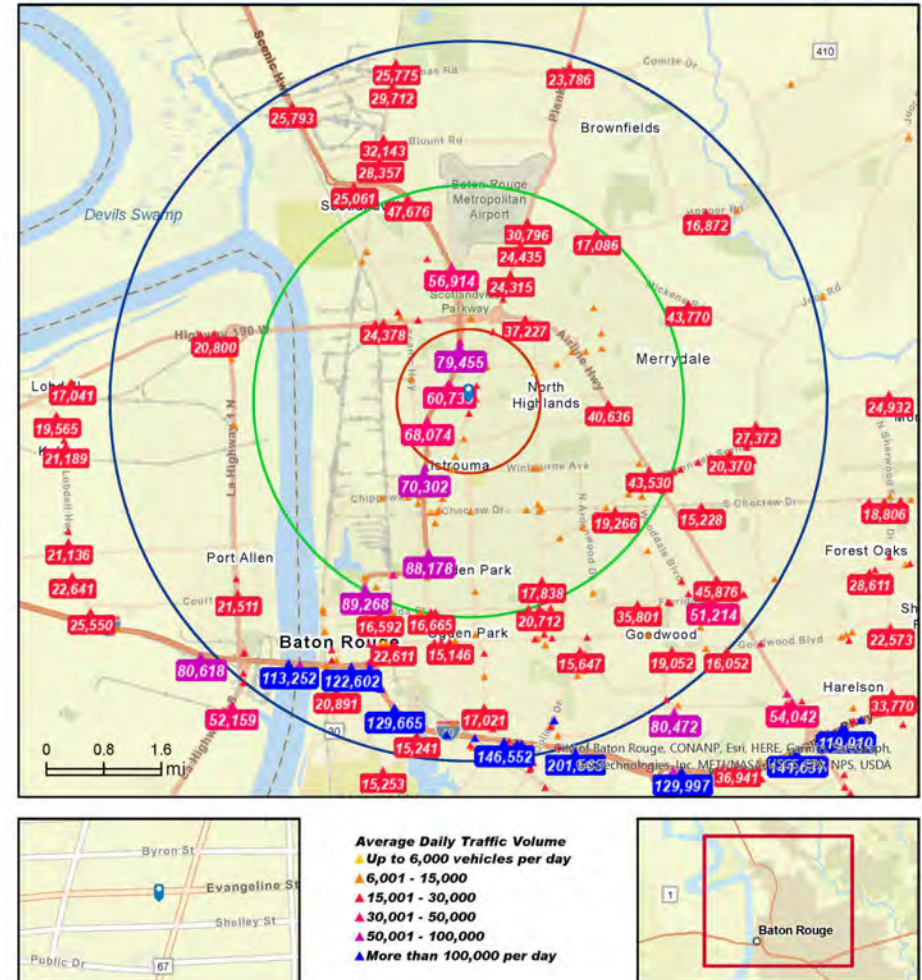
4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



Drive Time Map: 5, 10, 15 Minutes

March 10, 2023



Traffic Count Map: 1, 3, 5 Mile Radii

March 10, 2023

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 MAPS

FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES



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.



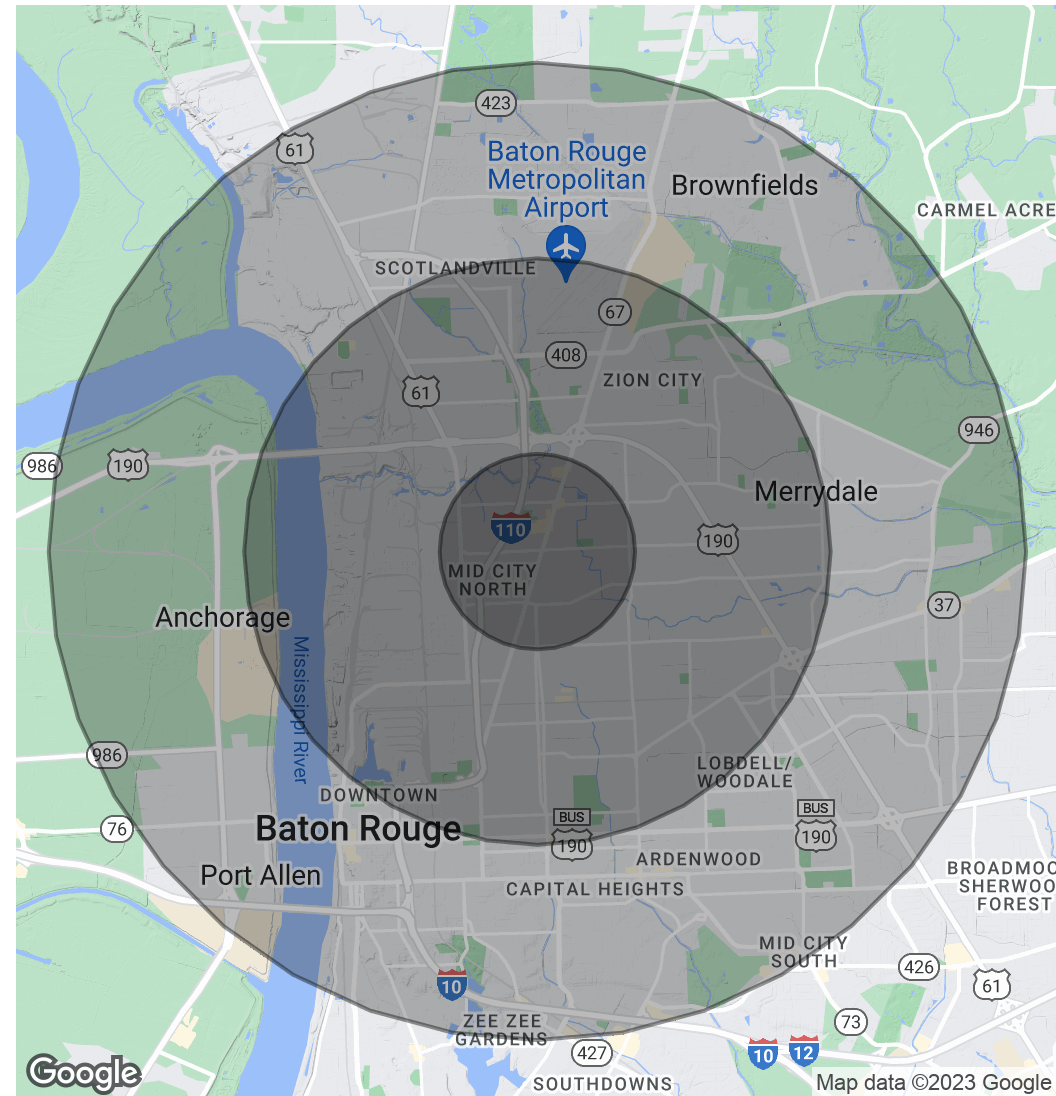
DEMOGRAPHICS: 1, 3, 5 MILES
FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,002	66,086	139,136
Average Age	32.4	32.6	35.9
Average Age (Male)	29.7	31.1	33.9
Average Age (Female)	34.4	34.9	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,309	27,284	63,515
# Of Persons Per HH	2.3	2.4	2.2
Average HH Income	\$28,241	\$36,452	\$54,688
Average House Value	\$86,853	\$111,929	\$156,996

** 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.

