



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



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EXECUTIVE SUMMARY

FORMER AARON'S FOR LEASE

4669 PLANK RD, BATON ROUGE, LA 70805

8,261 SF BLDG. | 0.95 ACRES

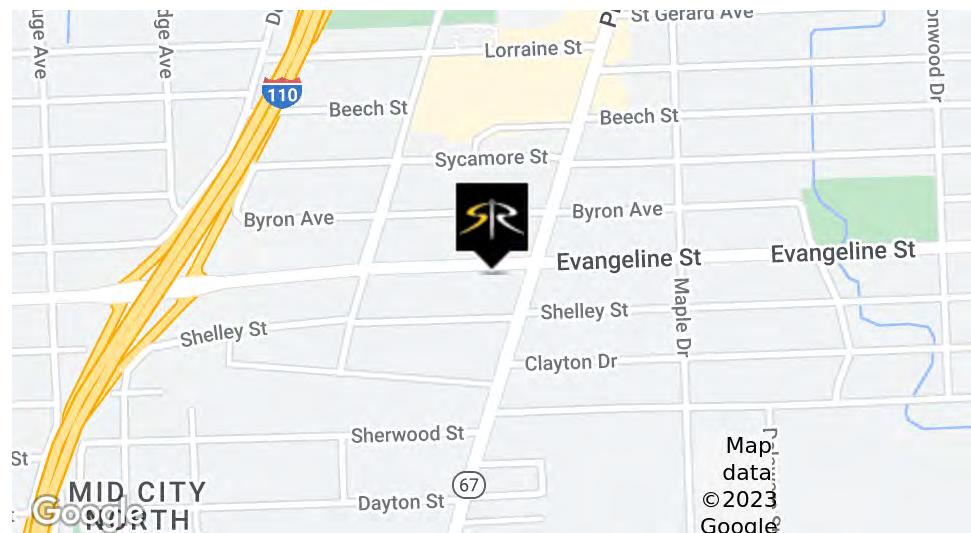


OFFERING SUMMARY

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.



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PROPERTY HIGHLIGHTS

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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.

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SAURAGE ROTENBERG[®]
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ASSESSOR AERIAL

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RETAIL MAP

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INTERIOR

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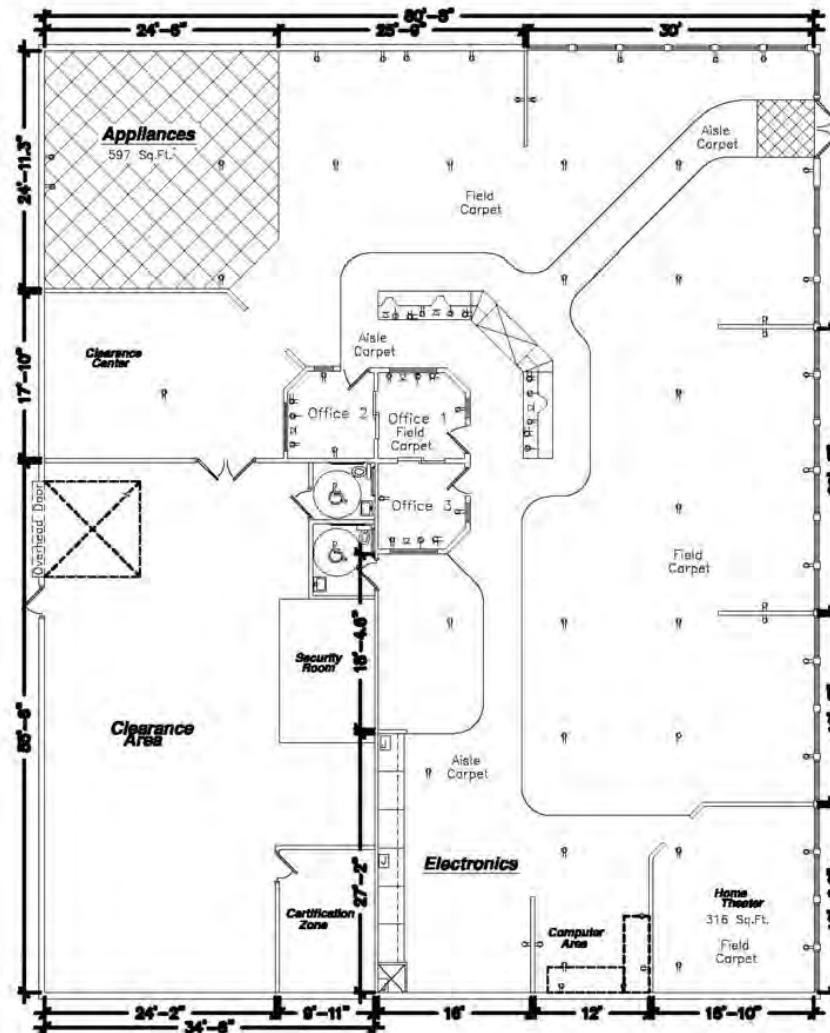
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FLOOR PLAN

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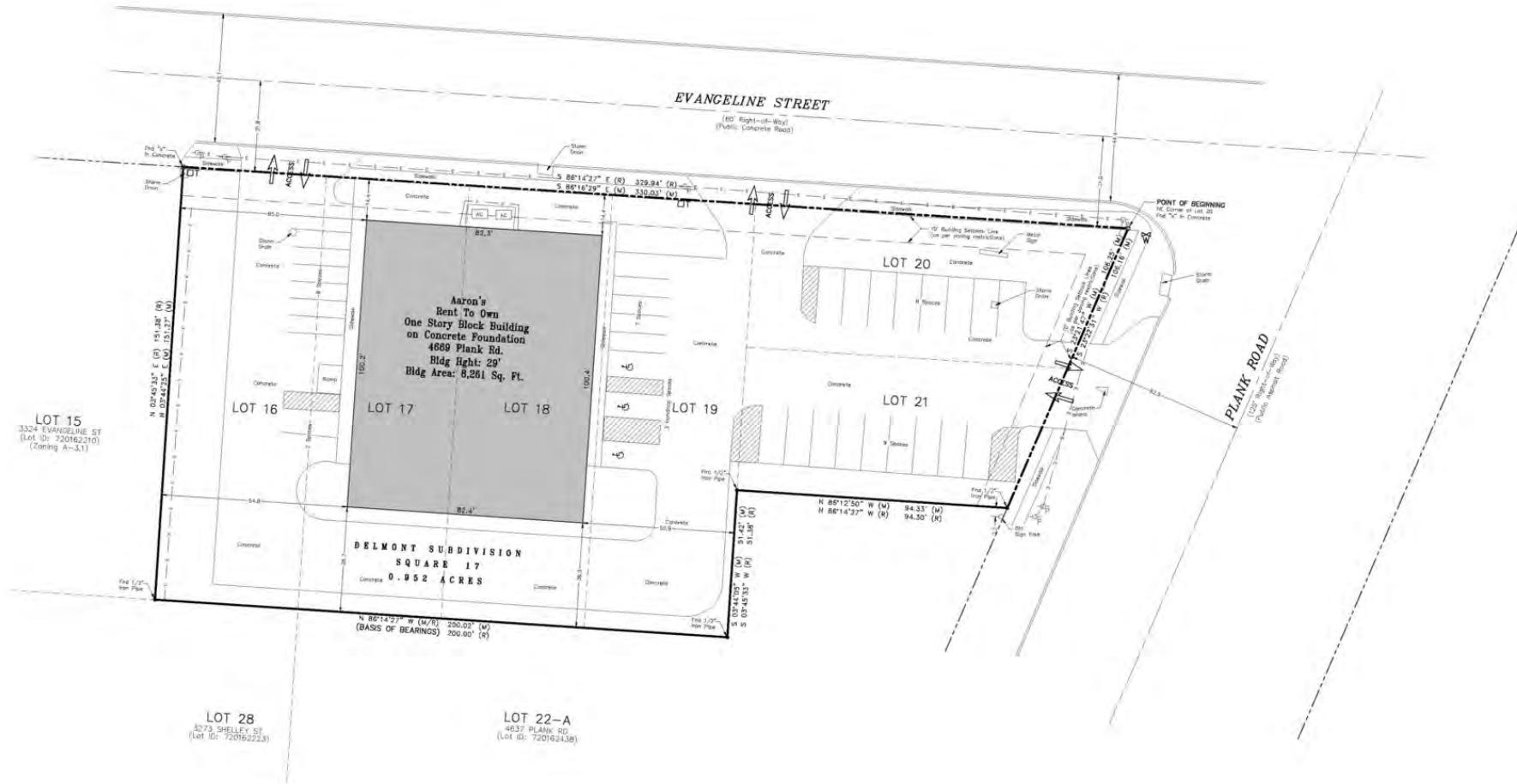
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SURVEY

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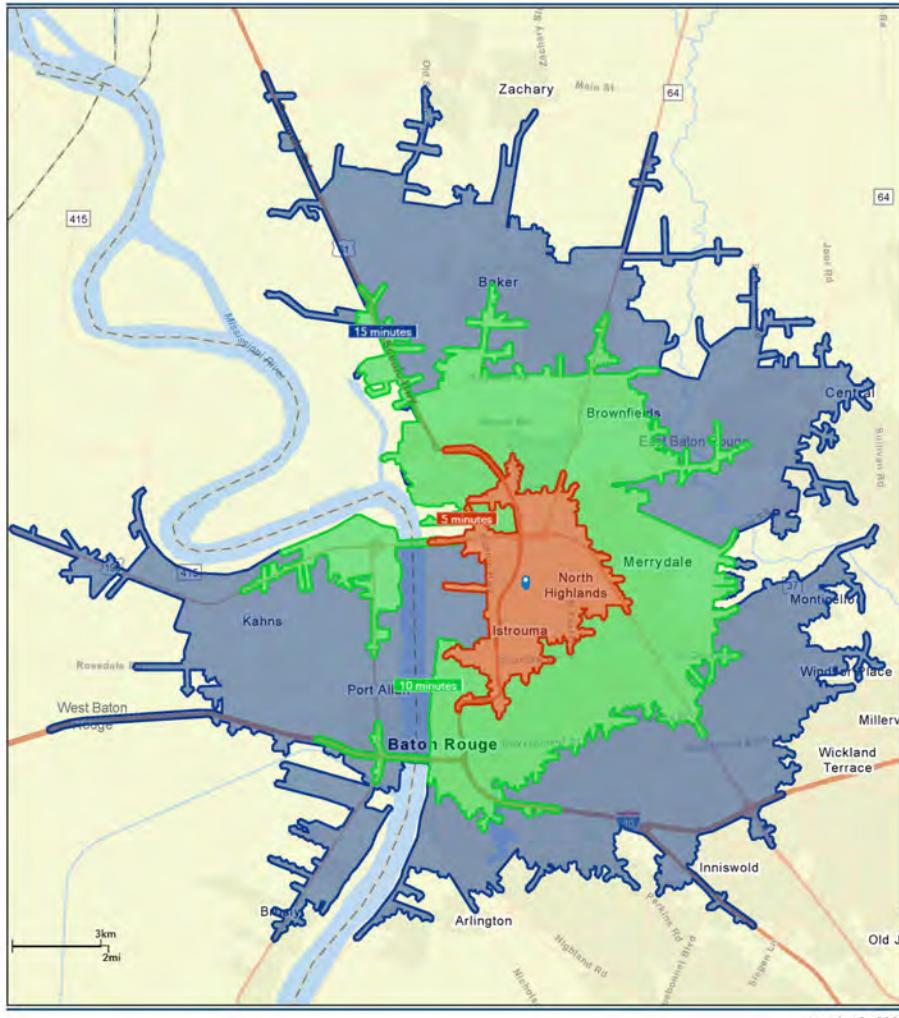
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DRIVE TIME & TRAFFIC COUNT MAPS

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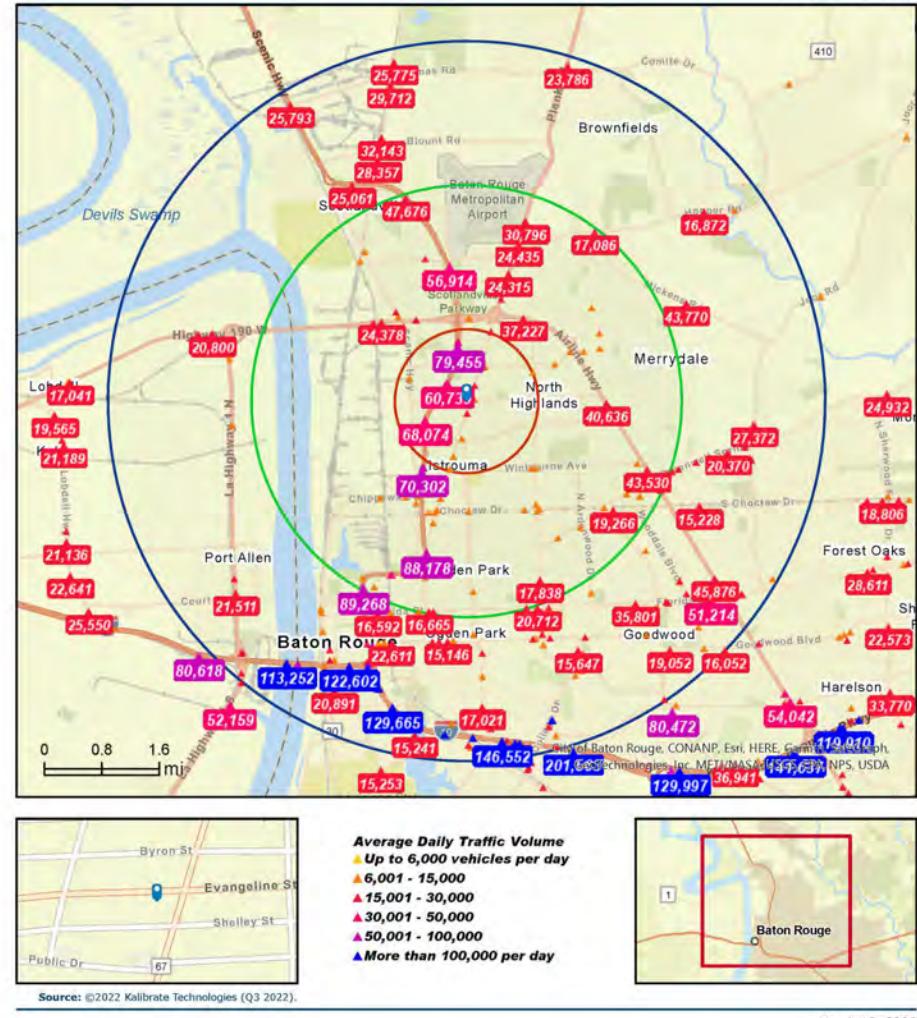


Drive Time Map: 5, 10, 15 Minutes

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Traffic Count Map: 1, 3, 5 Mile Radii

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LOCATION MAPS

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DEMOGRAPHICS: 1, 3, 5 MILES

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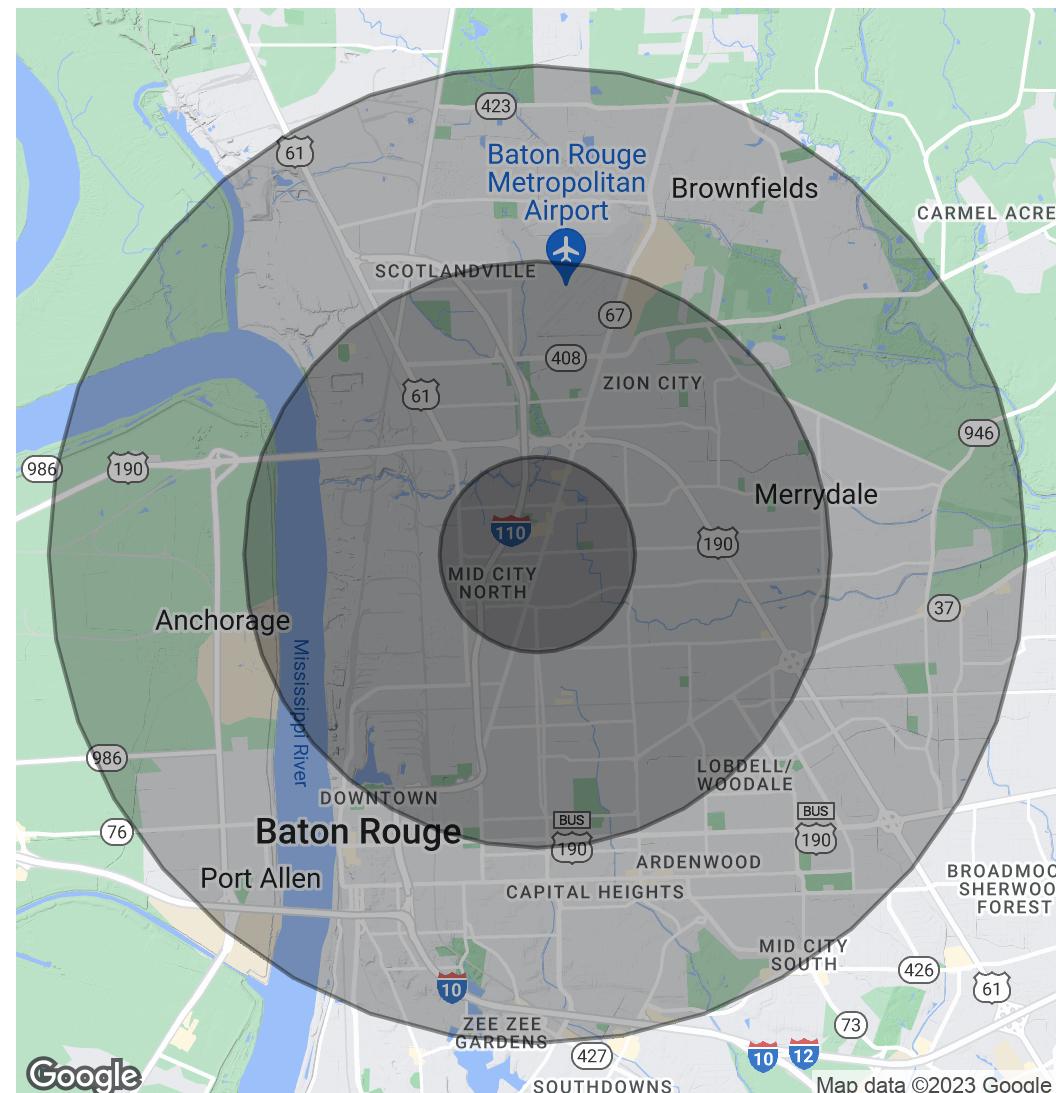
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,002	66,086	139,136
Average Age	32.4	32.6	35.9
Average Age (Male)	29.7	31.1	33.9
Average Age (Female)	34.4	34.9	37.7

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



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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



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5135 BLUEBONNET BOULEVARD

BATON ROUGE, LA 70809

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

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