



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

EXCELLENT RETAIL LOCATION ON FLORIDA BLVD.

9980 FLORIDA BLVD, BATON ROUGE, LA 70815

\$375,000

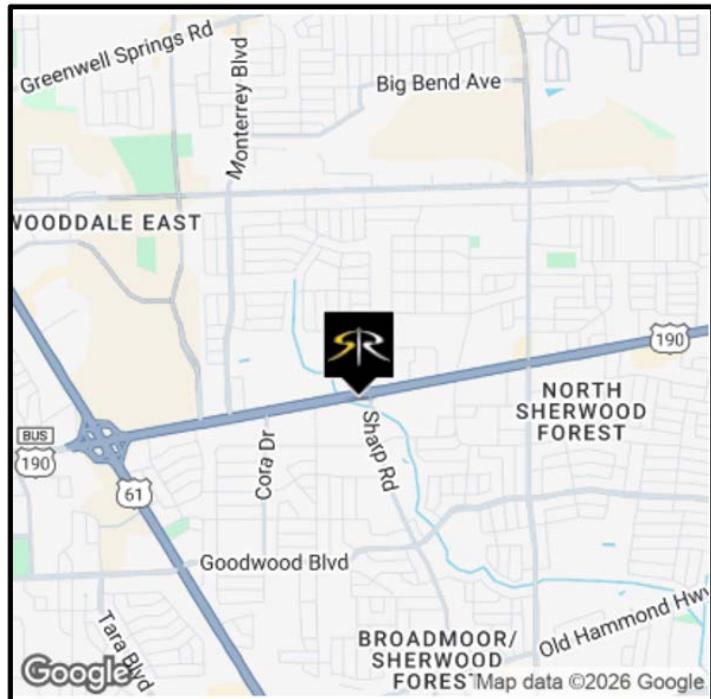


OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	36,590 SF
Frontage:	360'
Zoning:	C2
Traffic Count:	24,000+/CPD

PROPERTY HIGHLIGHTS

- Excellent Retail Location on Florida Blvd @ Sharp Rd.
- High Visibility & High Traffic Count
- Heavy Commercial Zoning - C-2
- Call Agent for Details



LARRY DIETZ, CCIM

Associate Broker

225.315.7686

larry@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard

Baton Rouge, LA 70809

225.766.0000 | sauragerotenberg.com



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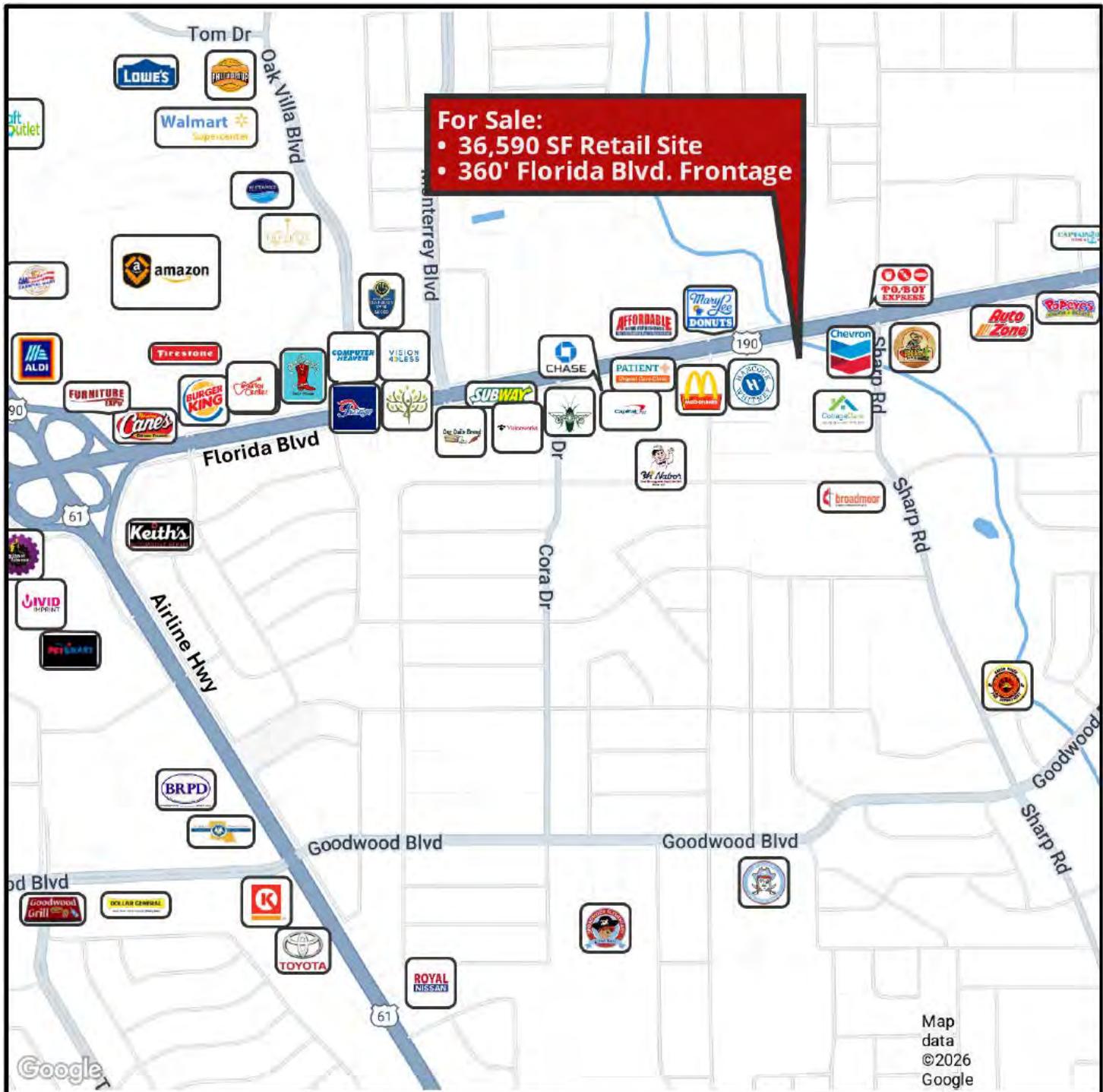
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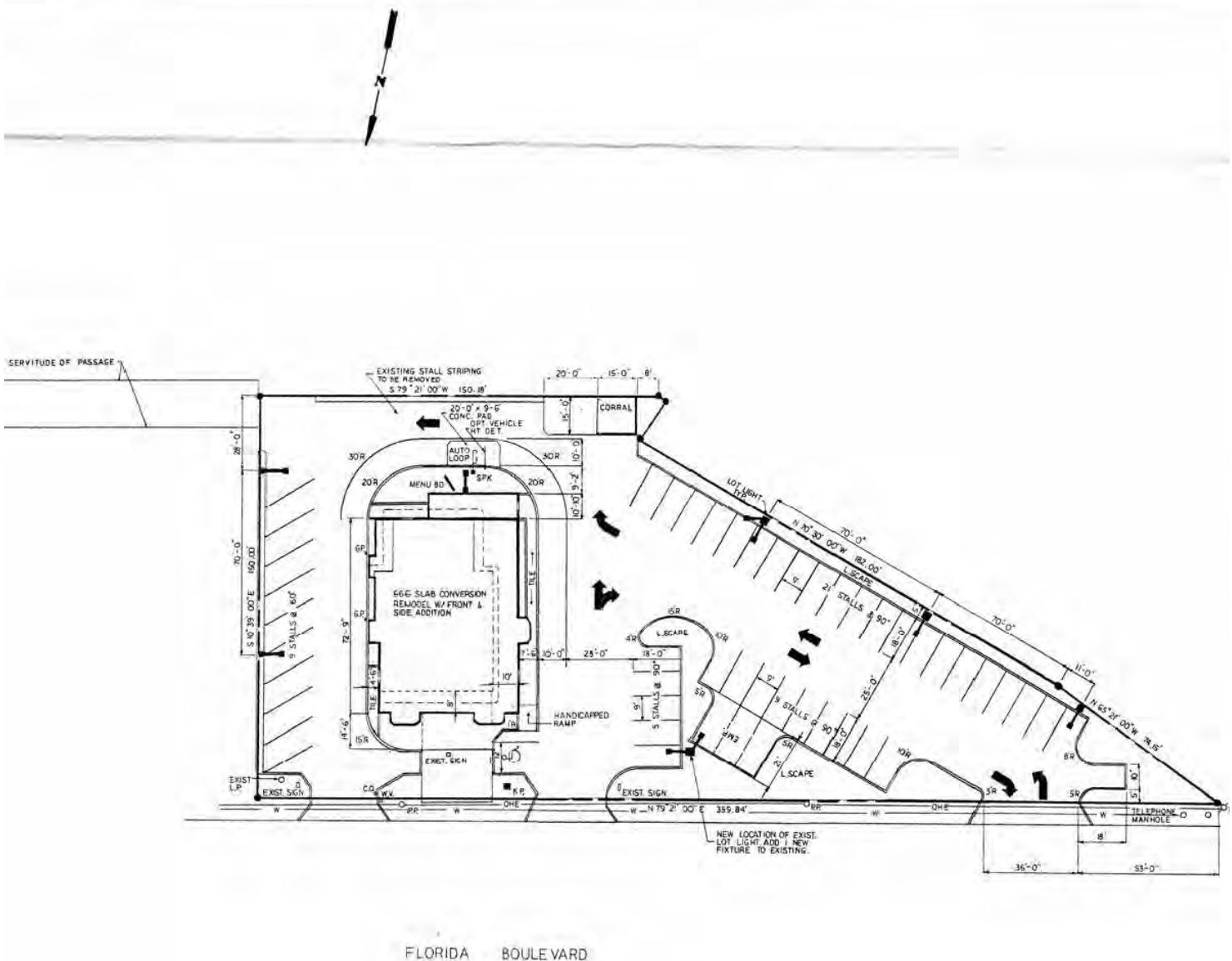


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FLORIDA BOULEVARD

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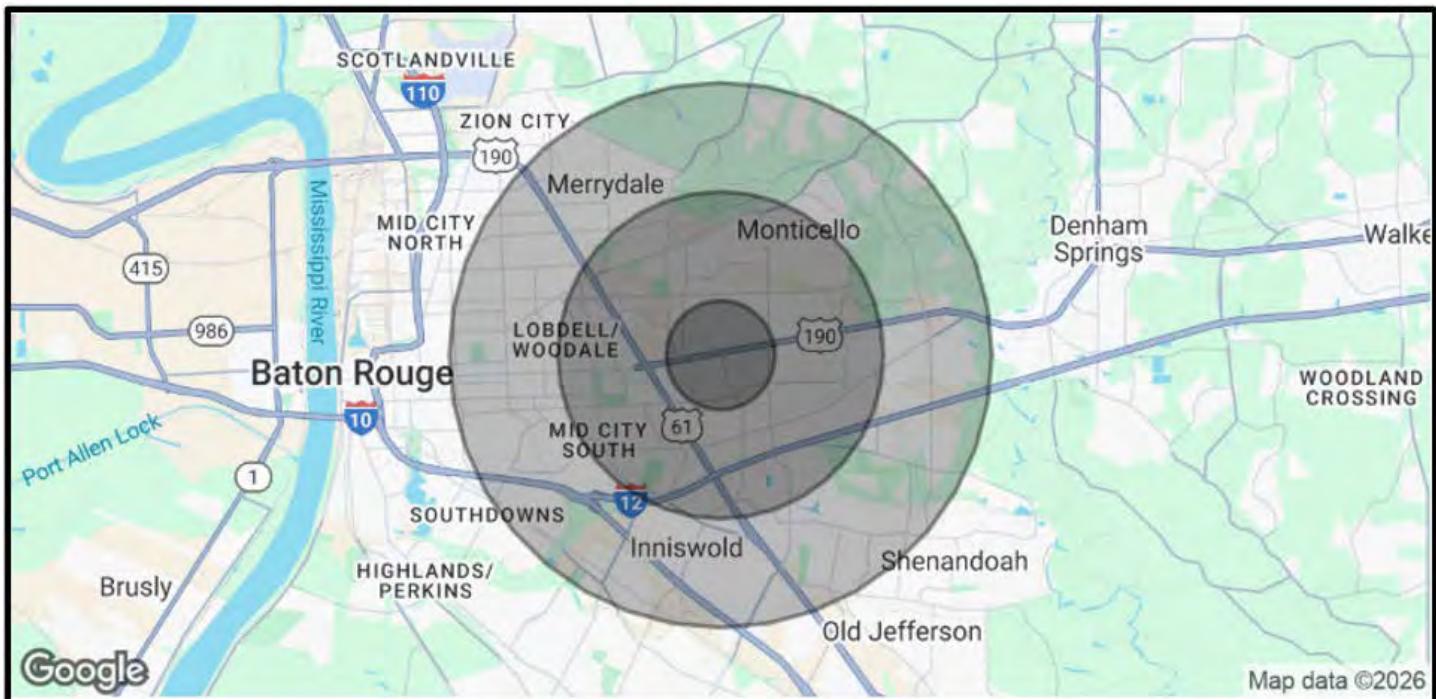
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DEMOGRAPHICS

EXCELLENT RETAIL LOCATION ON FLORIDA BLVD.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,810	78,673	191,657
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,919	32,100	79,167
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$66,636	\$76,143	\$80,182
Average House Value	\$205,244	\$245,111	\$264,730

Demographics data derived from AlphaMap

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