



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

85' X 135' VACANT LAND AVAILABLE FOR LEASE

FOR LEASE
BATON ROUGE, LA 70806

\$1,000 MONTHLY



OFFERING SUMMARY

| | |
|---------------|----------------------|
| Lease Rate: | \$1,000.00 per month |
| Available SF: | 11,475 SF |
| Lot Size: | 85' X 135' |

PROPERTY HIGHLIGHTS

- Vacant Lot available for lease measuring ± 85' x 135'
- Ideal for a variety of uses



CARMEN AUSTIN, MBA, CCIM
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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.

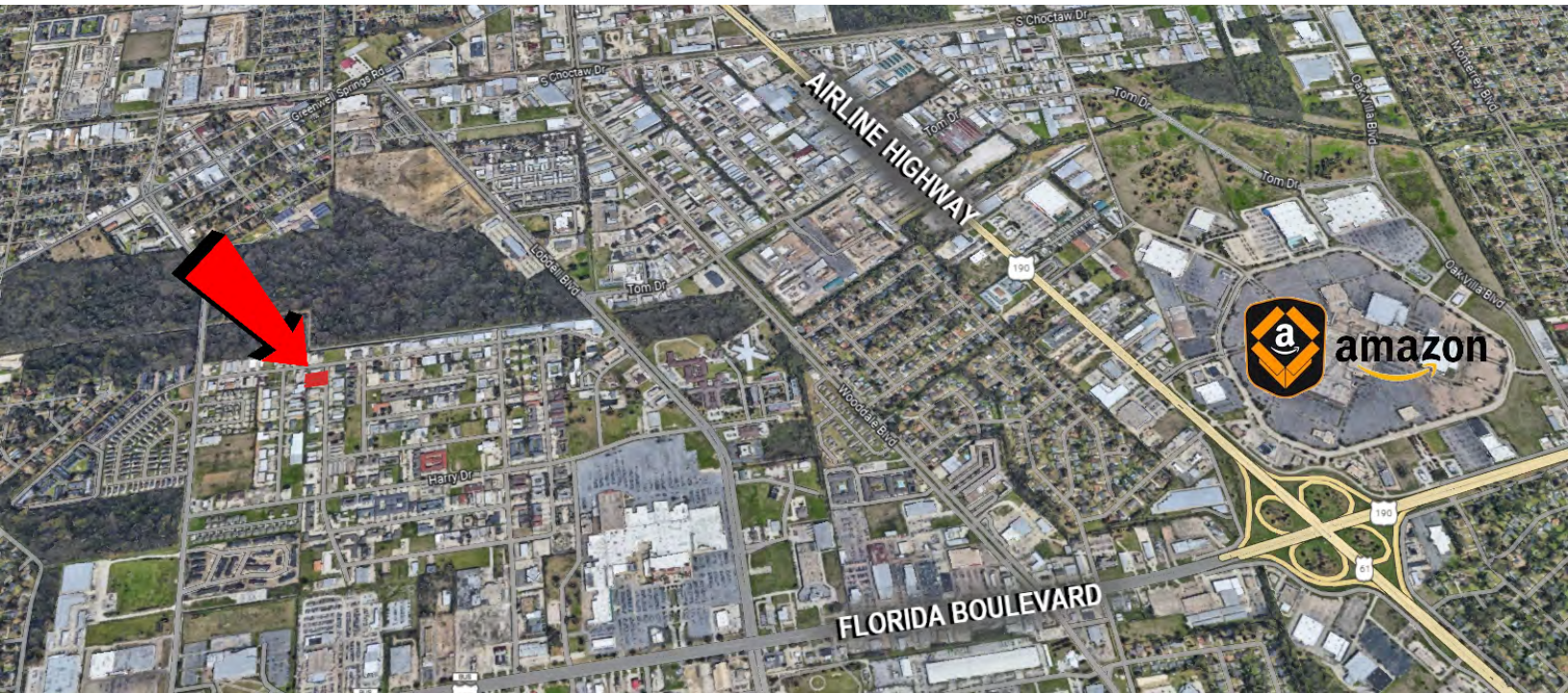


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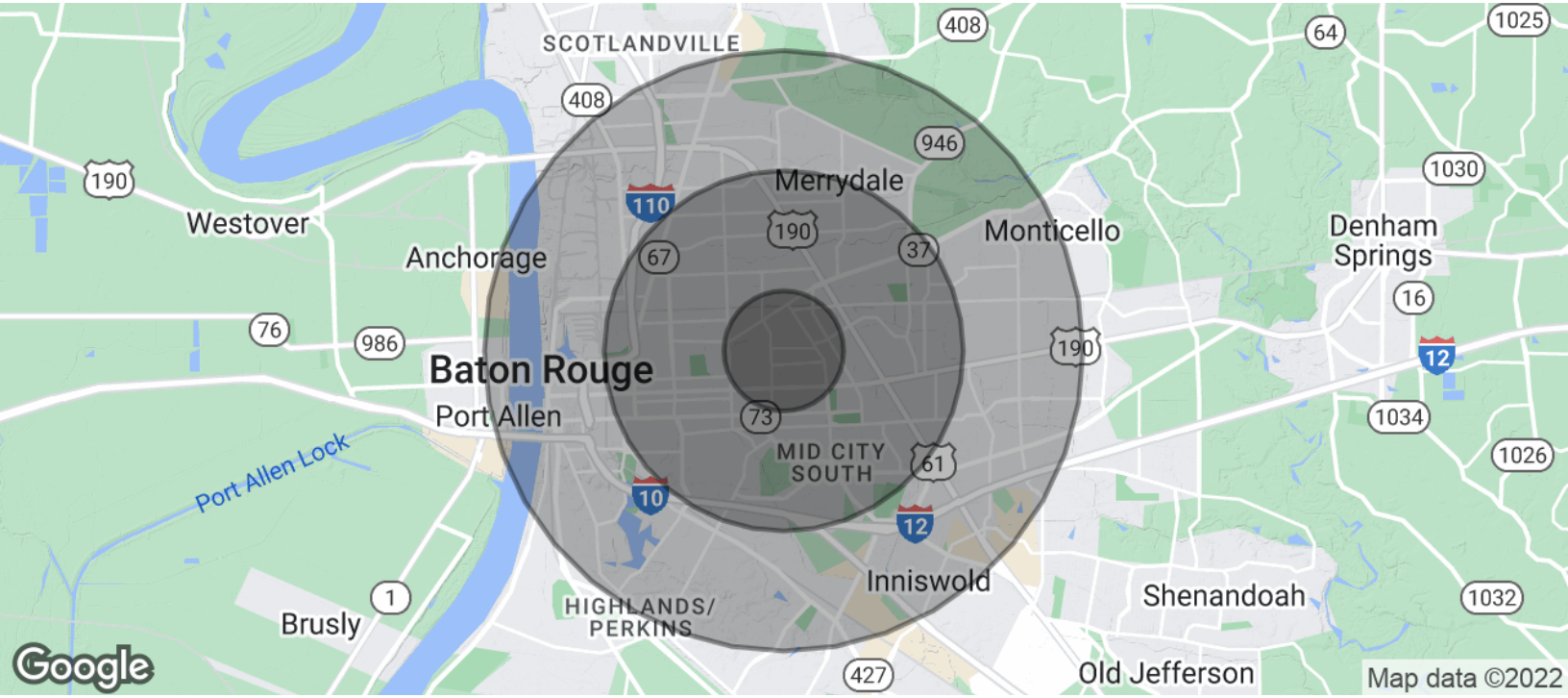
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,264 | 76,223 | 176,270 |
| Average Age | 29.9 | 38.0 | 35.9 |
| Average Age (Male) | 30.0 | 36.9 | 34.3 |
| Average Age (Female) | 32.5 | 38.5 | 37.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,256 | 37,891 | 81,875 |
| # Of Persons Per HH | 2.1 | 2.0 | 2.2 |
| Average HH Income | \$34,556 | \$55,628 | \$62,778 |
| Average House Value | \$148,261 | \$227,336 | \$211,808 |

* Demographic data derived from 2020 ACS - US Census

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