



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

BUILD TO SUIT

RETAIL FOR LEASE

TBD MORRISON BLVD., HAMMOND, LA 70401

\$12 -22 PSF



OFFERING SUMMARY

Lease Rate:	\$12 - 22 PSF
Building Size:	8,000 - 15,000 SF
Lot Size:	1.94 Acres (84,897 SF)

PROPERTY HIGHLIGHTS

- Retail For Lease on N. Morrison Blvd. (Hwy. 51)
- 8,000 - 15,000 SF Build to Suit on approximately 1.94 Acre Lot
- Zoned "C-H" (Commercial Highway)
- Located in the City of Hammond, LA
- Approx. 232' Frontage
- All Utilities on Site, City Water/Sewer, currently Curbed and Guttered
- Current Permissible Uses include (but are not limited to): Multifamily, Day Care, Medical, Office, Overnight Lodging, Restaurant, Retail Sales, Strip Center, Convenience Store, Vehicle Sales/Services, Light Industrial including Warehouse with Outdoor Yard, Self Storage, etc.



MATTHEW SHIRLEY

Associate Broker
(D)225.907.5214
matthew@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

BUILD TO SUIT

RETAIL FOR LEASE

TBD MORRISON BLVD., HAMMOND, LA 70401

\$12 -22 PSF



MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@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.



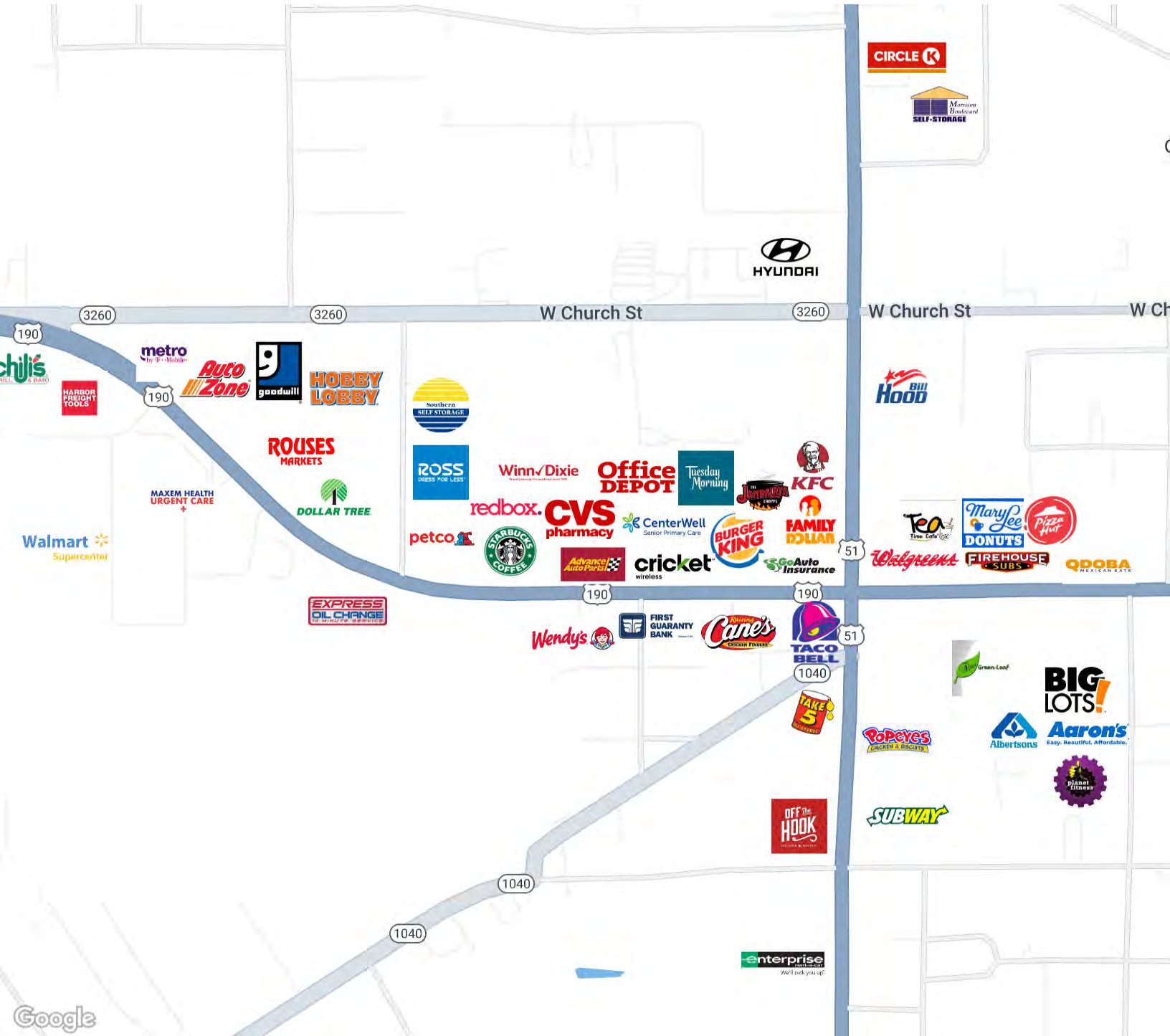
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL MAP

RETAIL FOR LEASE

TBD MORRISON BLVD., HAMMOND, LA 70401

\$12 -22 PSF



MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@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.

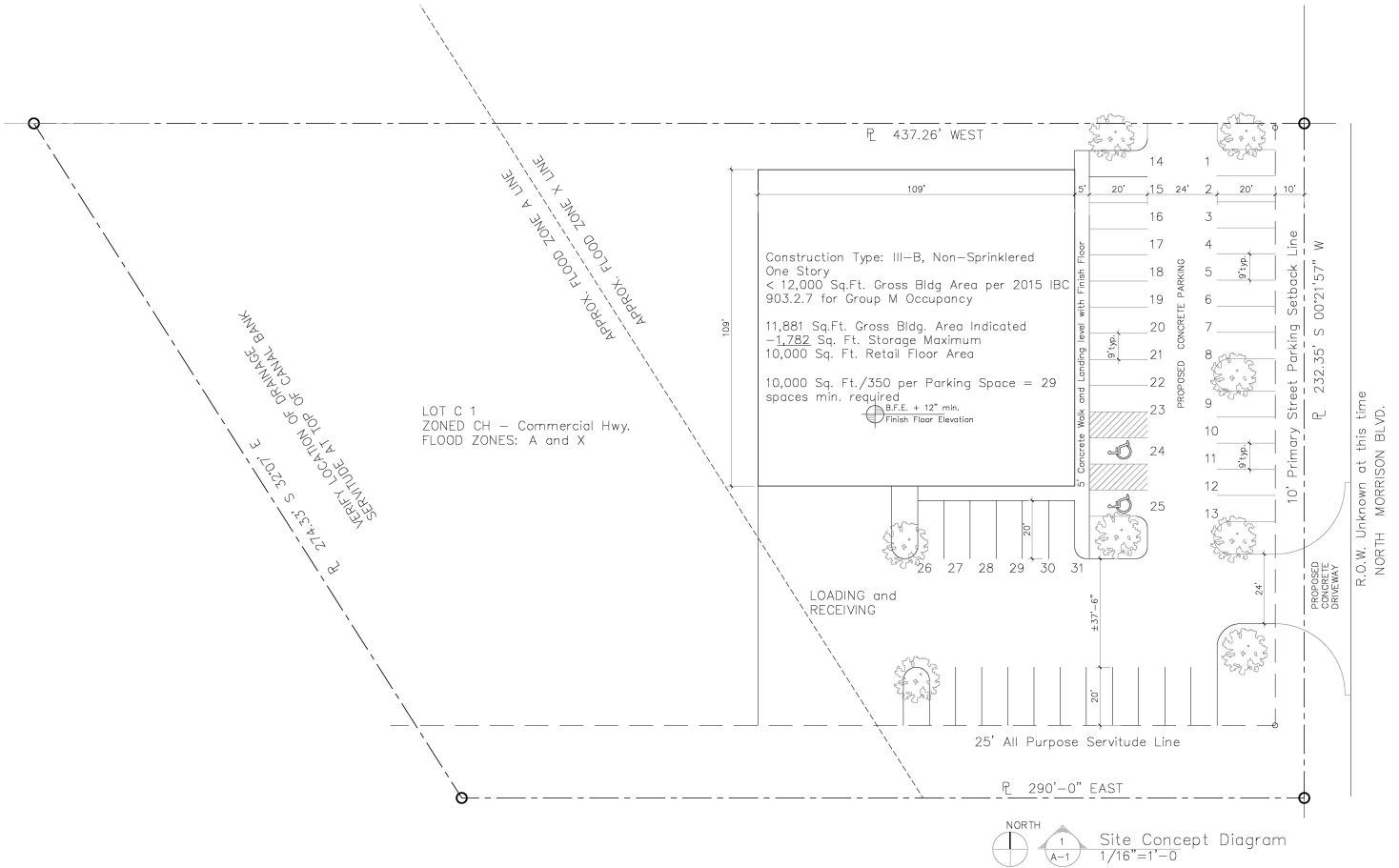


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

POTENTIAL SITE PLAN RETAIL FOR LEASE

TBD MORRISON BLVD., HAMMOND, LA 70401

\$12 -22 PSF



MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@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

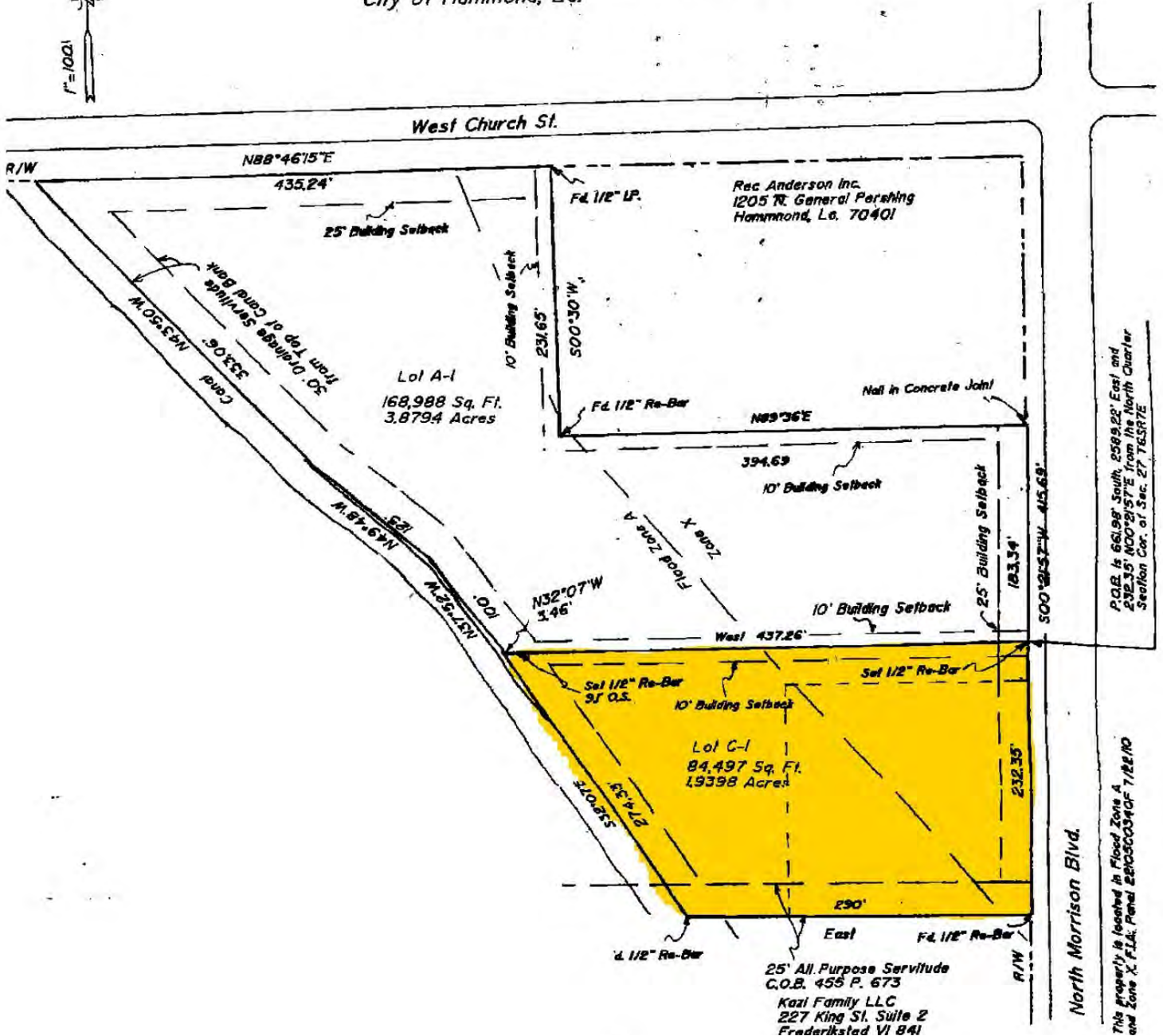
RETAIL FOR LEASE

TBD MORRISON BLVD., HAMMOND, LA 70401

\$12 -22 PSF



Plat of Survey of the Resubdivision of Lots A and C of Market Lane Minor Subdivision into Lots A-1 and C-1 in Sec. 27 T65R7E City of Hammond, La.



MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@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.



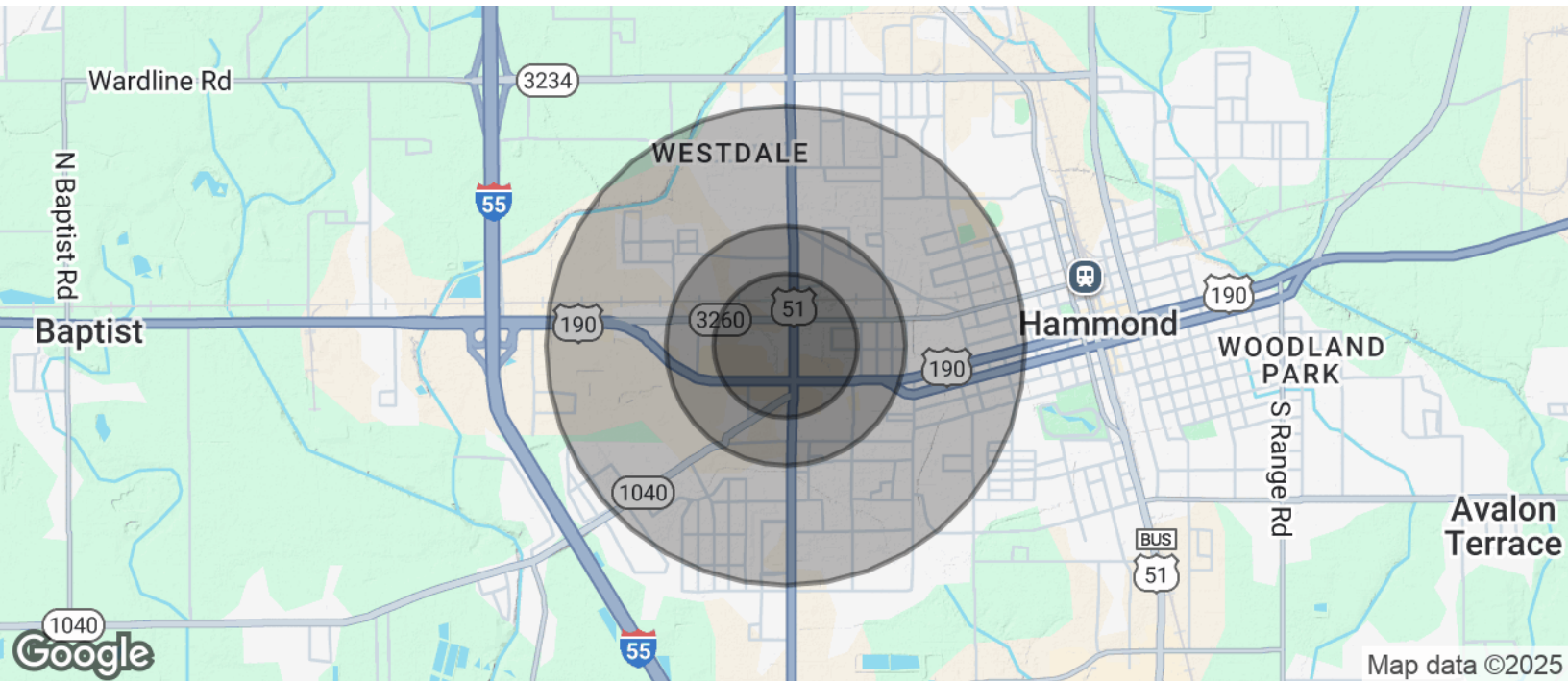
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

RETAIL FOR LEASE

TBD MORRISON BLVD., HAMMOND, LA 70401

\$12 -22 PSF



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	223	979	5,961
Average Age	36	36	36
Average Age (Male)	35	36	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	452	2,319
# Of Persons Per HH	2.1	2.2	2.6
Average HH Income	\$57,510	\$58,641	\$62,057
Average House Value	\$242,796	\$237,839	\$253,536

Demographics data derived from AlphaMap

MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@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.