

SUMMARY

AERIAL

GROUND FLOOR  
FLOOR PLAN

MEZZANINE  
FLOOR PLAN

DEMOGRAPHICS

EXTERIOR  
PHOTOS

INTERIOR  
PHOTOS

## MULTI-PURPOSE COMMERCIAL BUILDING FOR LEASE OR SALE

### PROPERTY OVERVIEW

- Prominent, high visibility commercial location in SE Baton Rouge
- Midway between 2 major N-S traffic arteries: 1.4 miles east of S. Sherwood Forest Blvd. & 0.8 miles west of Jones Creek Rd.
- Easy access to all parts of Baton Rouge & surrounding areas
- Name: Haghighi Rug Gallery (moving to 9125 Bluebonnet Blvd., Baton Rouge)
- Building: Freestanding 6,762± SF multi-purpose, pre-engineered, steel frame building on grade level concrete slab
- 1st Floor: 6,232± SF Total. 3,648± SF in showrooms, offices & restrooms, all central HVAC plus 2,584± SF climate-controlled warehouse (see attached floorplan)
- Mezzanine: 530± SF central HVAC. Large room for office or storage, restroom with shower, & equipment/storage room (see attached floorplan)
- Great visibility and accessibility to all passing traffic on 5-lane Coursey Blvd (no median)
- Approximately 31,575 vehicles pass this site daily.
- Parking: 13 striped, concrete-paved spaces. Room for more.
- Signage: Maximum exposure to all passing traffic using large, 2-sided, pylon sign
- Flood Zone: "X" (area of reduced flood risk due to levee, per 2008 Firm Map)
- Owner Occupied. Shown by appointment only!

### LAND AREA

- 0.568± Acres (165' W x 150' D)

### ZONING

- C-1 (Light commercial) on front 130'±
- B (Parking) on rear 20'±
- Potential for HC-1, 2, or 3 (Commercial) if needed

### LEASE PRICING

- \$5,900 mo. (\$10.47± SF Yr.) NNN "As is" for Yr. 1 + 2% annual bumps thereafter.  
 Current NNN charges for prop. taxes & insurance = \$830±/mo

### SALE PRICING

- \$790,000 (\$117± SF) "As Is"



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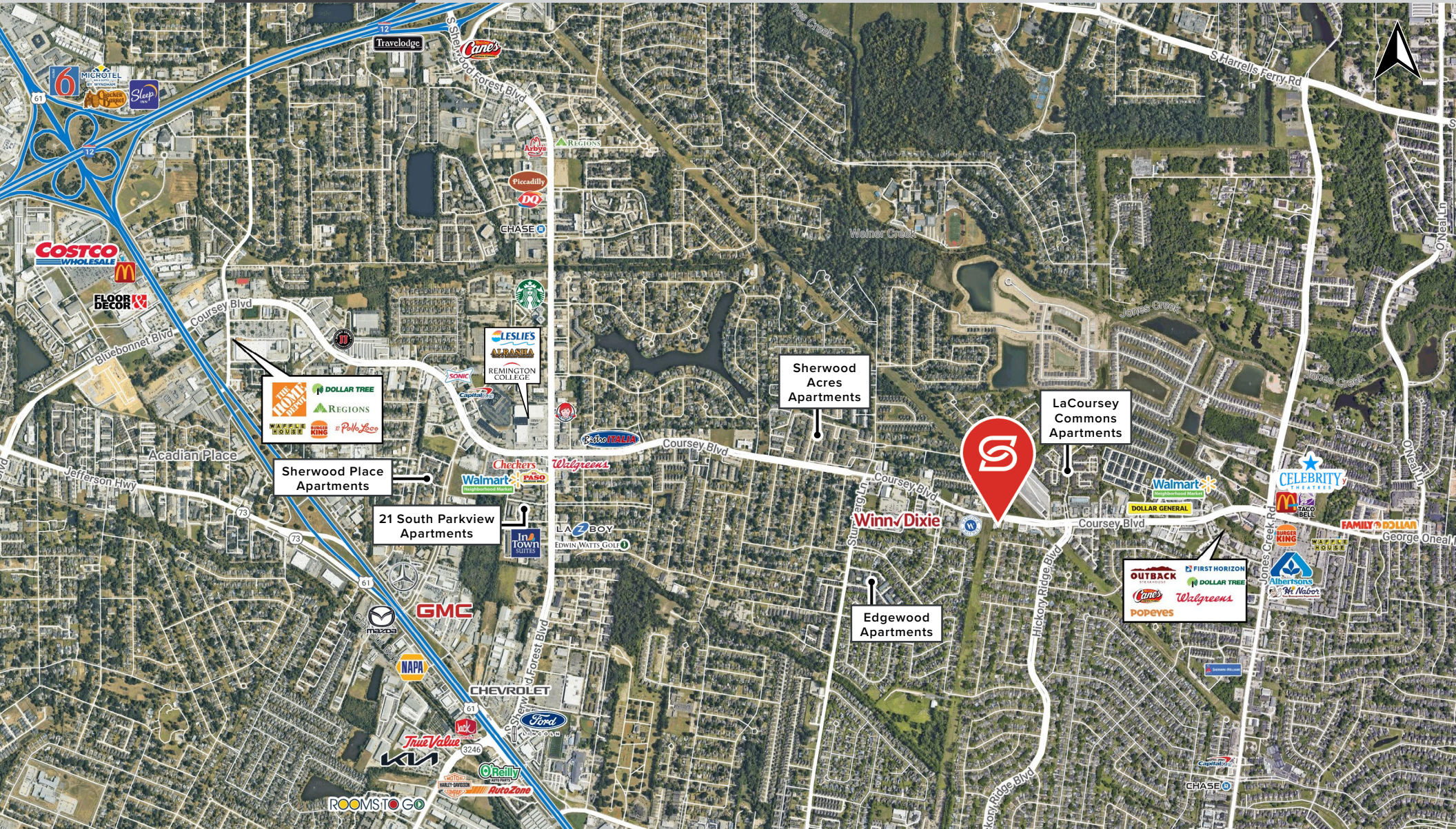
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**GROUND FLOOR FLOOR PLAN**

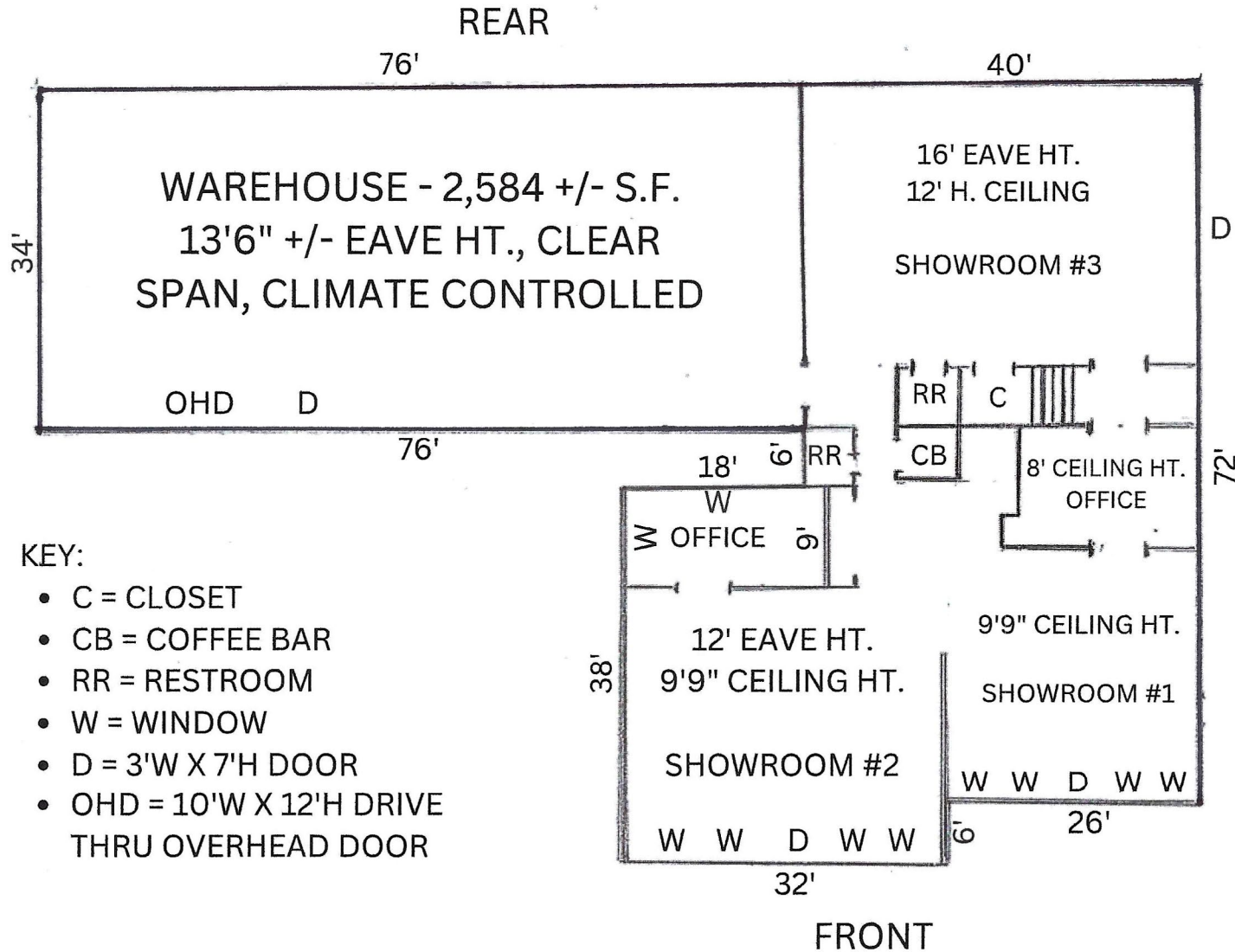
MEZZANINE FLOOR PLAN

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EXTERIOR PHOTOS

INTERIOR PHOTOS

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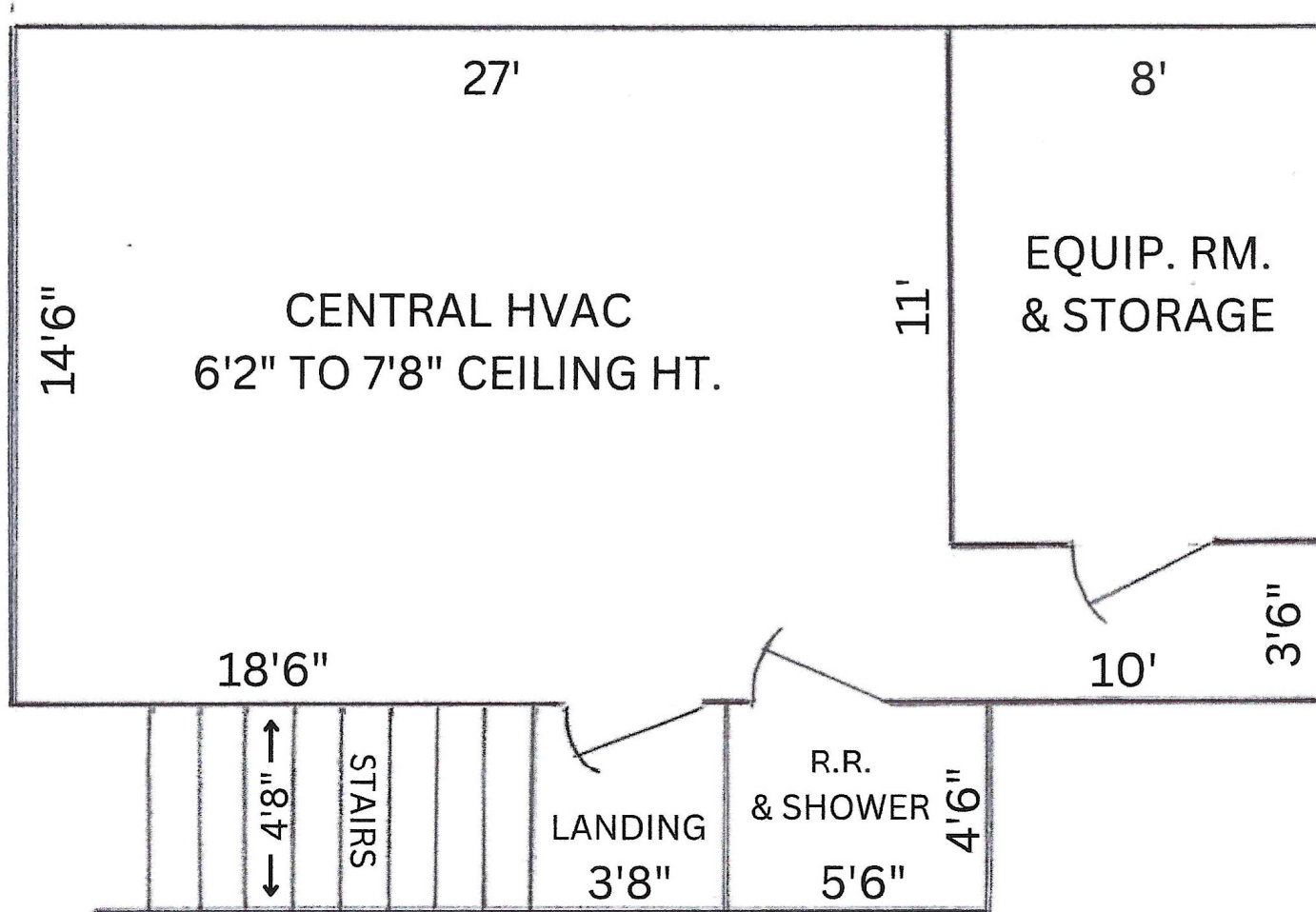
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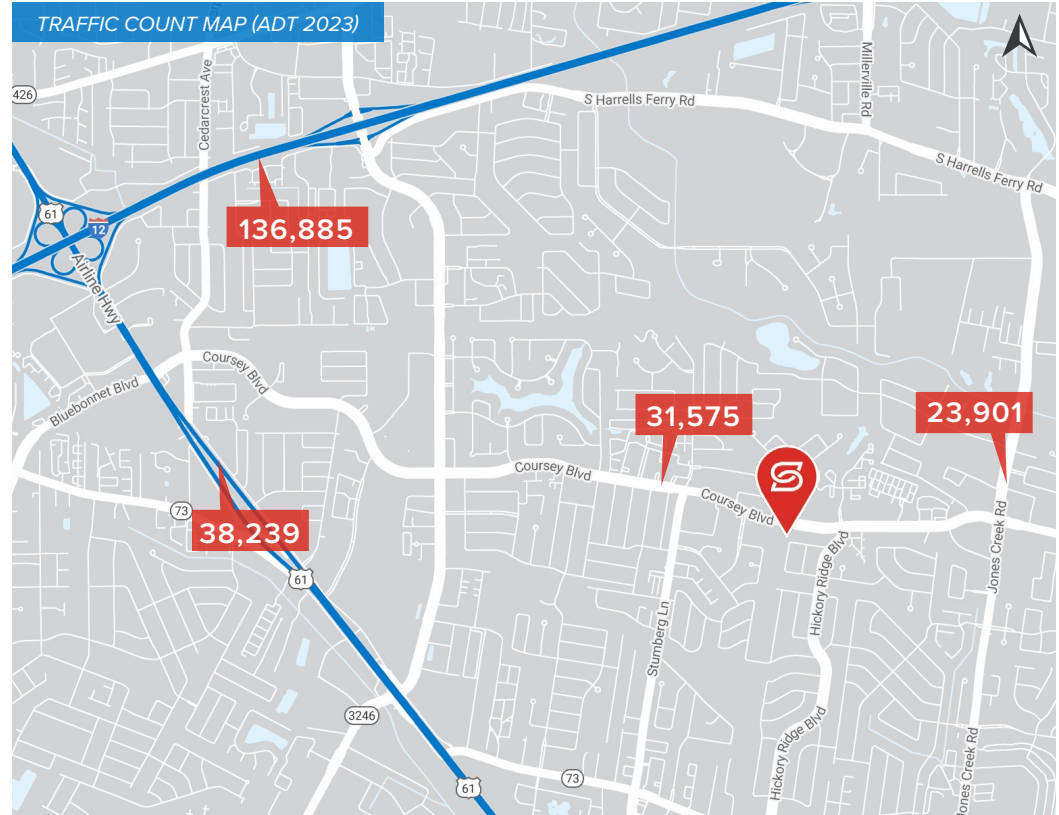
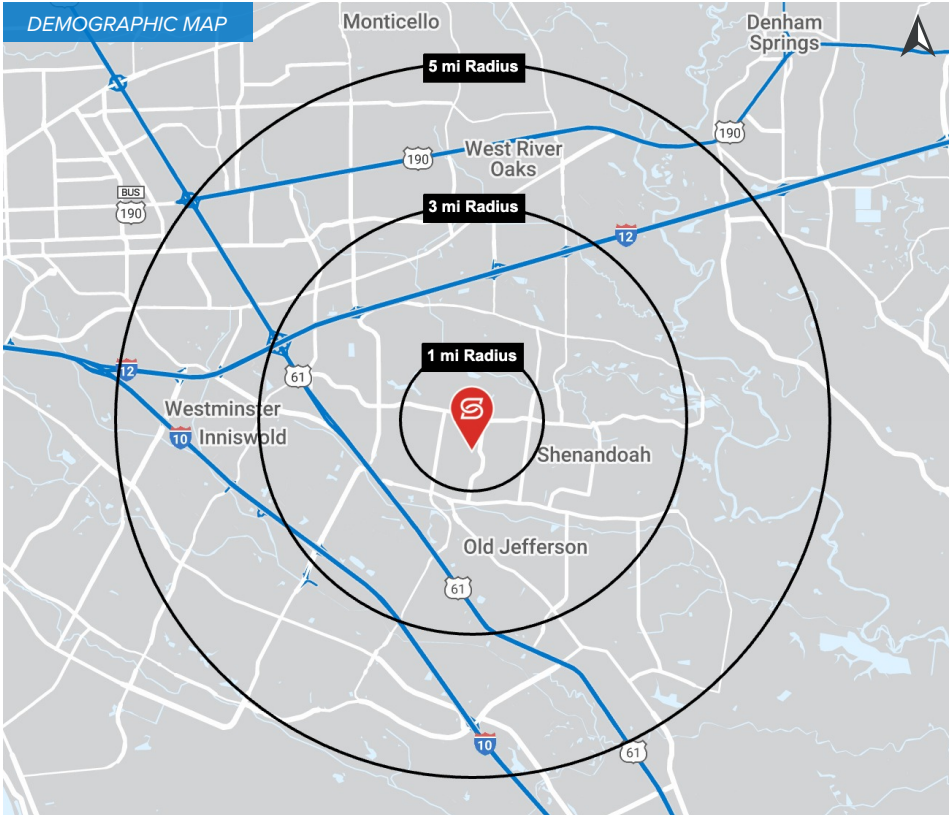
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## 2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

12,119

76,060

157,323

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$97,922

\$106,019

\$114,766

1 MILE

3 MILE

5 MILE



DAYTIME POP

6,221

67,043

161,063

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