



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

RETAIL SPACE NEAR L'AUBERGE CASINO & HOTEL

11693 NICHOLSON DR., SUITE D, BATON ROUGE, LA 70810

1,500 SF



OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (MG)
Available SF:	1,500 SF
Year Built:	2013

PROPERTY HIGHLIGHTS

- 1,500 SF first generation retail space connected to a Tiger Mart Convenience Store, Exxon Gas Station, and Lucky Morning Donuts
- Located across the street from L'Auberge Casino & Hotel and new Meadows at Nicholson Apartment Complex
- Available Suite is an End Cap, nearest Gardere Lane entrance
- Corner lot, with two (2) access points and a signalized intersection for easy ingress/egress
- Excellent Visibility & Healthy Traffic Count
- High ceilings 10' -11'
- All Utilities to site
- Tenant pays base rent plus utilities. Modified Gross lease includes water/sewer, tax and insurance
- Ideal for a variety of retail businesses; a boutique, nail salon, vape shop, post office, some restaurants, etc.



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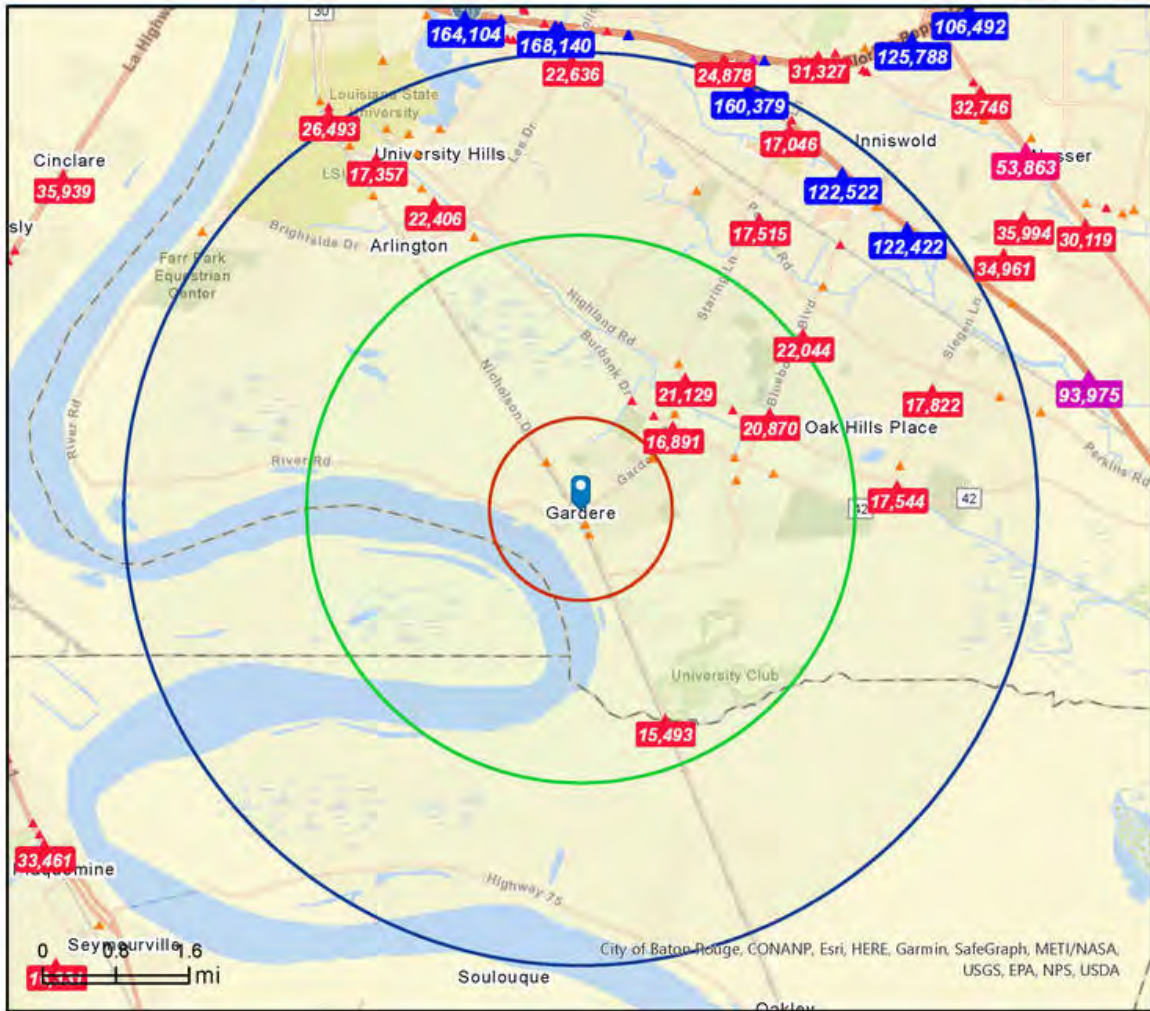
1,500 SF



Traffic Count Map

11693 Nicholson Dr, Baton Rouge, Louisiana, 70820
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.34664
Longitude: -91.14027



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).

January 31, 2022

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DRIVE TIME MAP

RETAIL SPACE NEAR L'AUBERGE CASINO & HOTEL

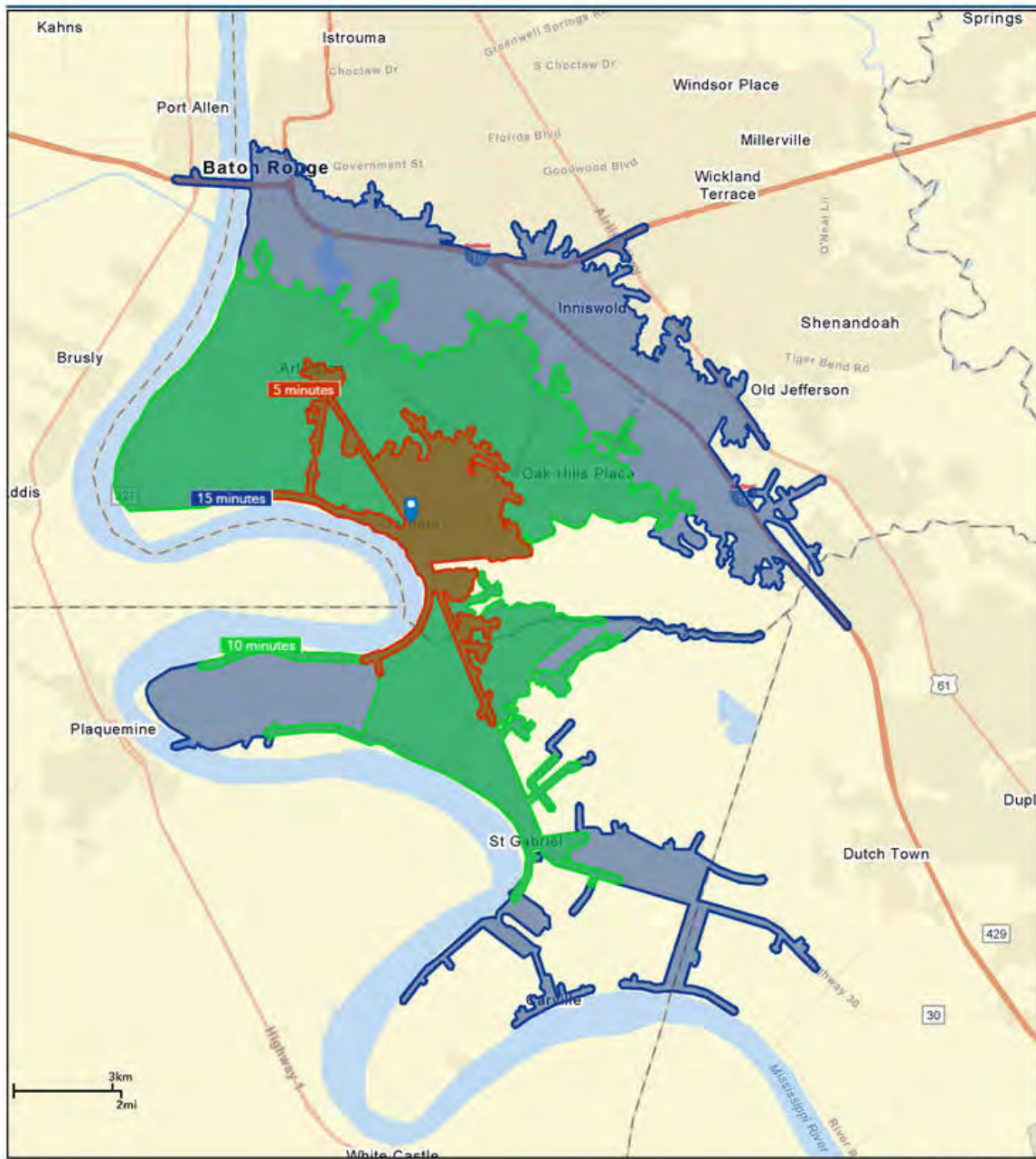
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Drive Time Map: 5, 10, 15 Minutes

11693 Nicholson Dr., Baton Rouge, LA



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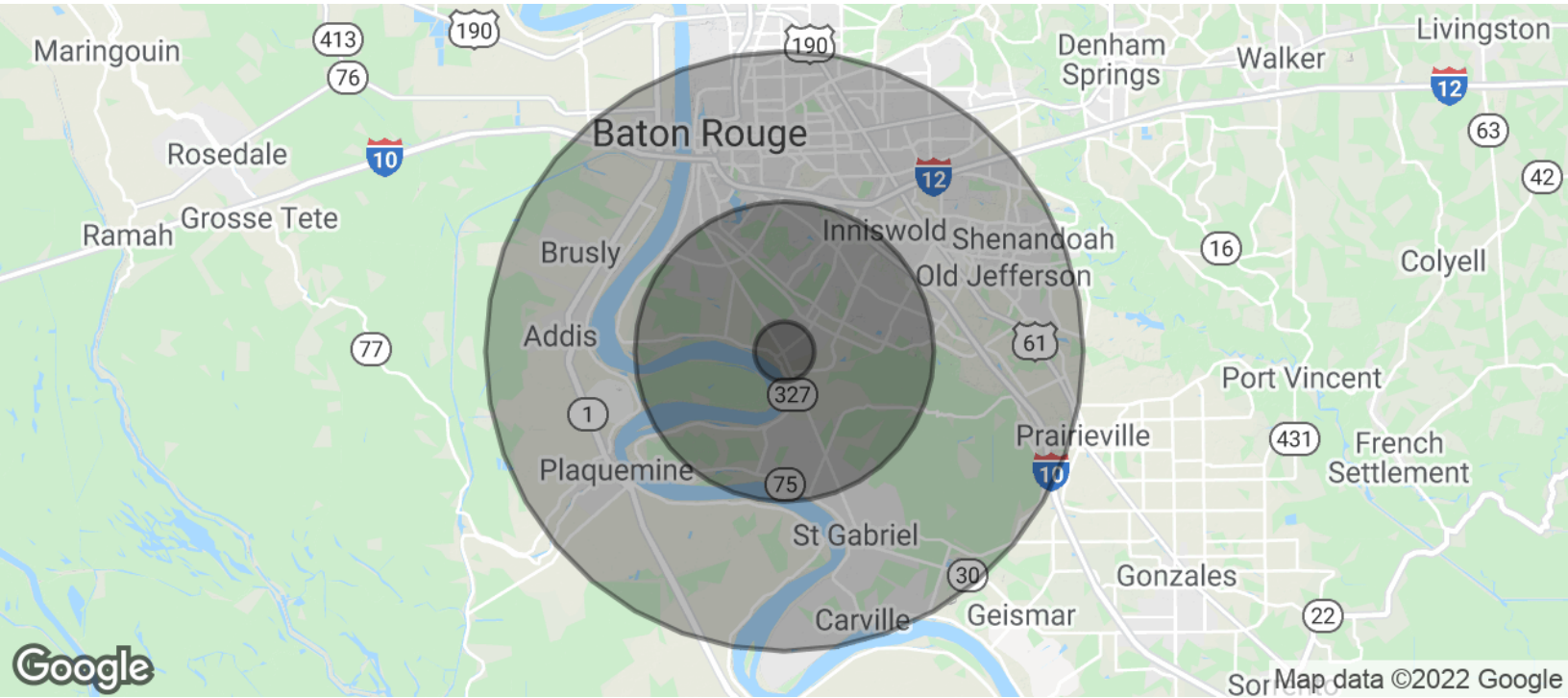
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DEMOGRAPHICS

RETAIL SPACE NEAR L'AUBERGE CASINO & HOTEL

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,627	80,626	326,817
Average Age	25.6	32.8	33.9
Average Age (Male)	24.4	31.1	31.8
Average Age (Female)	26.4	34.7	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,671	31,568	129,509
# Of Persons Per HH	2.8	2.6	2.5
Average HH Income	\$62,018	\$86,501	\$68,604
Average House Value	\$374,137	\$311,467	\$242,925

* Demographic data derived from 2010 US Census

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