



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FOR LEASE APPROX. 3.0 ACRE LAYDOWN YARD - ZONED M1

14500 SCENIC HIGHWAY, BATON ROUGE, LA 70807

**3 ACRES**



## OFFERING SUMMARY

Lease Rate:	\$2,950.00 per month (MG)
Lot Size:	3 Acres
Zoning:	M1

## PROPERTY HIGHLIGHTS

- Approximately 3.0 Acre Laydown Yard
- Zoned M-1
- Stabilized Yard
- 725' Frontage on Scenic Hwy.
- Currently used for Truck Parking
- Excellent Visibility



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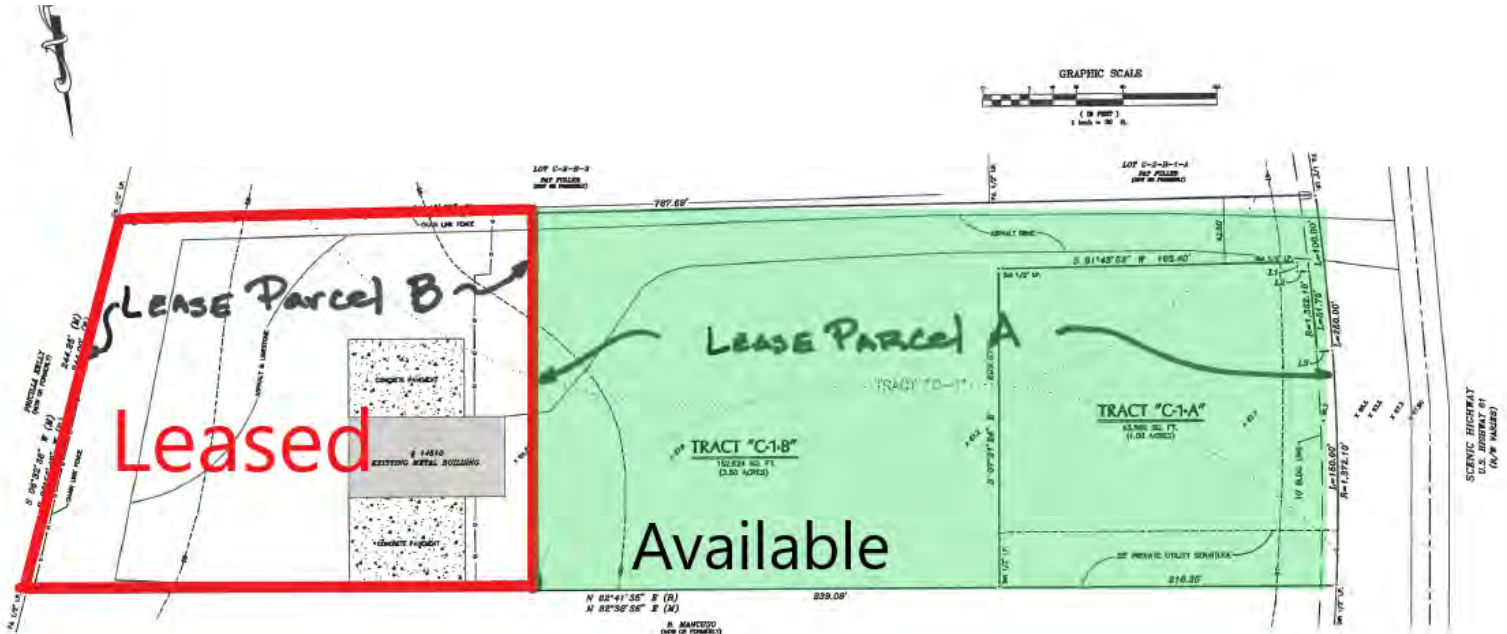
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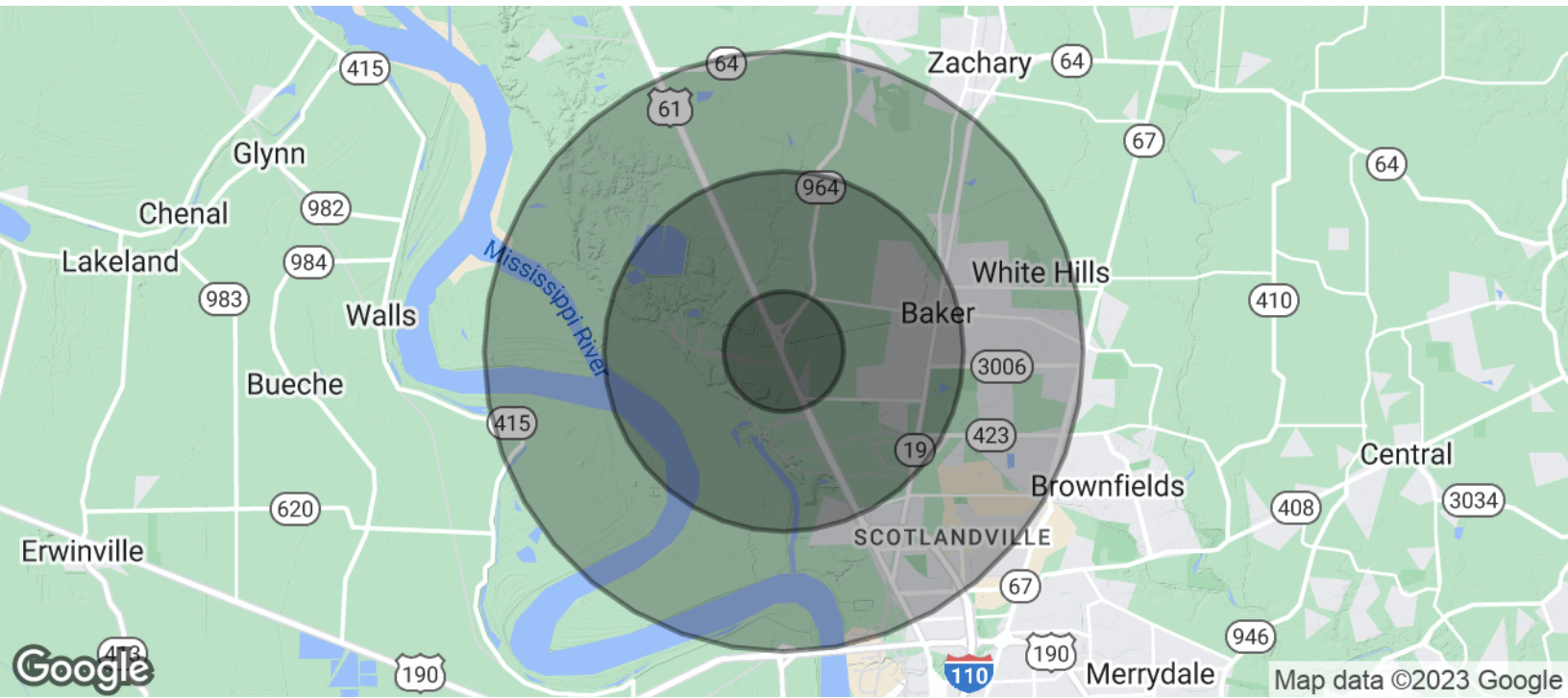
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	322	6,960	34,676
Average Age	46.7	38.7	36.9
Average Age (Male)	40.8	33.4	33.1
Average Age (Female)	46.1	40.5	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	124	2,703	13,417
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$41,182	\$65,523	\$62,498
Average House Value	\$111,395	\$134,820	\$164,527

\* Demographic data derived from 2020 ACS - US Census

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