



FOR LEASE

9838 AIRLINE HIGHWAY

BATON ROUGE, LA 70809

\$.4,500 PER MONTH (NNN)

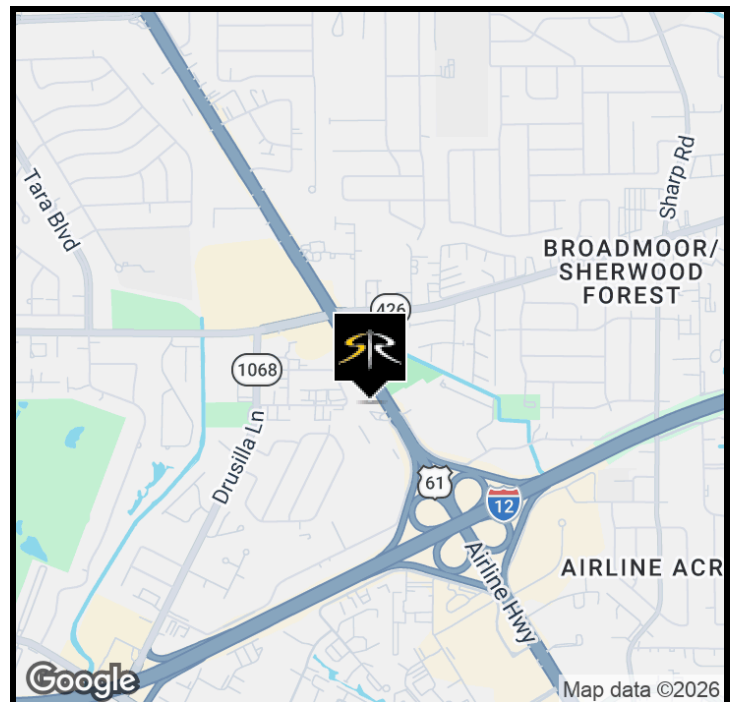


OFFERING SUMMARY

Lease Rate:	\$4,500 per month (NNN)
Building Size:	±400 SF
Available SF:	±21,000 SF
Lot Size:	±21,000 SF
Zoning:	C-2 (Heavy Commercial)

PROPERTY HIGHLIGHTS

- Stand-Alone Retail Location on Airline Hwy.
- ± 21,000 SF Lot with ±400 SF Office Building
- 454.37' Airline Hwy Frontage
- High Visibility
- High Exposure
- High Traffic Counts (approx. 76,000 / Cars per Day)
- Located between I-12 and Old Hammond Hwy.
- Outstanding Visibility/Signage



LARRY DIETZ, CCIM
Associate Broker
225.315.7686
larry@sr-cre.com

BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



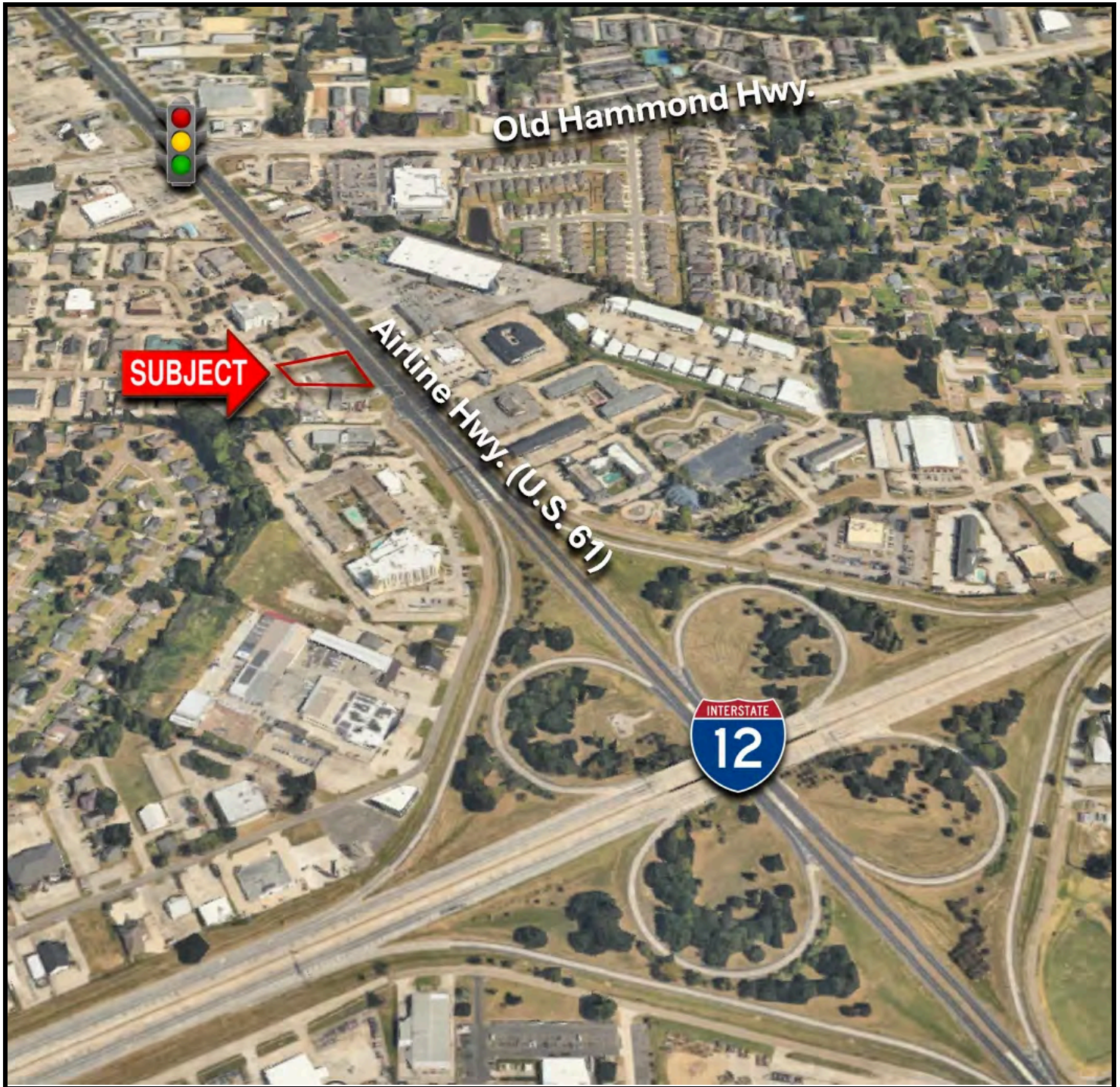
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

9838 AIRLINE HIGHWAY

BATON ROUGE, LA 70809

\$4,500 PER MONTH (NNN)



LARRY DIETZ, CCIM
Associate Broker
225.315.7686
larry@sr-cre.com

BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



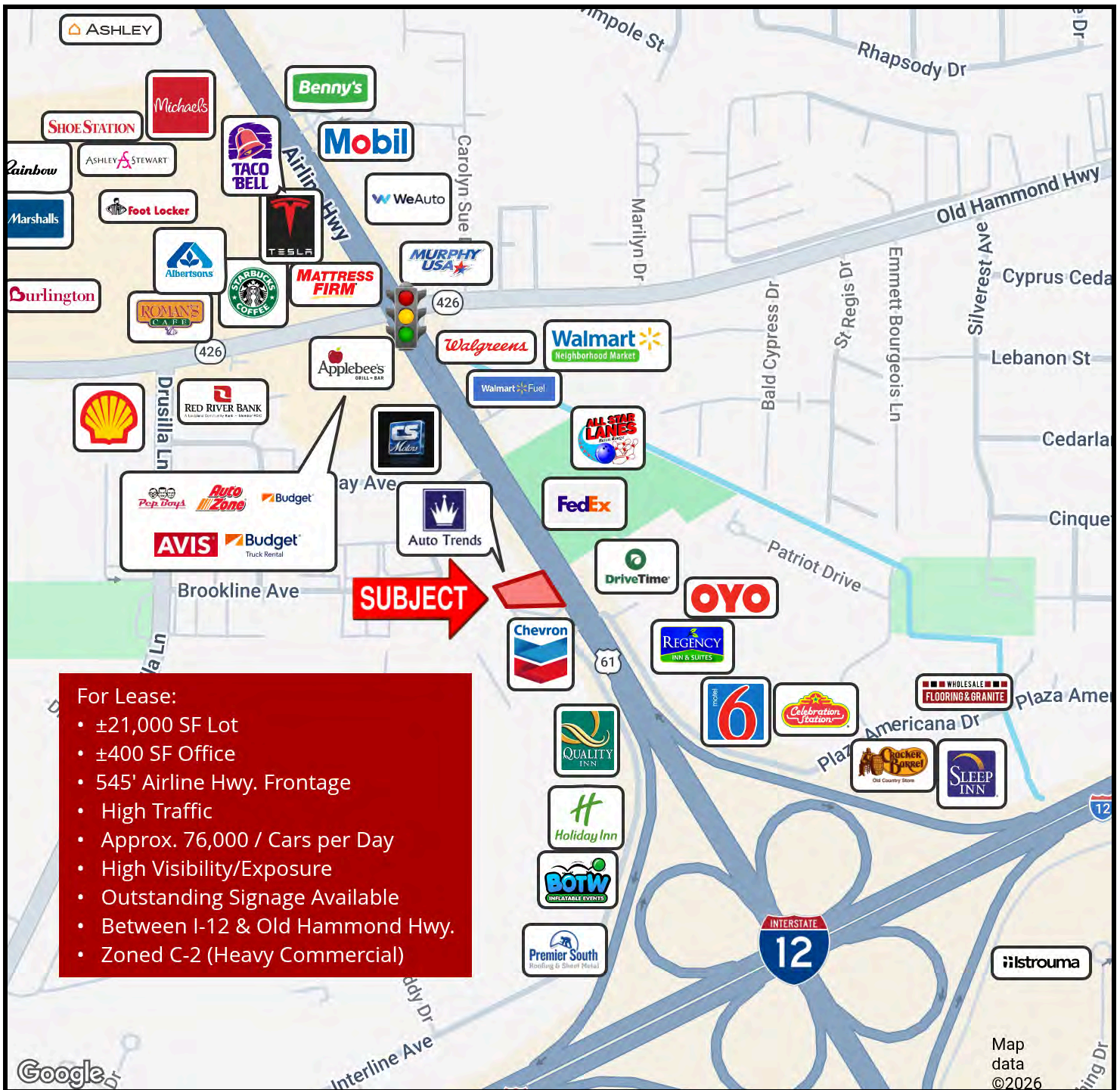
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

9838 AIRLINE HIGHWAY

BATON ROUGE, LA 70809

\$4,500 PER MONTH (NNN)



For Lease:

- ±21,000 SF Lot
- ±400 SF Office
- 545' Airline Hwy. Frontage
- High Traffic
- Approx. 76,000 / Cars per Day
- High Visibility/Exposure
- Outstanding Signage Available
- Between I-12 & Old Hammond Hwy.
- Zoned C-2 (Heavy Commercial)

LARRY DIETZ, CCIM
Associate Broker
225.315.7686
larry@sr-cre.com

BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



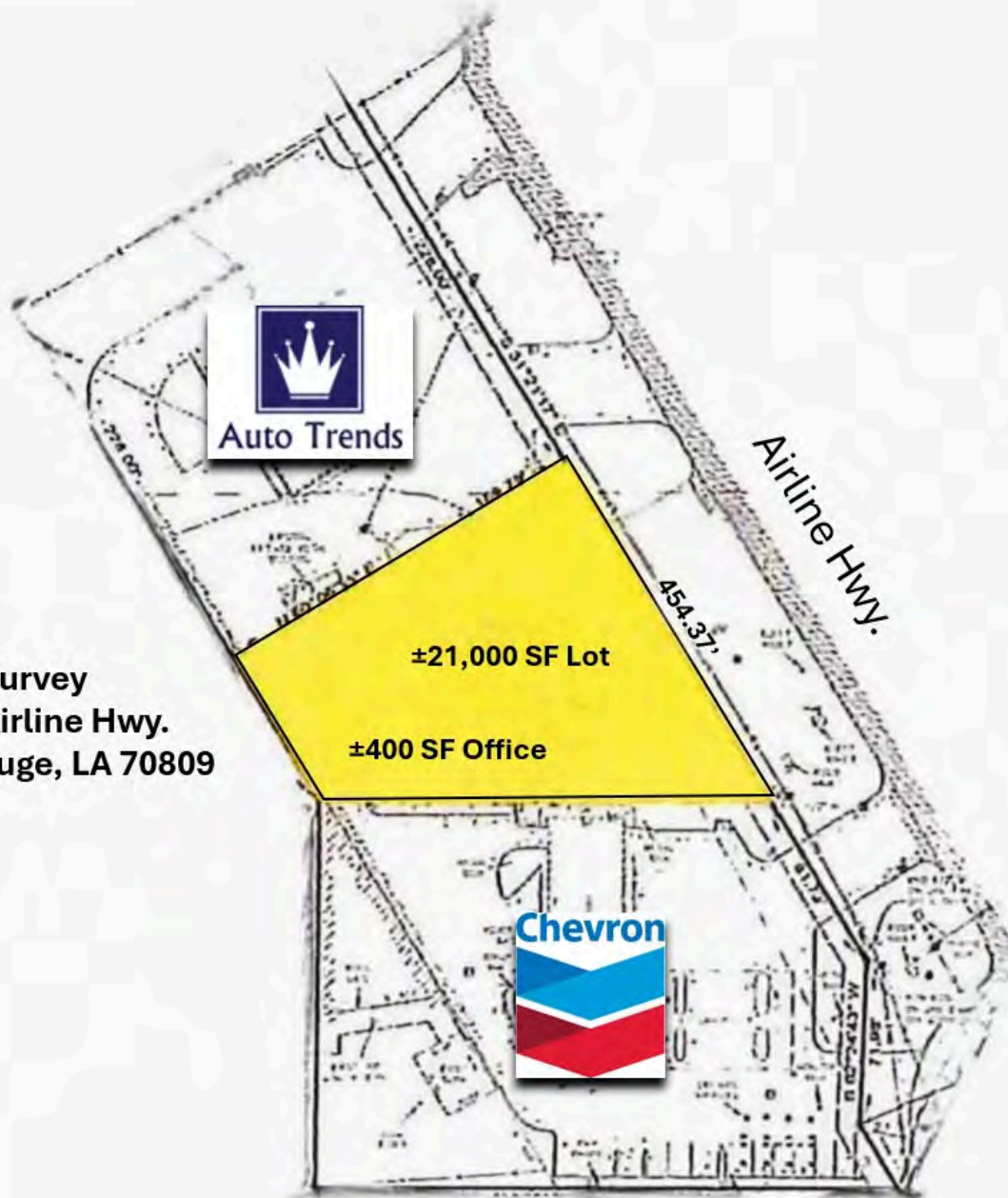
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE

9838 AIRLINE HIGHWAY

BATON ROUGE, LA 70809

\$4,500 PER MONTH (NNN)



Survey
9838 Airline Hwy.
Baton Rouge, LA 70809

LARRY DIETZ, CCIM
Associate Broker
225.315.7686
larry@sr-cre.com

BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

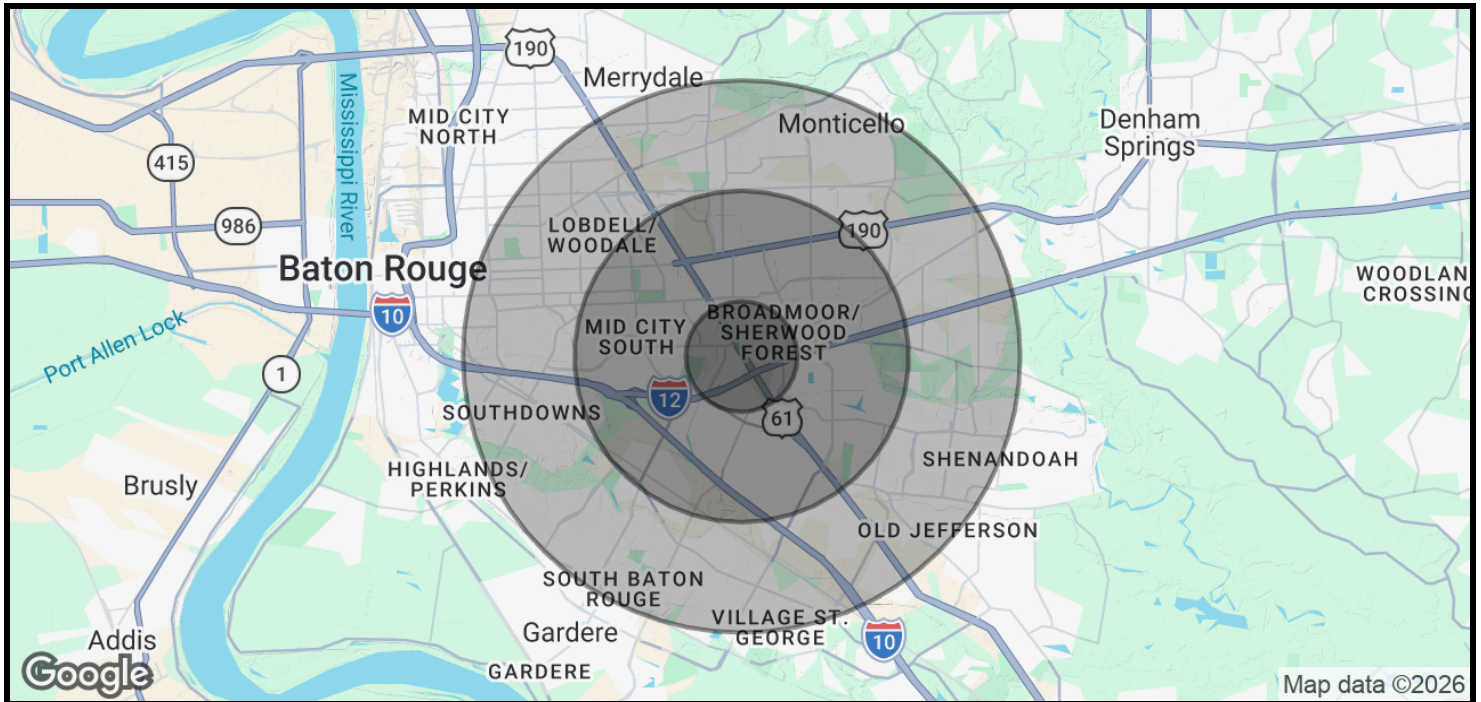


DEMOGRAPHICS

9838 AIRLINE HIGHWAY

BATON ROUGE, LA 70809

\$4,500 PER MONTH (NNN)



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,100	78,480	200,755
Average Age	37.7	37.2	37.1
Average Age (Male)	37.6	36.3	36.6
Average Age (Female)	38.6	38.9	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,298	33,567	81,198
# Of Persons Per HH	2.2	2.3	2.5
Average HH Income	\$116,312	\$96,434	\$97,384
Average House Value	\$273,783	\$297,989	\$304,691

2023 American Community Survey (ACS)

LARRY DIETZ, CCIM
Associate Broker
225.315.7686
larry@sr-cre.com

BILL JEANSONNE
Commercial Investment Specialist
225.802.2932
bill@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.