



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SHOPPING CENTER ON COURSEY BLVD.

13365 COURSEY BLVD, BATON ROUGE, LA 70816

FOR SALE

5,790 SF | \$1,384,950.00



OFFERING SUMMARY

Sale Price:	\$1,384,950
Building Size:	5,790 SF
Lot Size:	0.55 Acres

PROPERTY HIGHLIGHTS

- Shopping Center For Sale
- Three (3) Tenants - Papa John's, General Office, & Ethnic Store
- Located in Highly Trafficked and Dense Residential Area
- Zoned C-2
- NOI - \$90,022.00
- Asking 6.5% CAP or \$1,384,950.00
- Papa John's Leased Two Offices and just executed option thru 2030. They've been there 25 years
- Ethnic Store has 5 year term thru 2030
- Office has 3 year lease thru 2028
- Rent Roll Available Upon Request



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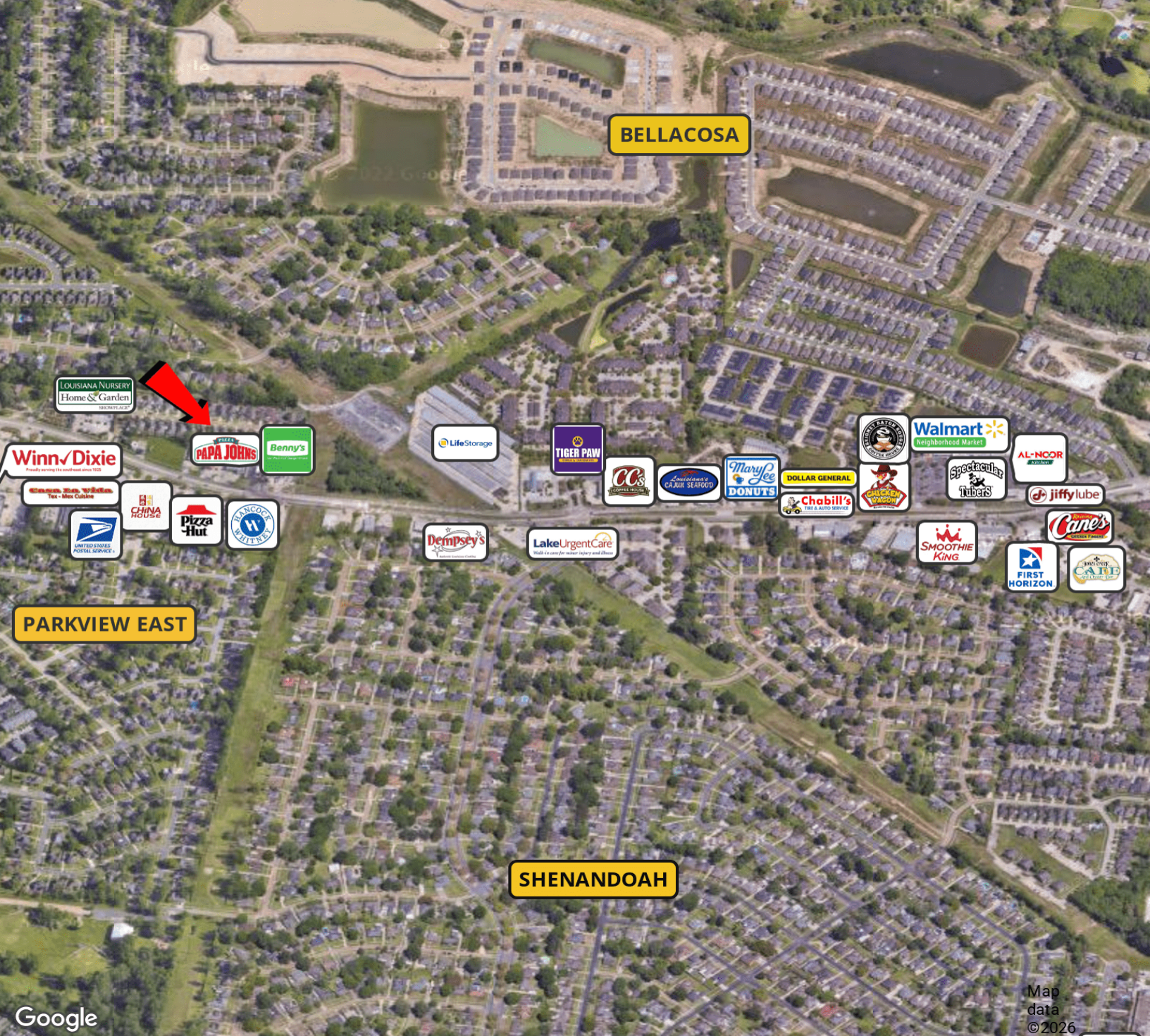
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RETAIL MAP

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Google

Map data ©2026

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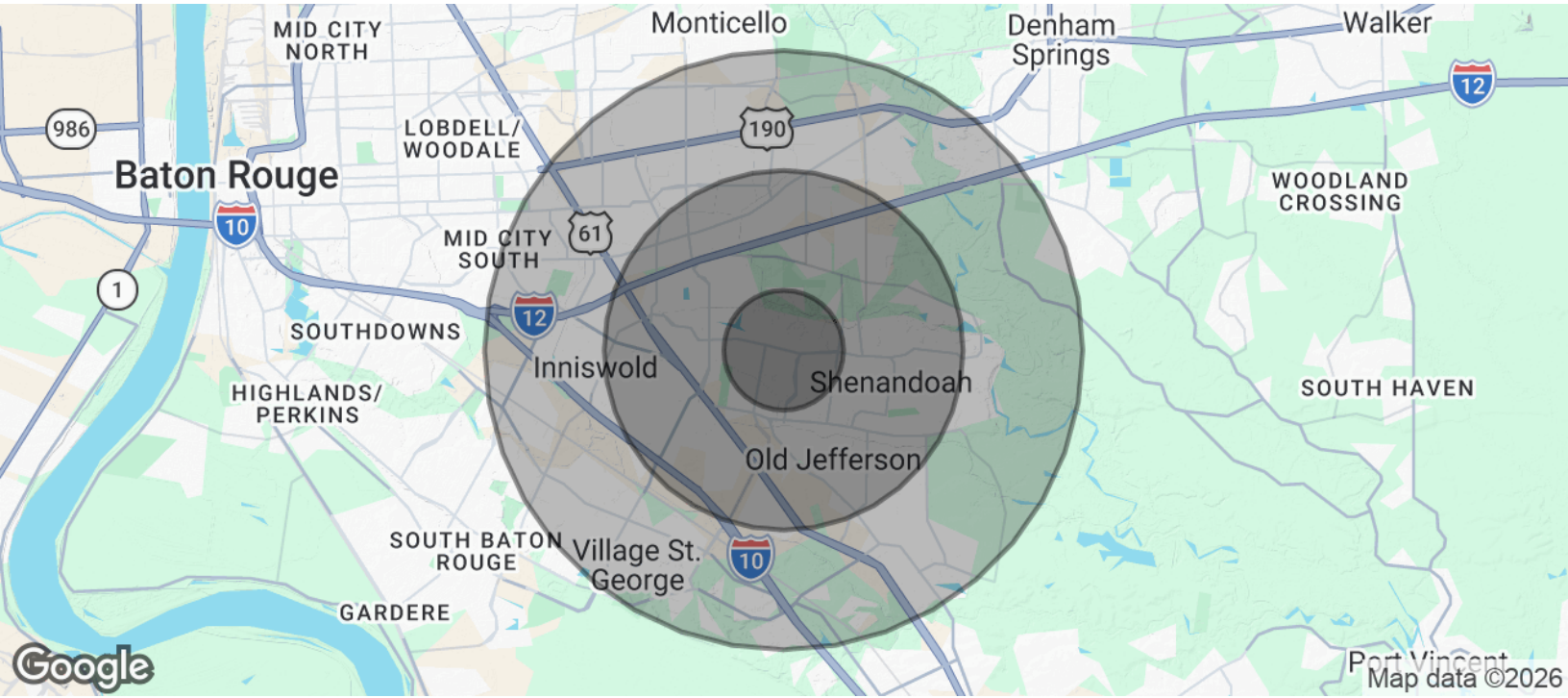
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DEMOGRAPHICS

SHOPPING CENTER FOR SALE ON COURSEY BLVD.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,279	67,319	155,953
Average Age	39.2	35.9	35.8
Average Age (Male)	39.1	34.6	33.9
Average Age (Female)	39.4	37.4	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,945	28,093	63,152
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$80,565	\$75,009	\$75,613
Average House Value	\$243,497	\$218,014	\$221,391

2020 American Community Survey (ACS)

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