



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

FOR SALE

7,810 SF

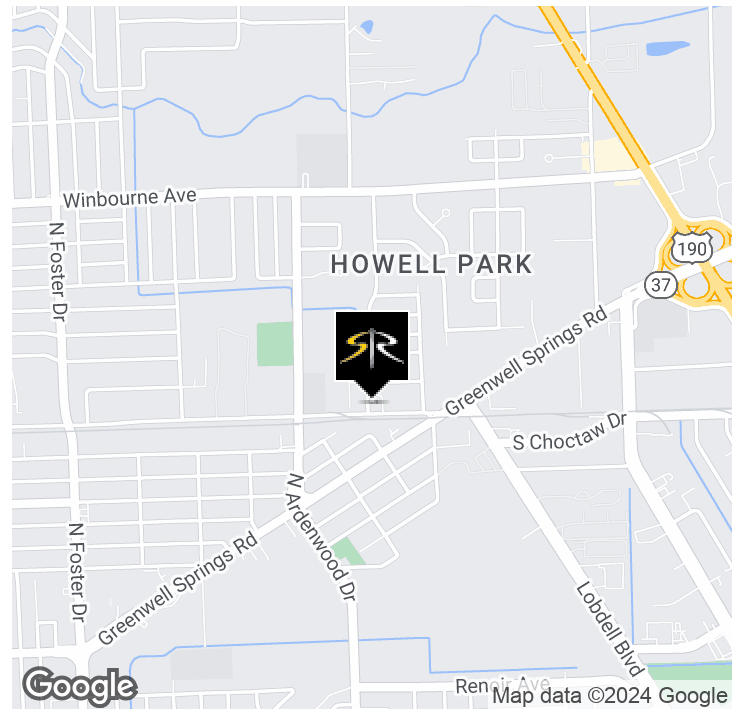


OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	7,810 SF
Zoning:	M-1

PROPERTY HIGHLIGHTS

- ±7,810 SF Office/Warehouse for Sale on Choctaw Dr.
- Located in the "Choctaw Industrial Corridor" spanning from Downtown Baton Rouge to Central Thruway
- Solid Masonry Construction, 1 Grade Level Door, 2,000 SF Office Space
- Located on Corner of Choctaw Dr and Michelli Dr. Lot measures (45' x 205') 45' Frontage on Choctaw Dr.
- Near highly trafficked Greenwell Springs Rd. / Choctaw Dr. intersection – ±13,256/Cars Per Day
- Property Tax: \$958.80/yr (\$79.90/mo.)
Property Insurance: \$5,700/yr (\$475/mo.)



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@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.



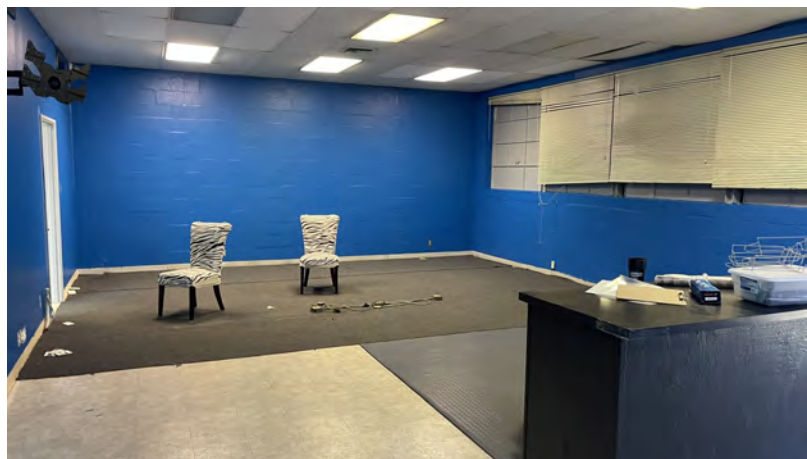
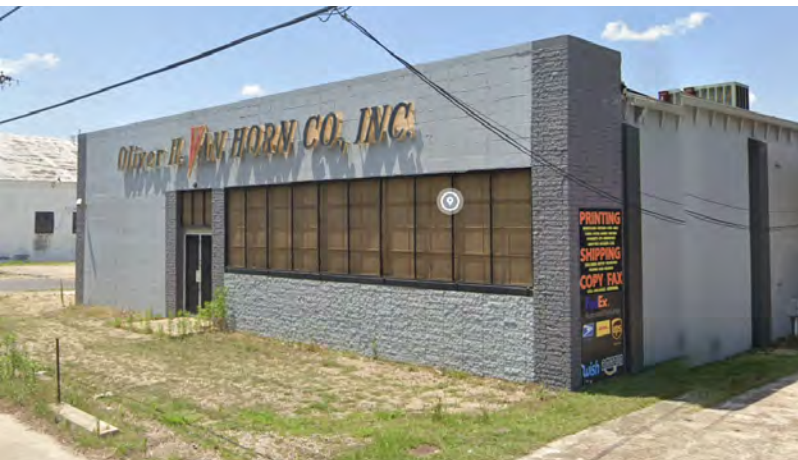
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

7,810 SF

FOR SALE



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

FOR SALE

7,810 SF



7,810 SF Office/Warehouse For Sale on Choctaw Dr. Approx. ± 13,256/Cars Per Day

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@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.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AERIAL OVERVIEW

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

7,810 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
7135 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.



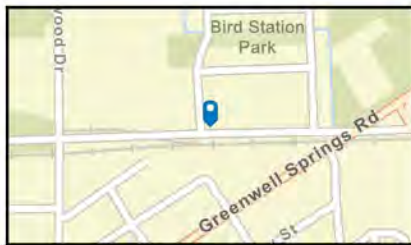
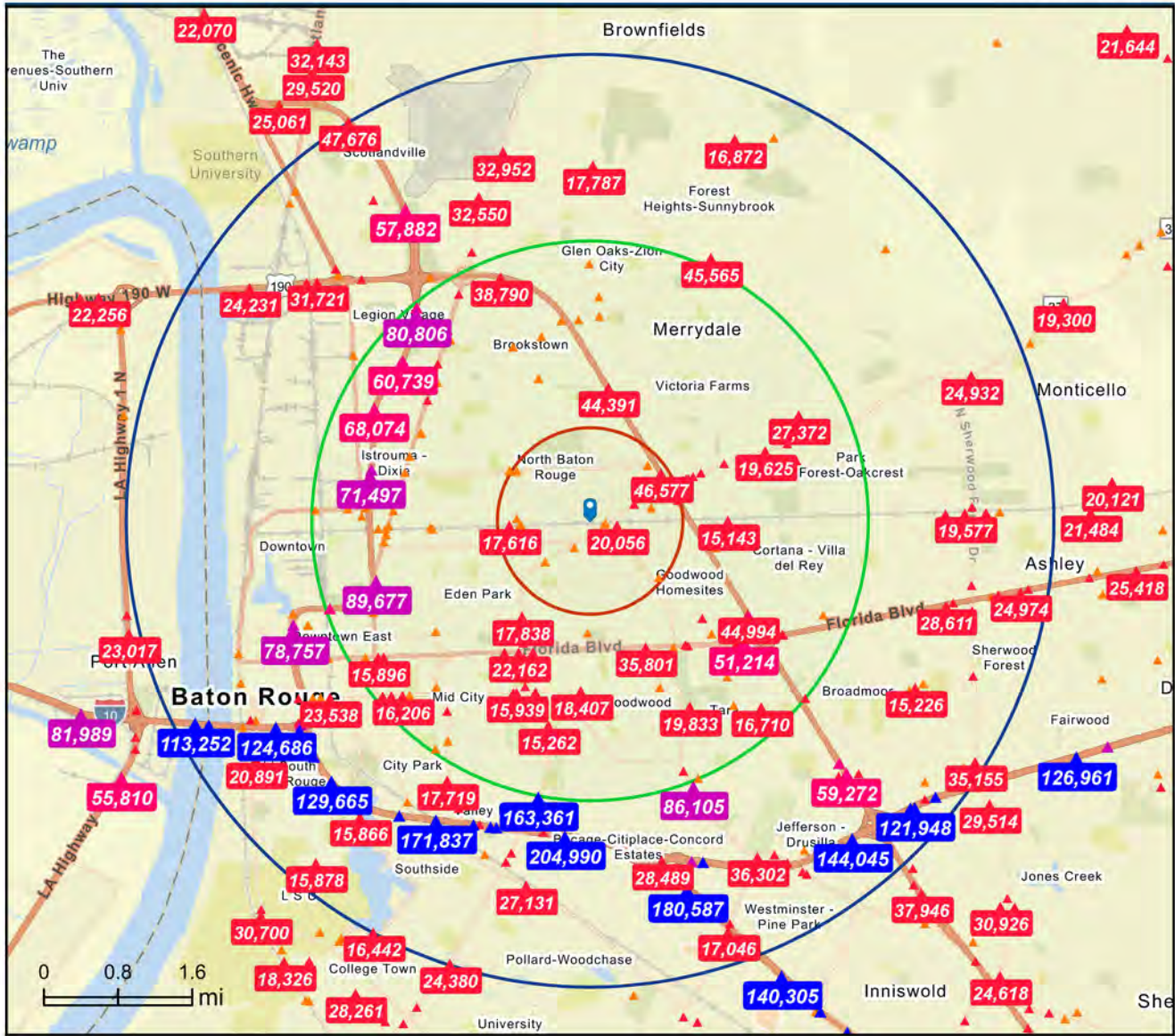
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

7,810 SF

TRAFFIC COUNT MAP



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



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@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.



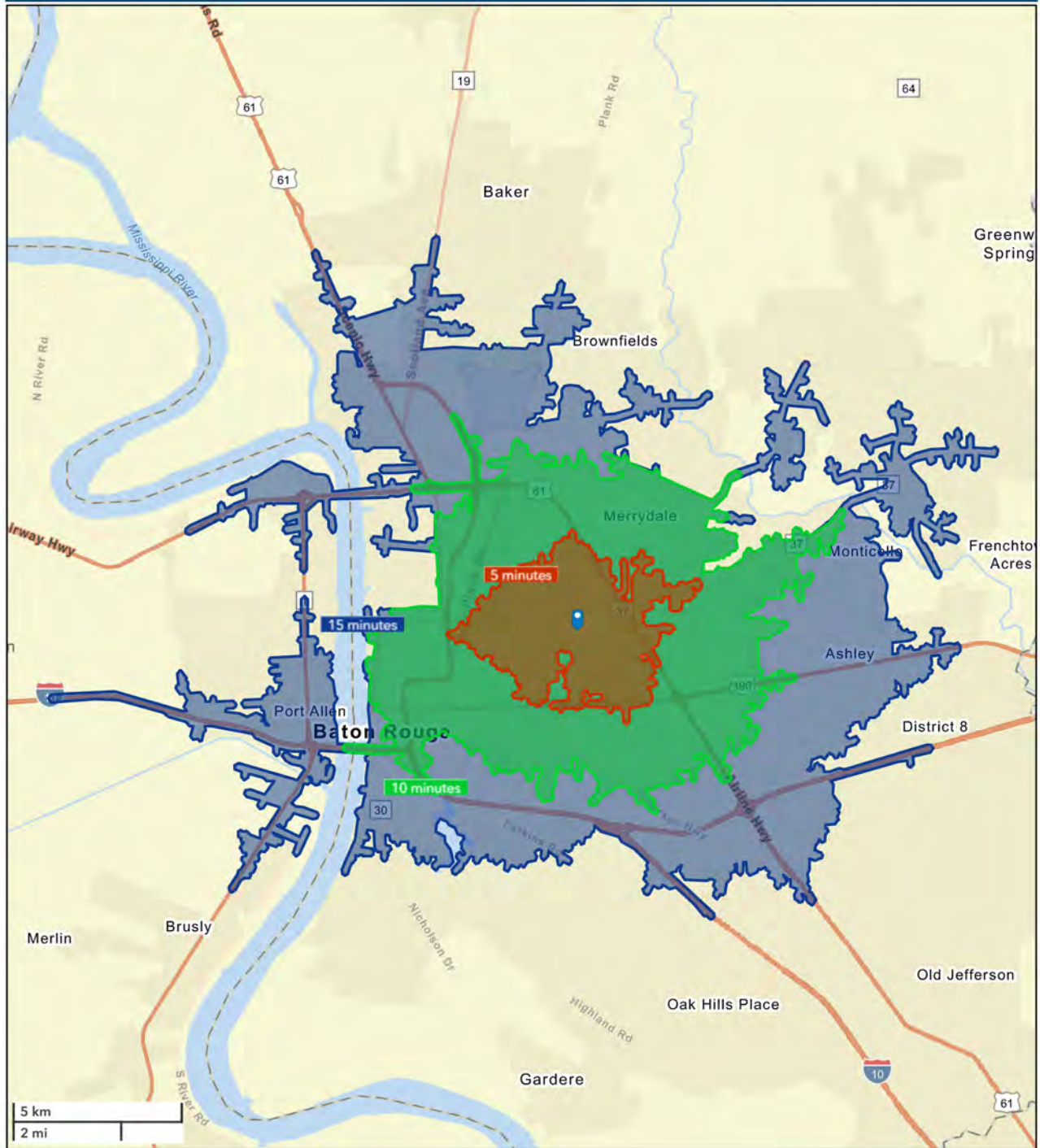
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

7,810 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@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.



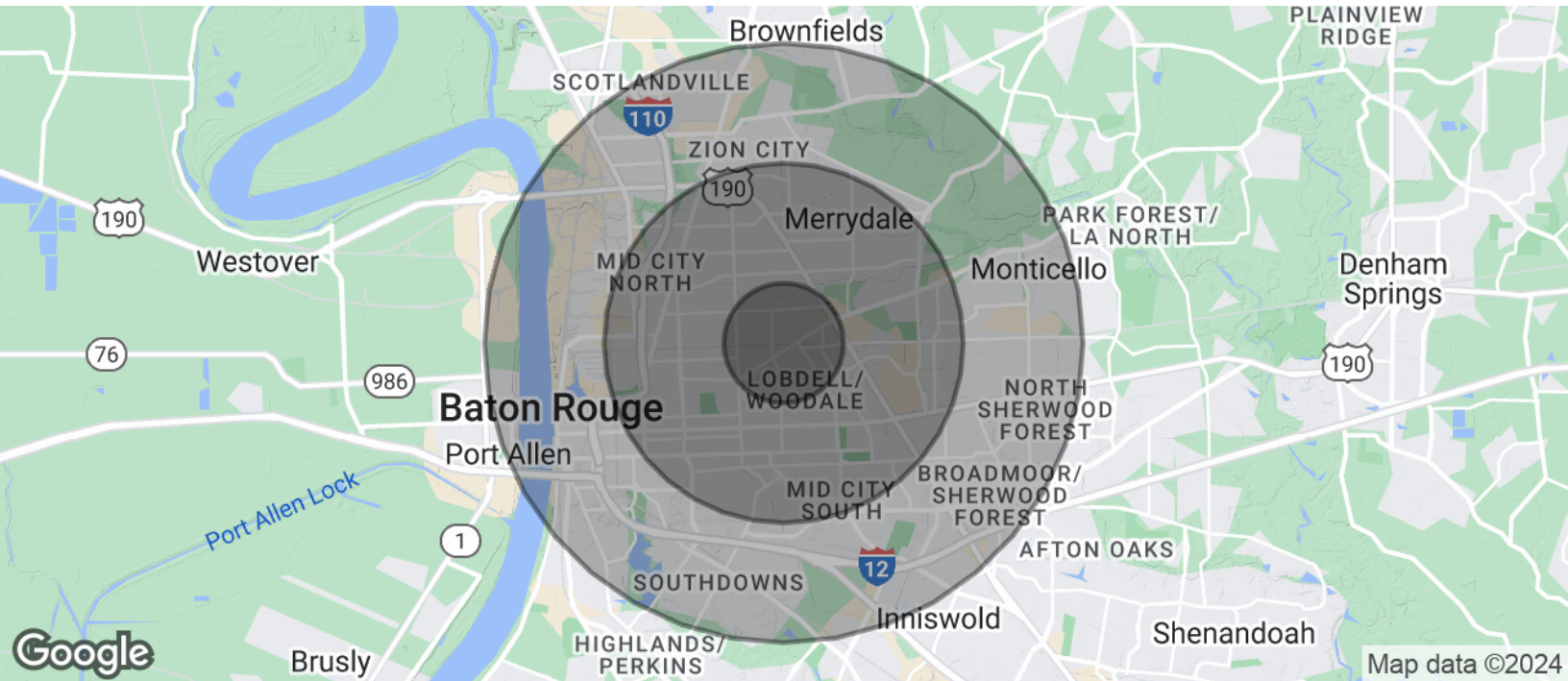
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

OFFICE / WAREHOUSE ON CHOCTAW DR.

6301 CHOCTAW DR, BATON ROUGE, LA 70805

7,810 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,784	74,784	175,743
Average Age	37	39	39
Average Age (Male)	35	37	37
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,078	30,725	71,549
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$43,393	\$54,041	\$70,875
Average House Value	\$147,034	\$207,074	\$277,390

Demographics data derived from AlphaMap

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@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.