



STABILIZED YARD LEASE, UP TO 1.6 ACRES ALONG AIRLINE HWY

9365 AIRLINE HWY SORRENTO, LA 70778



FOR LEASE

LEASE RATE: \$2,500/ACRE/MONTH

±1.6 ACRES | MODIFIED GROSS

- ±1.6 acres currently – Partially stabilized
- Can be leased whole or in section suitable to tenant requirements
- Excellent connectivity just ±5 minutes to I-10
- Modified Gross lease type

CONTACT:

CADE MCNABB ALEX RUCH
985.991.0580 225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Located off Airline Hwy in Sorrento, this partially stabilized property has a total of ± 1.6 acres available for lease.
- The property can be leased whole or in sections. Currently priced at \$2,500/acre/month.
- This strategic location features excellent connectivity and visibility along Airline Hwy. The property ensures high exposure and ± 5 minutes access from I-10.
- Modified Gross lease type.

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ADDITIONAL PHOTOS

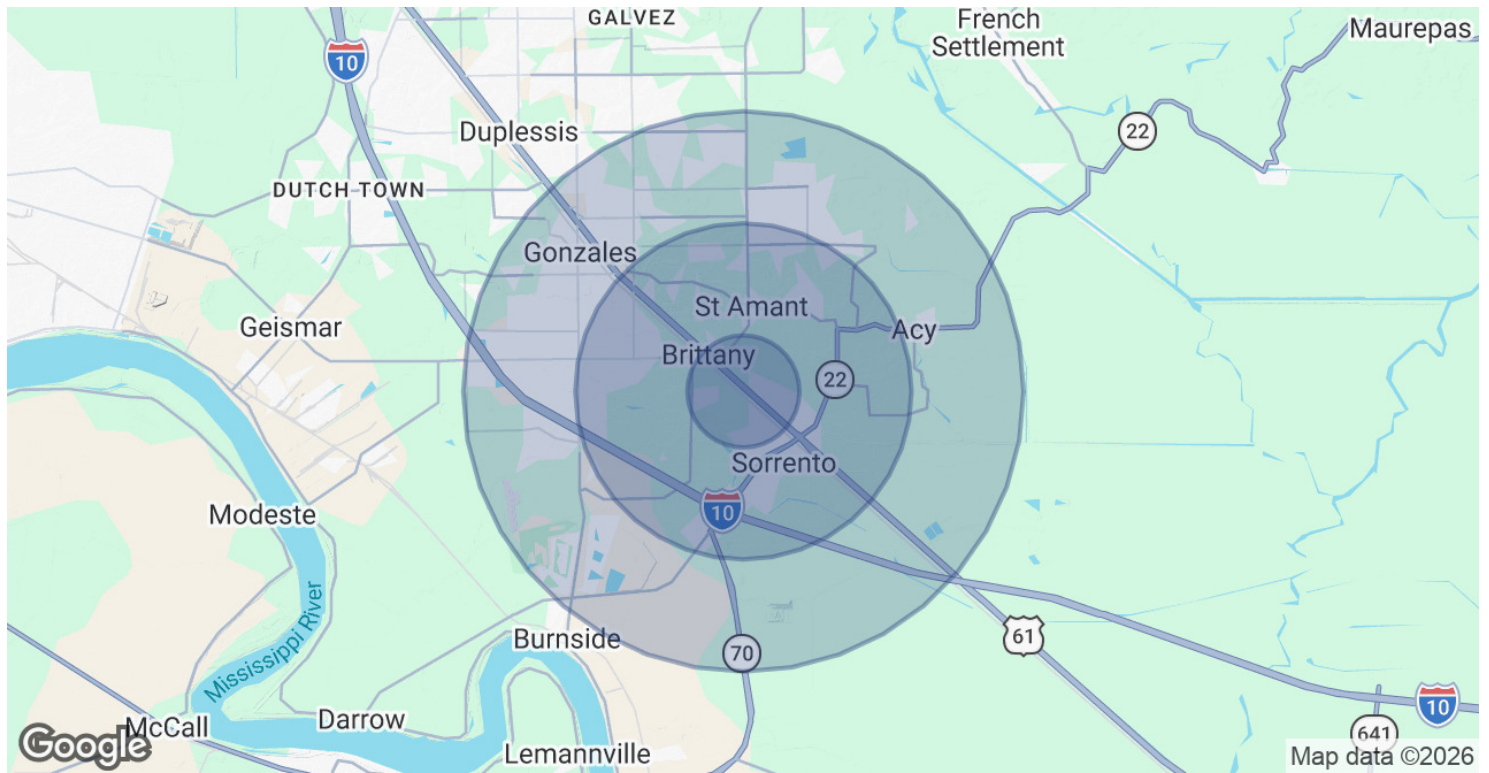
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,225	13,835	37,043
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	476	5,232	14,141
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$105,743	\$97,937	\$92,524
Average House Value	\$223,406	\$249,205	\$246,801

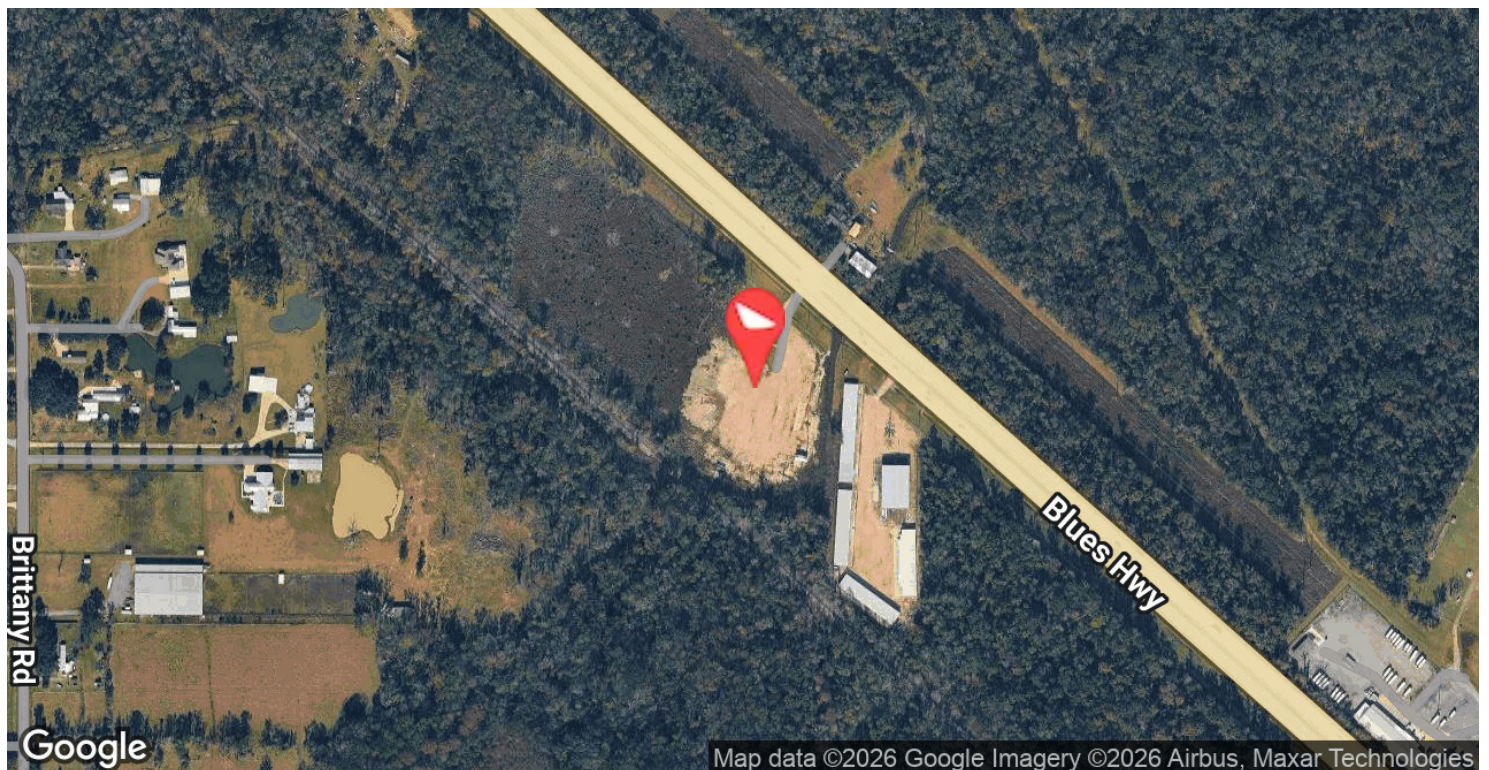
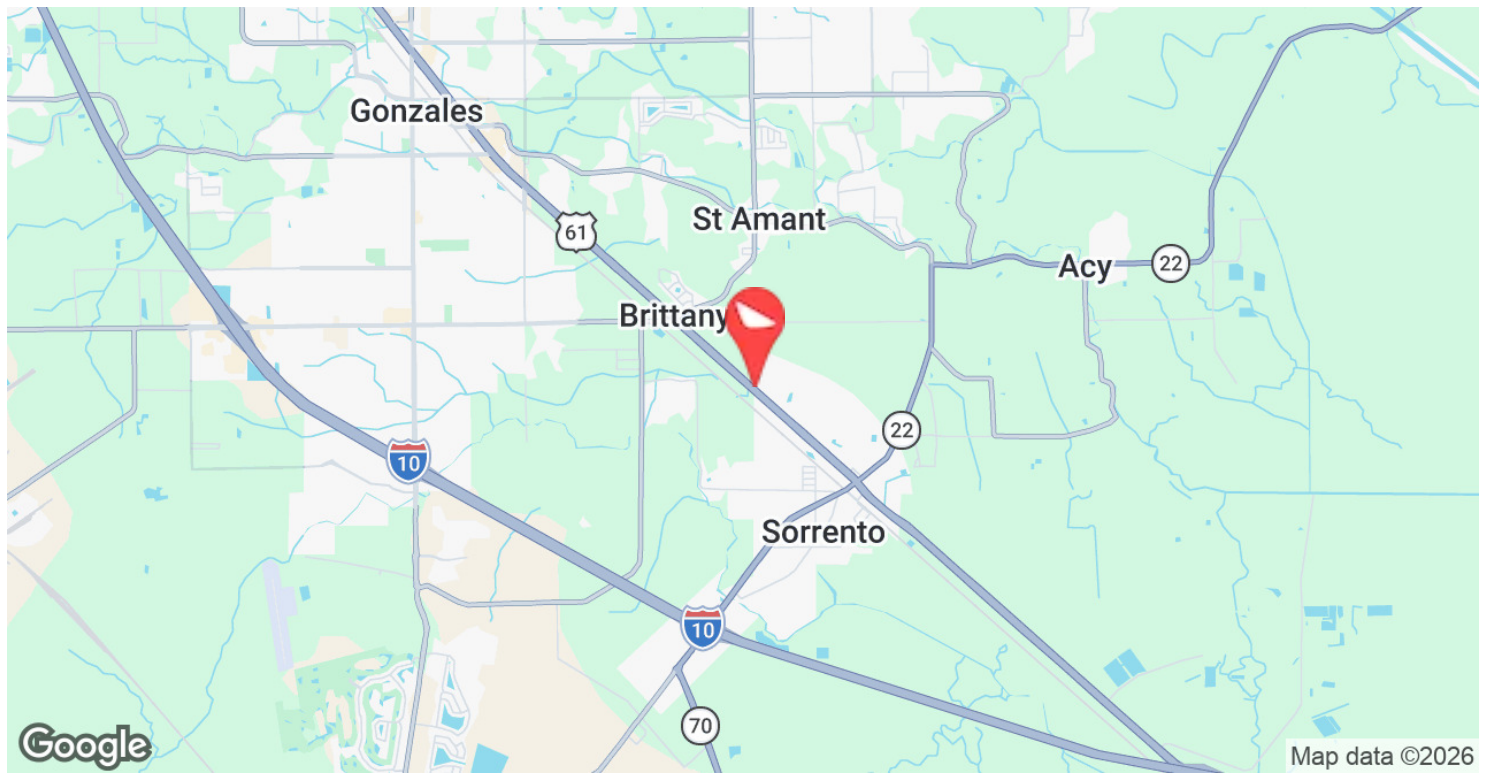
2020 American Community Survey (ACS)

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LOCATION MAP



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