



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE M-1 ZONING FORMER DOLLAR GENERAL ON CHOCTAW DR.

**3939 Choctaw Dr
Baton Rouge, LA 70805**

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M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

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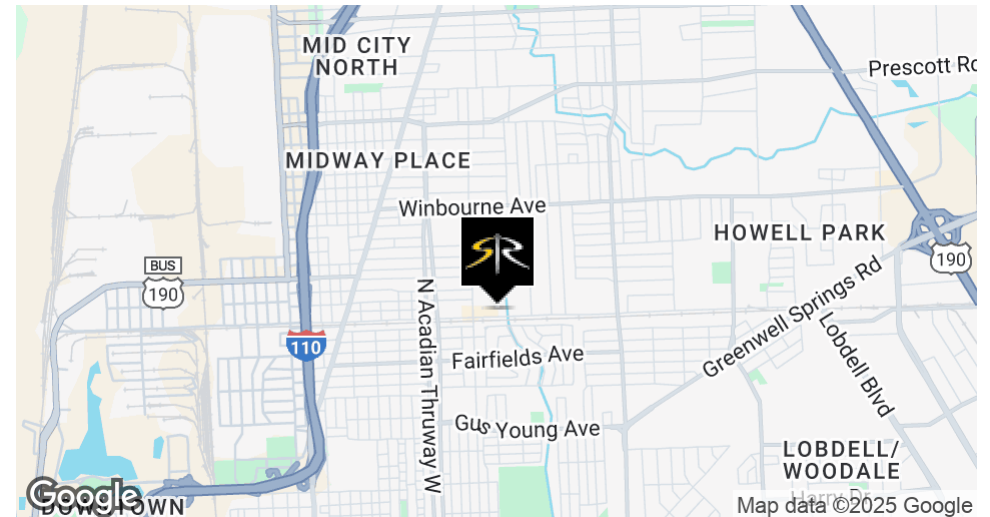
FOR LEASE

±12,649 SF



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr
Building Size:	±12,649 SF
Lot Size:	±1.326 Acres
Price / SF:	\$39.13
Year Built:	2010
Zoning:	M-1
Parking Spaces:	42
Traffic Count:	17,616 /ADT
Opportunity Zone:	Yes
Tenancy:	Single



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FOR SALE

±12,649 SF



PROPERTY OVERVIEW

- M-1 Zoning- Former Dollar General on Choctaw Drive
- For Lease at \$9.00/SF
- Positioned along one of Baton Rouge's key industrial–commercial corridors, this freestanding ±12,649 SF building on ±1.326 acres offers exceptional visibility, flexible zoning, and easy access to Airline Hwy, Florida Blvd, and the entire Choctaw industrial district.
- The property was previously occupied by Dollar General and features open retail floor space, 12' clear heights, rear loading capability, and generous on-site parking.
- With **M1 Light Industrial zoning**, the site accommodates a wide range of uses – including retail, wholesale, contractor service, warehouse/distribution, equipment rental, studio/creative space, and more.
- Located minutes from Amazon, Coca-Cola, ExxonMobil campuses, Walmart, Lowe's, and major logistics operators, this location benefits from strong daytime employment density and consistent traffic patterns along Choctaw Drive. Recent aerials highlight nearby redevelopment activity, improved corridor upgrades, and strong long-term demand for service-based industrial and commercial users.
- This site is ideal for an owner-user seeking affordable entry into a growing industrial submarket – or a tenant needing flexible space in a high-demand, centrally located Baton Rouge corridor.

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PROPERTY HIGHLIGHTS

- ± 12,649 SF freestanding building
- ±1.326 acre site with ample parking
- Highly visible Choctaw Drive frontage
- **Zoned M1 – Light Industrial (very flexible)**
- Previous use: Dollar General
- Open retail/service floorplan
- Rear loading access
- Strong industrial corridor with surrounding national users
- Ideal for owner-user or value-add investor

LOCATION ADVANTAGES

- Minutes to Airline Hwy, Florida Blvd, I-110, and Downtown Baton Rouge
- Surrounded by major operators including: Amazon, Walmart, Lowe's, ExxonMobil, Coca-Cola, FedEx, AutoZone
- Strong daytime population and traffic counts along Choctaw Drive
- Corridor with ongoing redevelopment and service/industrial demand

PRICING & AVAILABILITY

- For Lease: \$9.00/SF
- Available Immediately

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RETAIL MAP

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Map data ©2025 Imagery ©2025 Airbus, Maxar

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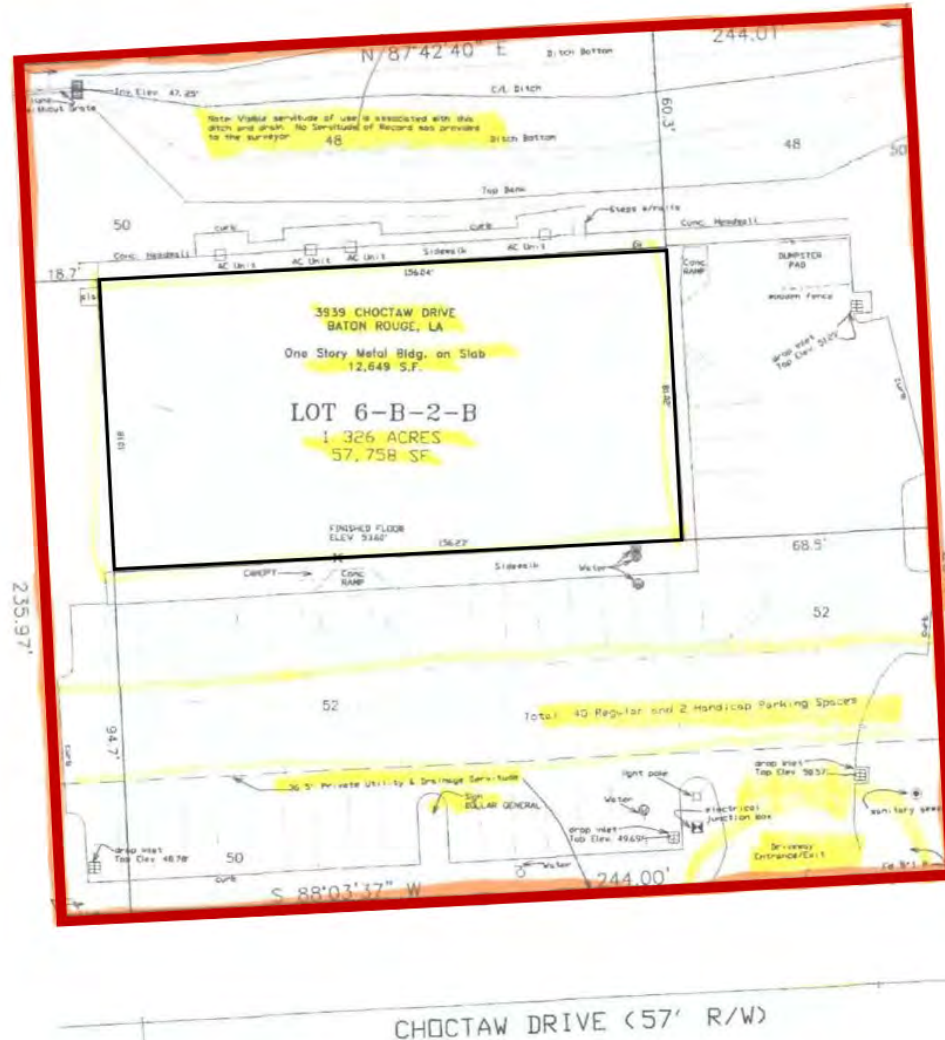
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SURVEY

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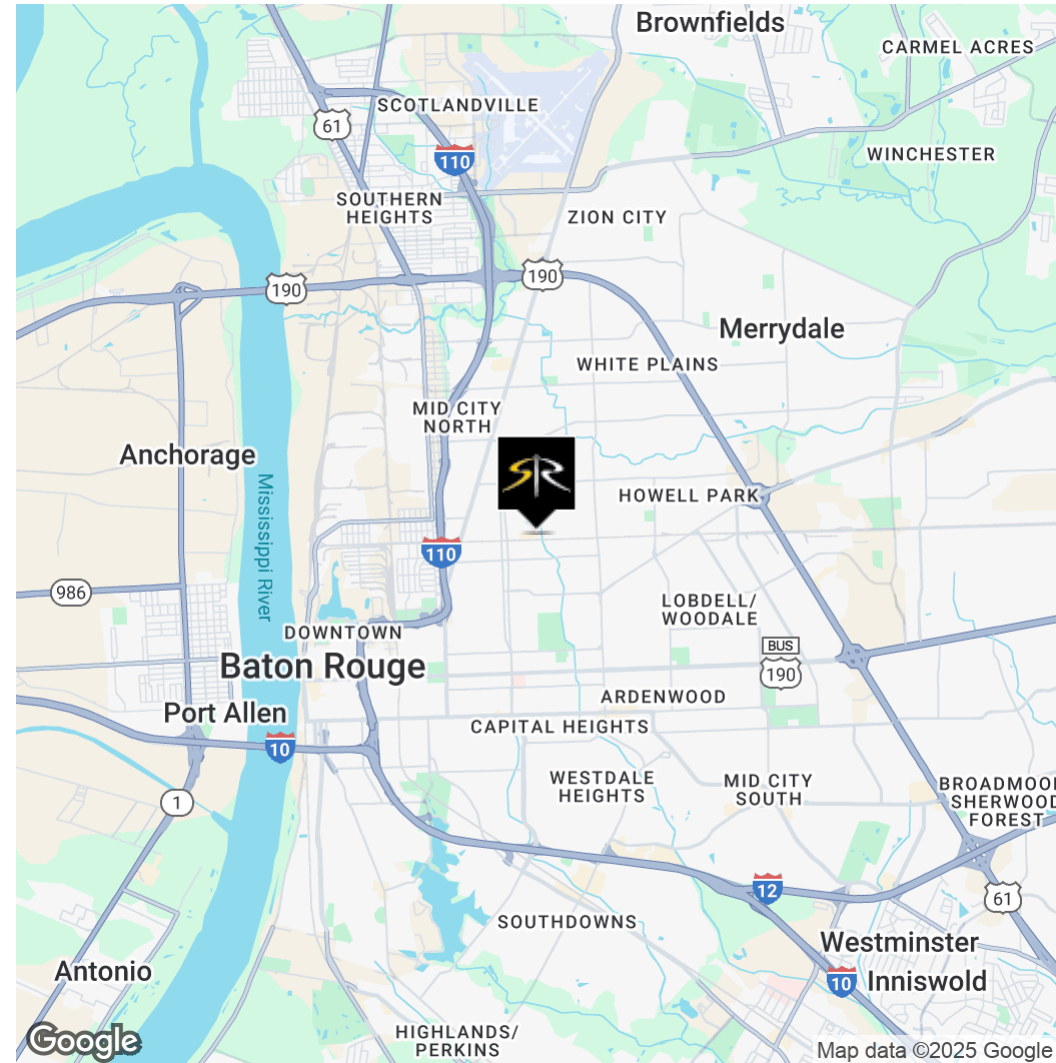
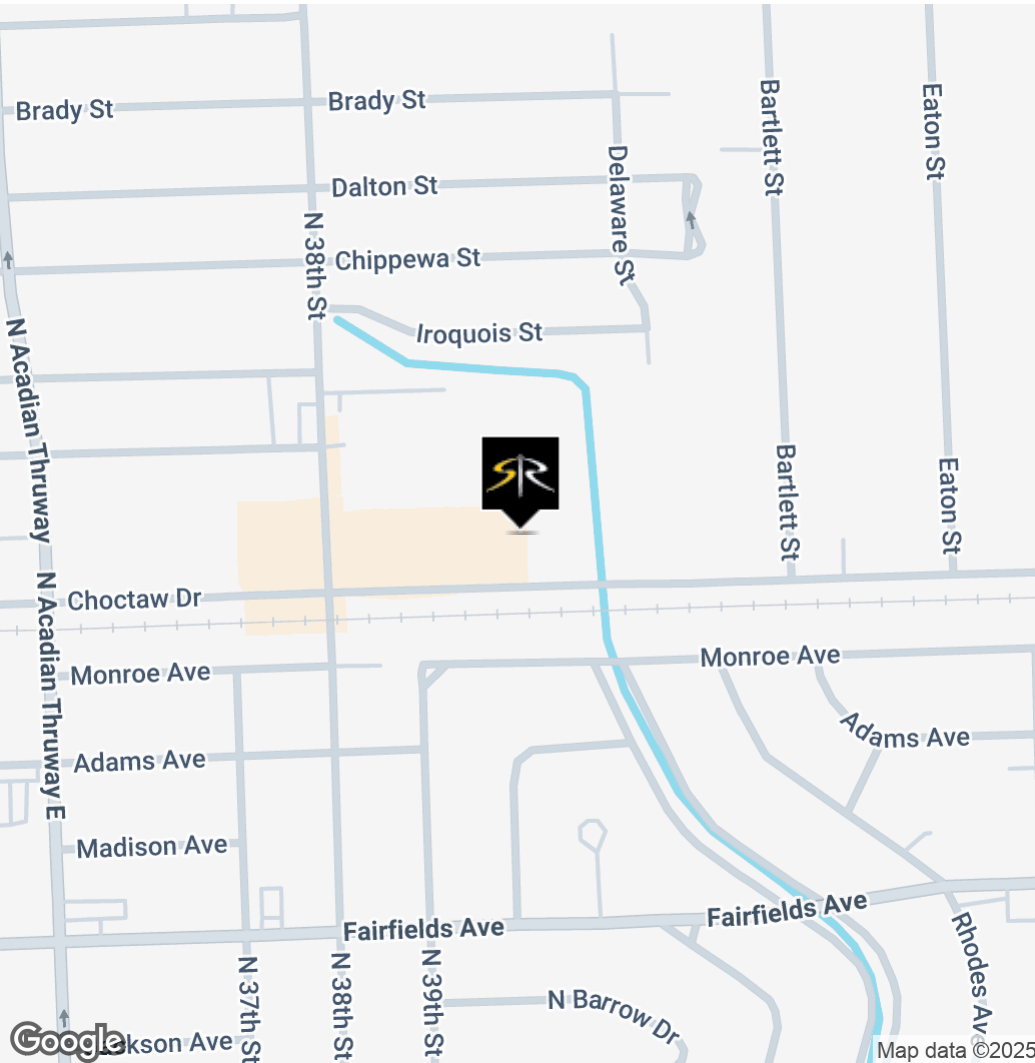


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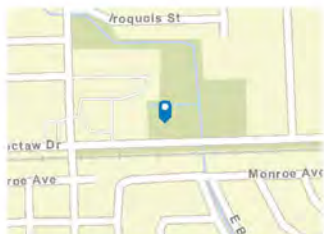
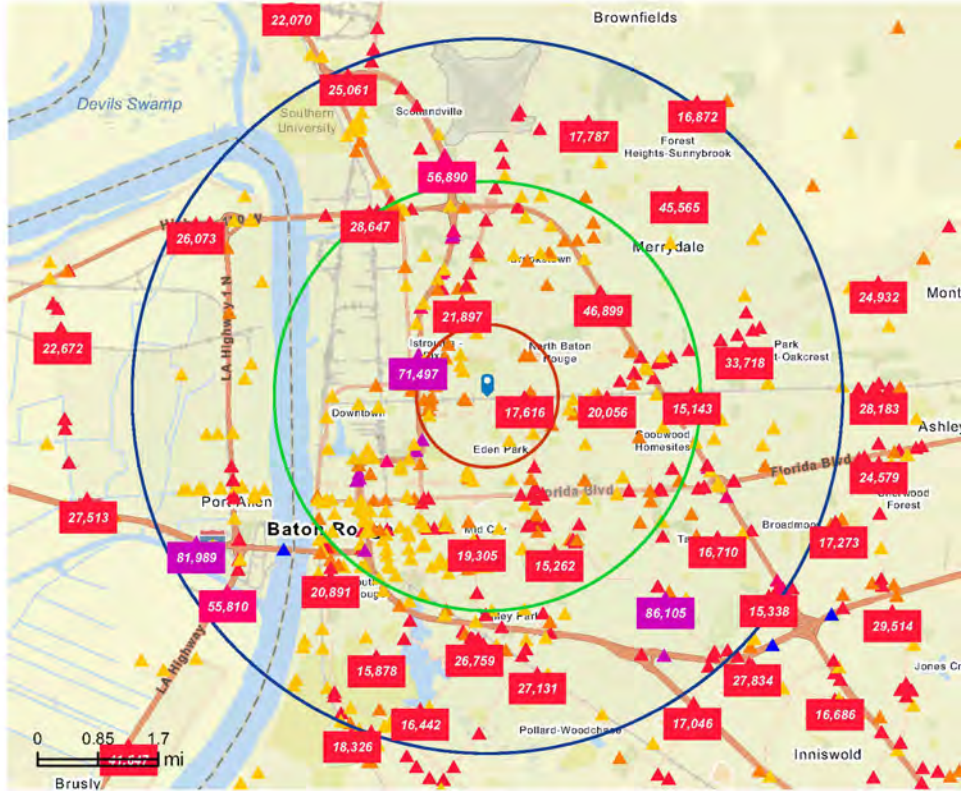


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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTE RADII M-1 ZONING- FORMER DOLLAR GENERAL ON CHOCTAW DRIVE

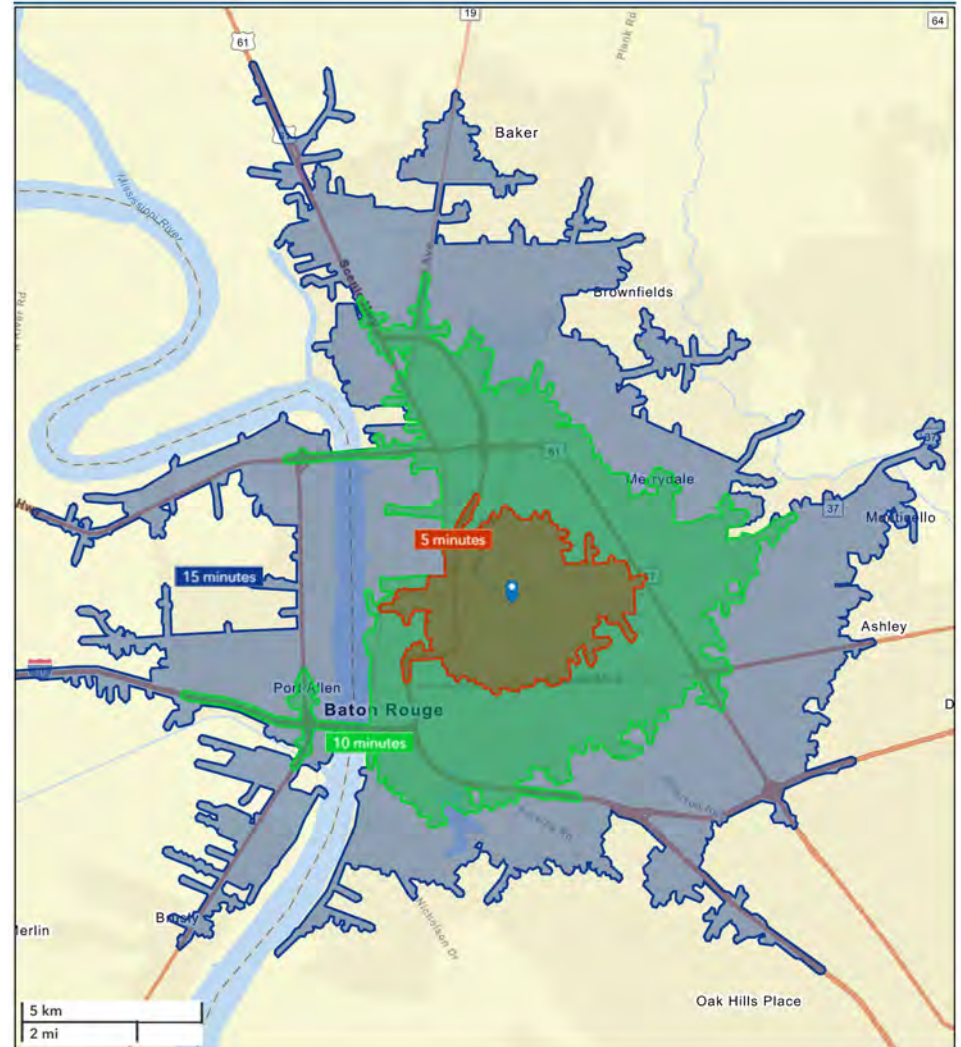
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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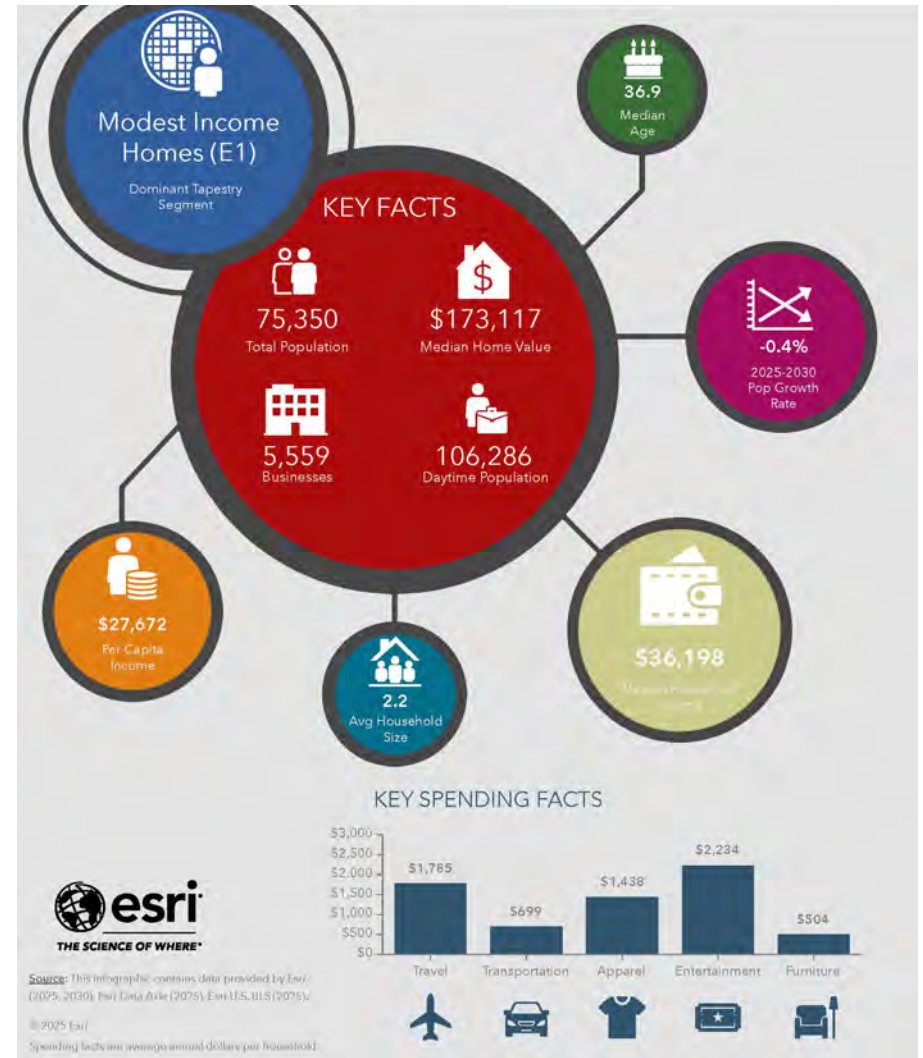
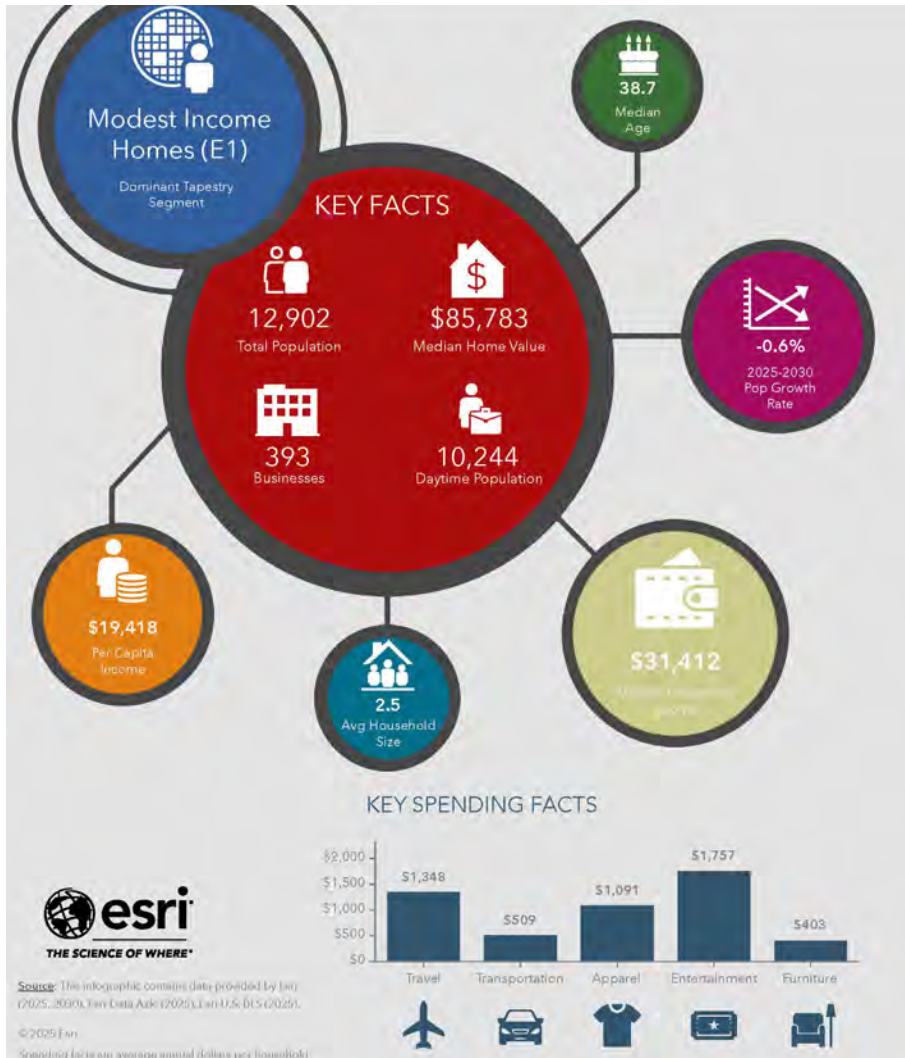
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DEMGRAPHIC KEY FACTS: 1 MILE (LEFT) 3 MILES (RIGHT)

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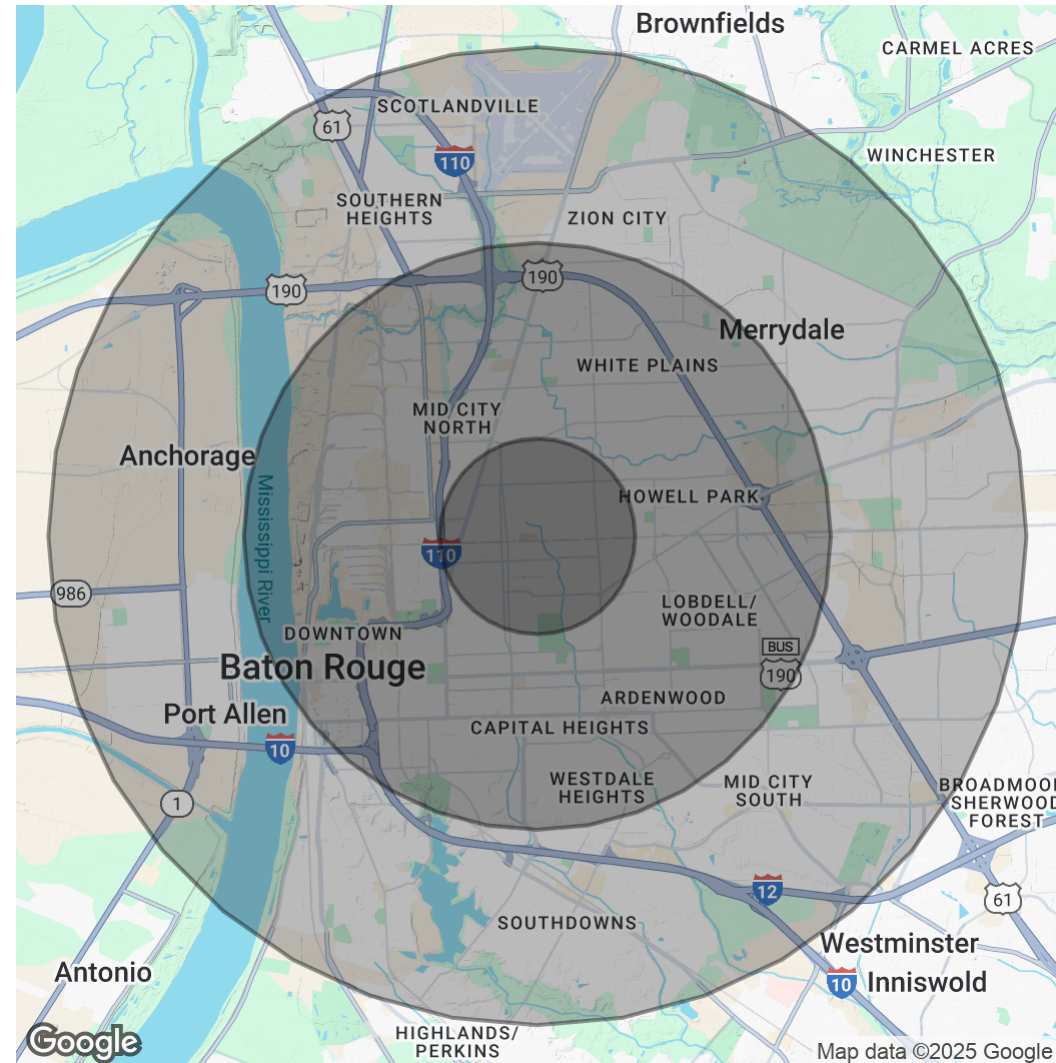
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,311	73,634	152,002
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,100	31,167	60,278
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$42,886	\$55,215	\$64,029
Average House Value	\$132,157	\$209,547	\$266,625

Demographics data derived from AlphaMap



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