



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

ONE SUITE LEFT ON COURSEY BLVD!

13365 COURSEY BLVD., BATON ROUGE, LA 70816

FOR LEASE

1,315 SF

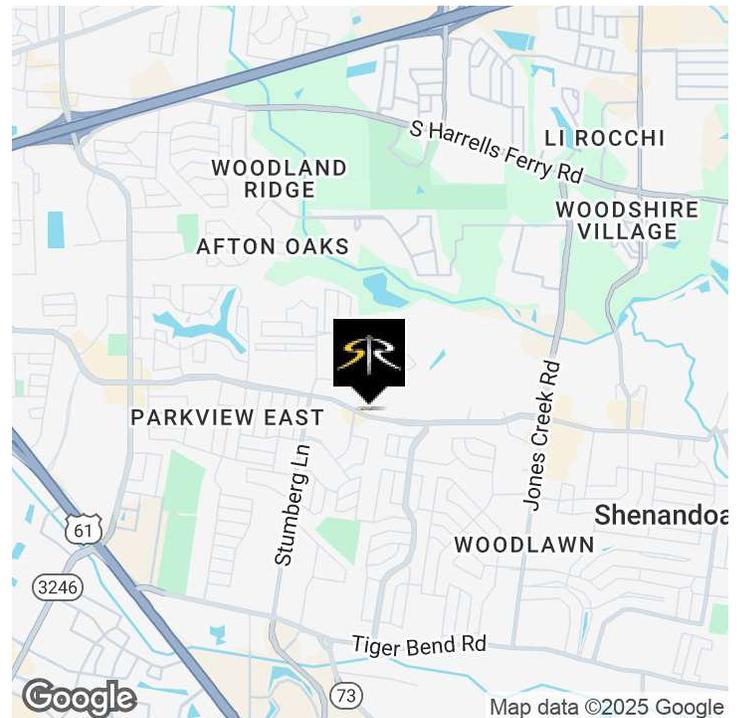


OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available:	1,315 SF
Suite B:	1,315 SF

PROPERTY HIGHLIGHTS

- One Suite Left for Lease on Coursey Blvd!
- Located next to Papa Johns Pizza and Benny's Car Wash
- Excellent Access & Visibility
- Highly Traffic Counts on Coursey Blvd.
- Ideal for Office or Retail Use
- Surrounded by National/Chain Businesses, Grocery Stores
- Excellent Retail Demographics
- Large Pylon Sign



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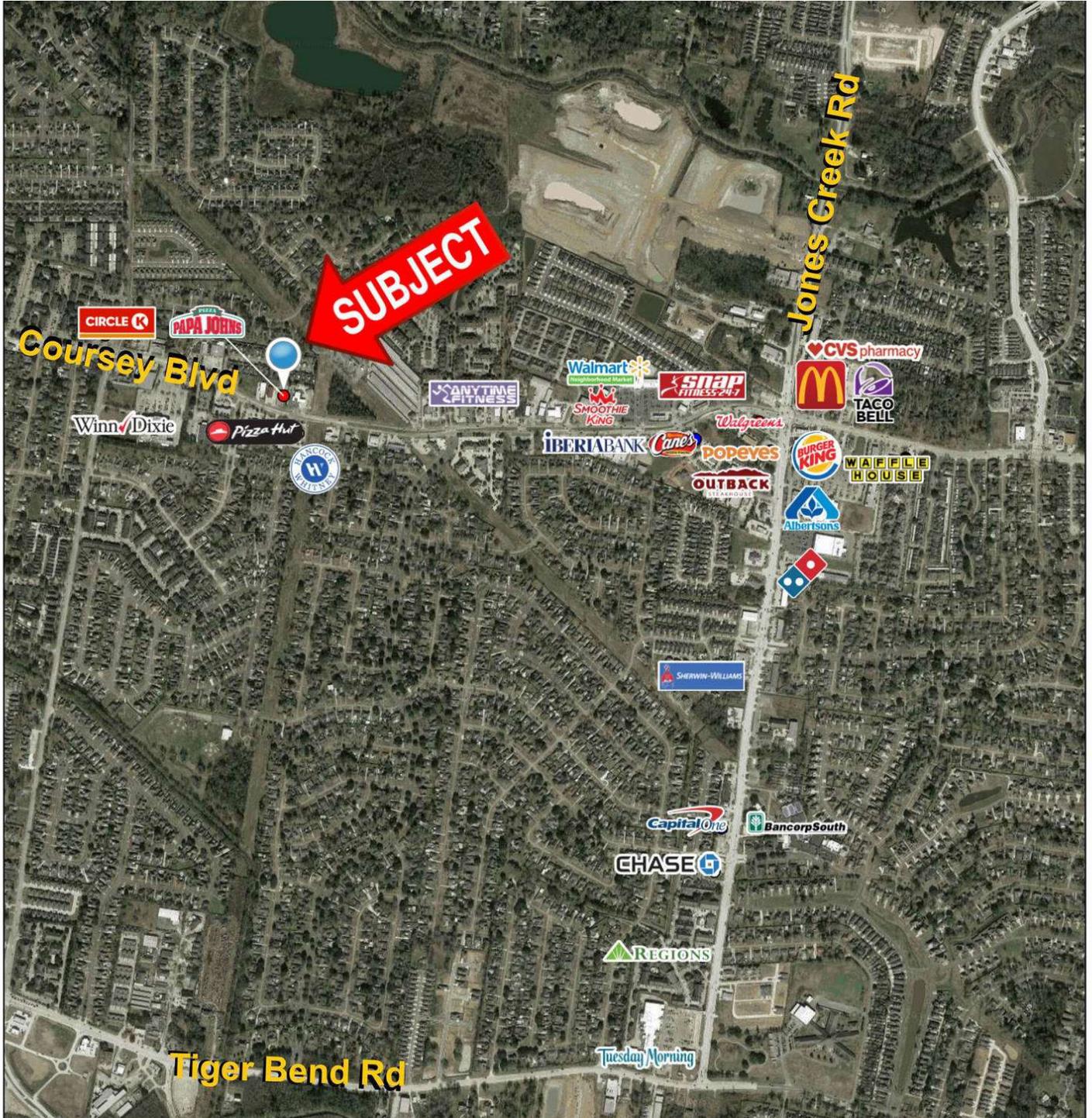
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RETAIL MAP

ONE SUITE LEFT ON COURSEY BLVD!

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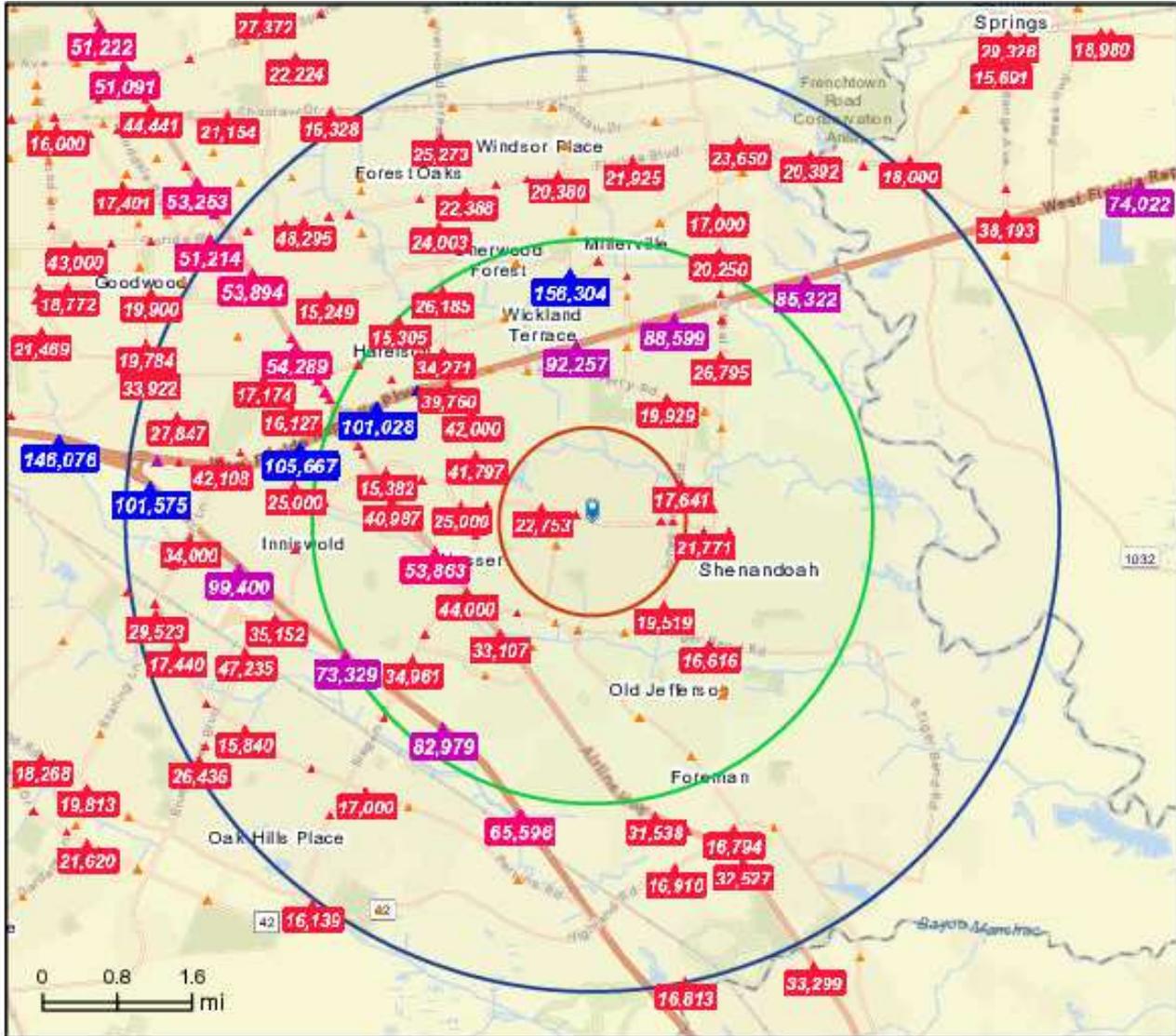


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1,315 SF



- 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



Source: ©2020 Kalorita Technologies (Q3 2020).

November 04, 2020

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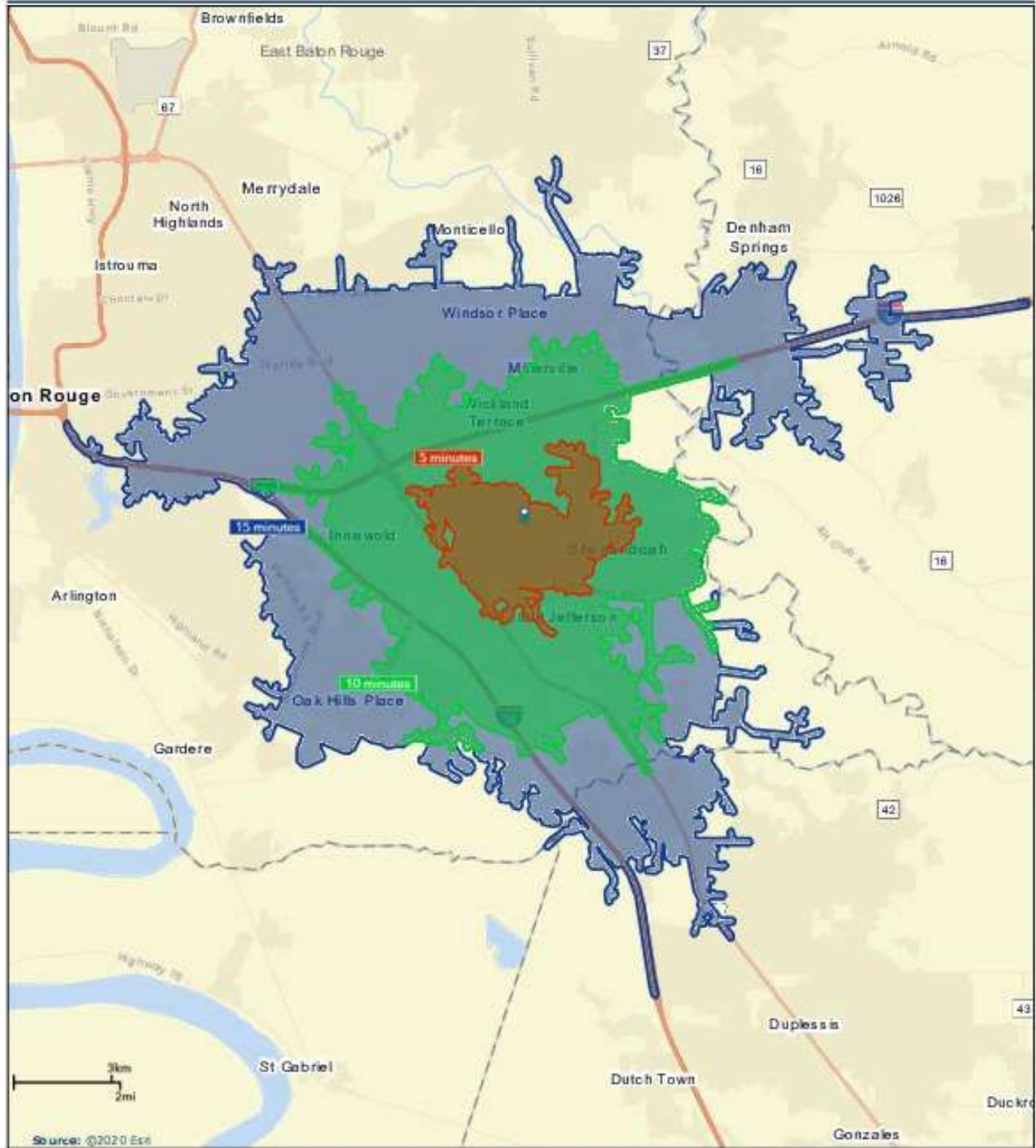
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DRIVE TIME MAP: 5, 10, 15 MINUTES

ONE SUITE LEFT ON COURSEY BLVD!

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Executive Summary

13365 Coursey Blvd, Baton Rouge, Louisiana, 70816
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.40859
Longitude: -91.03059

	1 mile	3 miles	5 miles
Population			
2000 Population	10,059	63,386	136,505
2010 Population	10,851	74,631	153,699
2020 Population	11,185	75,620	158,637
2025 Population	11,304	76,596	160,624
2000-2010 Annual Rate	0.76%	1.65%	1.19%
2010-2020 Annual Rate	0.30%	0.13%	0.31%
2020-2025 Annual Rate	0.21%	0.26%	0.25%
2020 Male Population	47.3%	47.9%	47.8%
2020 Female Population	52.7%	52.1%	52.2%
2020 Median Age	40.3	36.7	37.6

In the identified area, the current year population is 158,637. In 2010, the Census count in the area was 153,699. The rate of change since 2010 was 0.31% annually. The five-year projection for the population in the area is 160,624 representing a change of 0.25% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	67.4%	59.1%	58.3%
2020 Black Alone	22.9%	30.9%	31.4%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2020 Asian Alone	5.5%	4.8%	5.1%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Other Race	1.7%	2.6%	2.7%
2020 Two or More Races	2.3%	2.3%	2.2%
2020 Hispanic Origin (Any Race)	5.5%	6.4%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	115	103	113
2000 Households	4,074	25,582	54,747
2010 Households	4,748	30,807	63,179
2020 Total Households	4,887	31,049	64,870
2025 Total Households	4,932	31,397	65,574
2000-2010 Annual Rate	1.54%	1.88%	1.44%
2010-2020 Annual Rate	0.28%	0.08%	0.26%
2020-2025 Annual Rate	0.18%	0.22%	0.22%
2020 Average Household Size	2.29	2.42	2.43

The household count in this area has changed from 63,179 in 2010 to 64,870 in the current year, a change of 0.26% annually. The five-year projection of households is 65,574, a change of 0.22% annually from the current year total. Average household size is currently 2.43, compared to 2.41 in the year 2010. The number of families in the current year is 40,023 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

13365 Coursey Blvd, Baton Rouge, Louisiana, 70816
Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	12.6%	14.0%	13.7%
Median Household Income			
2020 Median Household Income	\$76,438	\$67,341	\$68,128
2025 Median Household Income	\$80,551	\$71,866	\$72,569
2020-2025 Annual Rate	1.05%	1.31%	1.27%
Average Household Income			
2020 Average Household Income	\$101,473	\$93,706	\$96,856
2025 Average Household Income	\$109,211	\$101,385	\$104,808
2020-2025 Annual Rate	1.48%	1.59%	1.59%
Per Capita Income			
2020 Per Capita Income	\$45,292	\$38,764	\$39,625
2025 Per Capita Income	\$48,687	\$41,876	\$42,808
2020-2025 Annual Rate	1.46%	1.56%	1.56%

Households by Income

Current median household income is \$68,128 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$72,569 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$96,856 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$104,808 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$39,625 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$42,808 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	191	173	178
2000 Total Housing Units	4,266	27,085	58,066
2000 Owner Occupied Housing Units	2,750	15,381	35,941
2000 Renter Occupied Housing Units	1,324	10,200	18,806
2000 Vacant Housing Units	192	1,504	3,319
2010 Total Housing Units	4,930	32,829	67,648
2010 Owner Occupied Housing Units	2,878	18,088	40,166
2010 Renter Occupied Housing Units	1,870	12,719	23,013
2010 Vacant Housing Units	182	2,022	4,469
2020 Total Housing Units	5,100	33,718	70,781
2020 Owner Occupied Housing Units	2,826	17,629	39,815
2020 Renter Occupied Housing Units	2,061	13,419	25,054
2020 Vacant Housing Units	213	2,669	5,911
2025 Total Housing Units	5,197	34,515	72,438
2025 Owner Occupied Housing Units	2,869	17,815	40,169
2025 Renter Occupied Housing Units	2,063	13,582	25,405
2025 Vacant Housing Units	265	3,118	6,864

Currently, 56.3% of the 70,781 housing units in the area are owner occupied; 35.4%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 67,648 housing units in the area - 59.4% owner occupied, 34.0% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 2.03%. Median home value in the area is \$223,133, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.24% annually to \$249,312.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Demographic and Income Profile

13365 Coursey Blvd, Baton Rouge, Louisiana, 70816
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.40859
 Longitude: -91.03059

Summary	Census 2010	2020	2025
Population	10,851	11,185	11,304
Households	4,748	4,887	4,932
Families	2,913	2,909	2,908
Average Household Size	2.29	2.29	2.29
Owner Occupied Housing Units	2,878	2,826	2,869
Renter Occupied Housing Units	1,870	2,061	2,063
Median Age	38.7	40.3	41.7
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.21%	0.29%	0.72%
Households	0.18%	0.31%	0.72%
Families	-0.01%	0.16%	0.64%
Owner HHs	0.30%	0.30%	0.72%
Median Household Income	1.05%	1.11%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	177	3.6%	161	3.3%
\$15,000 - \$24,999	315	6.4%	299	6.1%
\$25,000 - \$34,999	434	8.9%	410	8.3%
\$35,000 - \$49,999	716	14.7%	681	13.8%
\$50,000 - \$74,999	753	15.4%	737	14.9%
\$75,000 - \$99,999	636	13.0%	644	13.1%
\$100,000 - \$149,999	953	19.5%	1,004	20.4%
\$150,000 - \$199,999	457	9.4%	525	10.6%
\$200,000+	445	9.1%	469	9.5%
Median Household Income	\$76,438		\$80,551	
Average Household Income	\$101,473		\$109,211	
Per Capita Income	\$45,292		\$48,687	

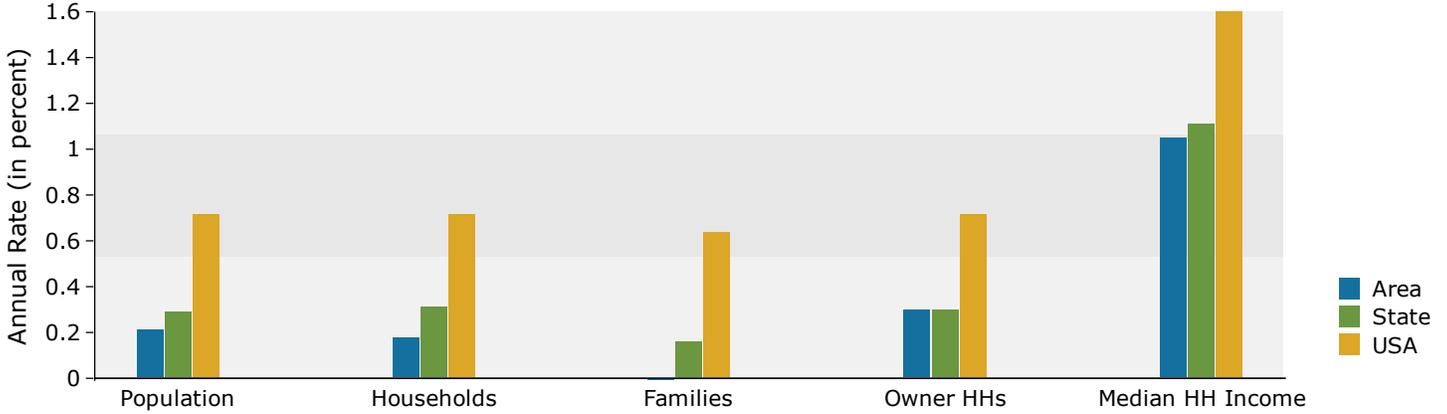
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	592	5.5%	548	4.9%	549	4.9%
5 - 9	610	5.6%	549	4.9%	561	5.0%
10 - 14	588	5.4%	565	5.1%	556	4.9%
15 - 19	638	5.9%	578	5.2%	537	4.8%
20 - 24	788	7.3%	707	6.3%	687	6.1%
25 - 34	1,724	15.9%	1,652	14.8%	1,618	14.3%
35 - 44	1,322	12.2%	1,637	14.6%	1,763	15.6%
45 - 54	1,694	15.6%	1,265	11.3%	1,286	11.4%
55 - 64	1,600	14.7%	1,534	13.7%	1,336	11.8%
65 - 74	784	7.2%	1,359	12.2%	1,365	12.1%
75 - 84	399	3.7%	599	5.4%	826	7.3%
85+	112	1.0%	192	1.7%	220	1.9%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,959	73.3%	7,536	67.4%	7,239	64.0%
Black Alone	2,069	19.1%	2,561	22.9%	2,816	24.9%
American Indian Alone	21	0.2%	22	0.2%	21	0.2%
Asian Alone	473	4.4%	610	5.5%	692	6.1%
Pacific Islander Alone	8	0.1%	6	0.1%	6	0.1%
Some Other Race Alone	143	1.3%	193	1.7%	220	1.9%
Two or More Races	178	1.6%	259	2.3%	310	2.7%
Hispanic Origin (Any Race)	470	4.3%	614	5.5%	709	6.3%

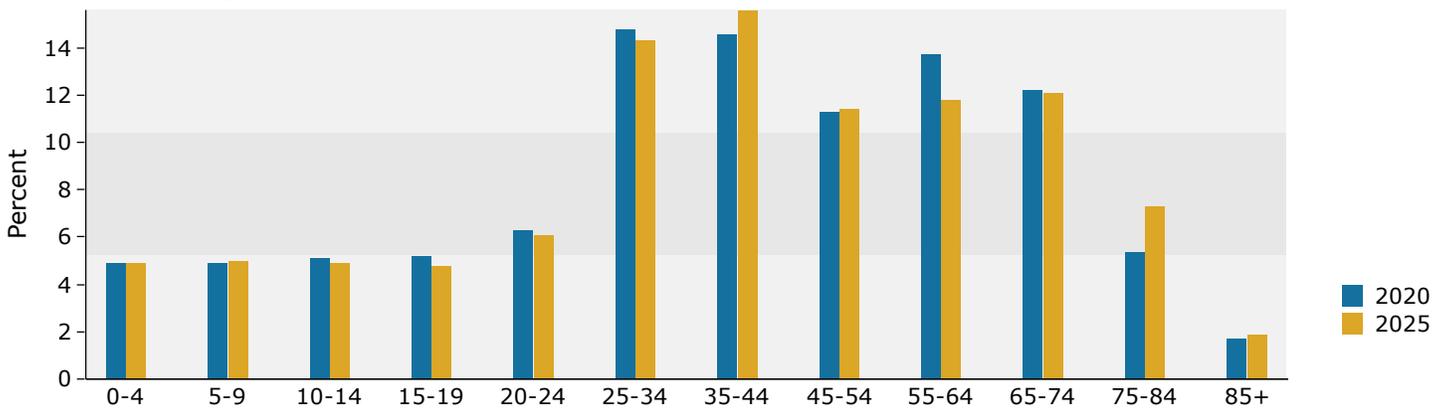
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

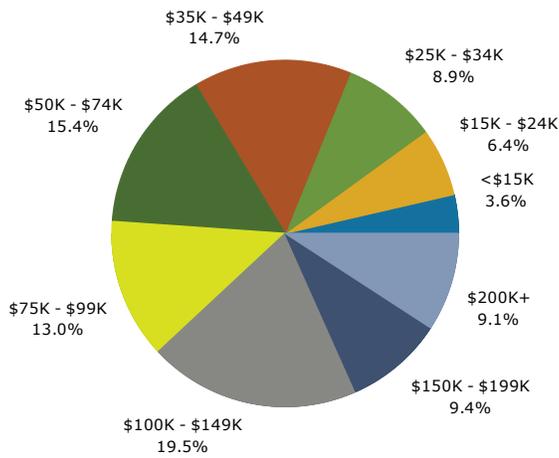
Trends 2020-2025



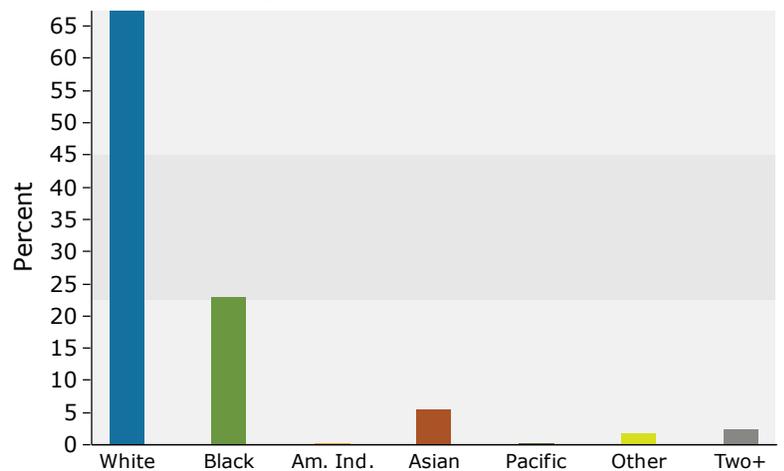
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 5.5%



Demographic and Income Profile

13365 Coursey Blvd, Baton Rouge, Louisiana, 70816
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.40859
 Longitude: -91.03059

Summary	Census 2010	2020	2025
Population	74,631	75,620	76,596
Households	30,807	31,049	31,397
Families	19,327	18,947	18,977
Average Household Size	2.41	2.42	2.42
Owner Occupied Housing Units	18,088	17,629	17,815
Renter Occupied Housing Units	12,719	13,419	13,582
Median Age	34.2	36.7	37.7
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.26%	0.29%	0.72%
Households	0.22%	0.31%	0.72%
Families	0.03%	0.16%	0.64%
Owner HHs	0.21%	0.30%	0.72%
Median Household Income	1.31%	1.11%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,716	5.5%	1,621	5.2%
\$15,000 - \$24,999	2,497	8.0%	2,364	7.5%
\$25,000 - \$34,999	2,828	9.1%	2,695	8.6%
\$35,000 - \$49,999	4,569	14.7%	4,407	14.0%
\$50,000 - \$74,999	5,128	16.5%	5,080	16.2%
\$75,000 - \$99,999	3,661	11.8%	3,696	11.8%
\$100,000 - \$149,999	5,527	17.8%	5,804	18.5%
\$150,000 - \$199,999	2,708	8.7%	3,099	9.9%
\$200,000+	2,416	7.8%	2,631	8.4%
Median Household Income	\$67,341		\$71,866	
Average Household Income	\$93,706		\$101,385	
Per Capita Income	\$38,764		\$41,876	

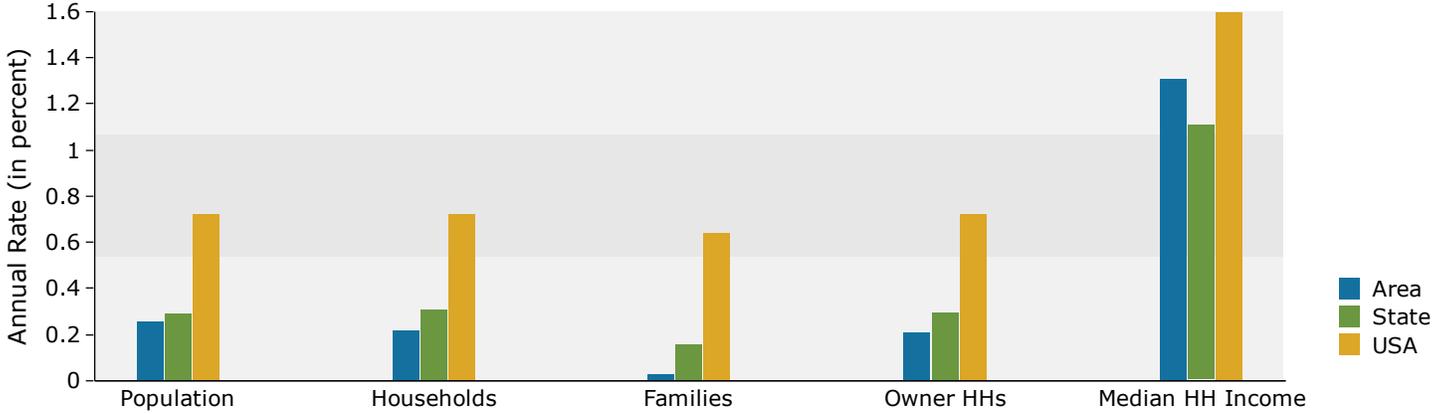
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,221	7.0%	4,736	6.3%	4,838	6.3%
5 - 9	4,740	6.4%	4,585	6.1%	4,604	6.0%
10 - 14	4,595	6.2%	4,583	6.1%	4,501	5.9%
15 - 19	4,667	6.3%	4,351	5.8%	4,332	5.7%
20 - 24	6,007	8.0%	5,027	6.6%	5,080	6.6%
25 - 34	12,910	17.3%	12,386	16.4%	11,795	15.4%
35 - 44	9,324	12.5%	10,887	14.4%	11,696	15.3%
45 - 54	10,209	13.7%	8,542	11.3%	8,677	11.3%
55 - 64	8,900	11.9%	8,814	11.7%	8,050	10.5%
65 - 74	4,564	6.1%	7,076	9.4%	7,258	9.5%
75 - 84	2,523	3.4%	3,311	4.4%	4,338	5.7%
85+	971	1.3%	1,322	1.7%	1,429	1.9%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,111	64.5%	44,681	59.1%	42,875	56.0%
Black Alone	20,507	27.5%	23,350	30.9%	25,132	32.8%
American Indian Alone	245	0.3%	237	0.3%	233	0.3%
Asian Alone	2,903	3.9%	3,593	4.8%	4,044	5.3%
Pacific Islander Alone	32	0.0%	28	0.0%	29	0.0%
Some Other Race Alone	1,588	2.1%	1,989	2.6%	2,221	2.9%
Two or More Races	1,246	1.7%	1,742	2.3%	2,063	2.7%
Hispanic Origin (Any Race)	3,946	5.3%	4,822	6.4%	5,468	7.1%

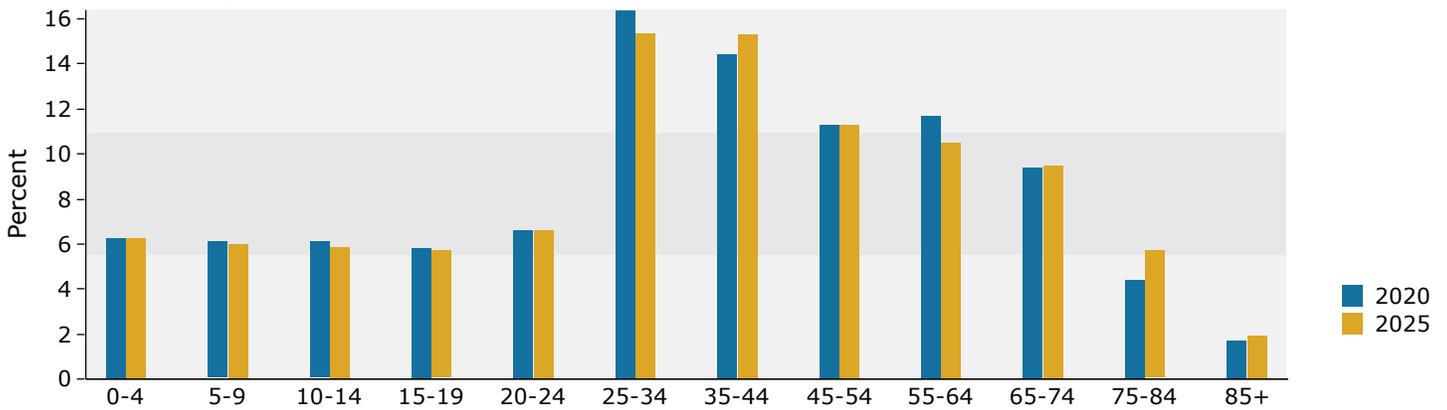
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

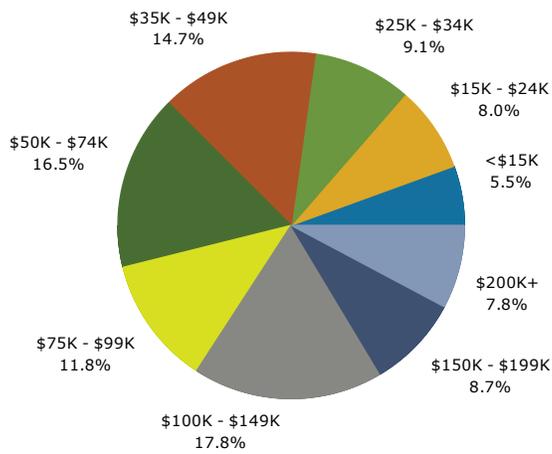
Trends 2020-2025



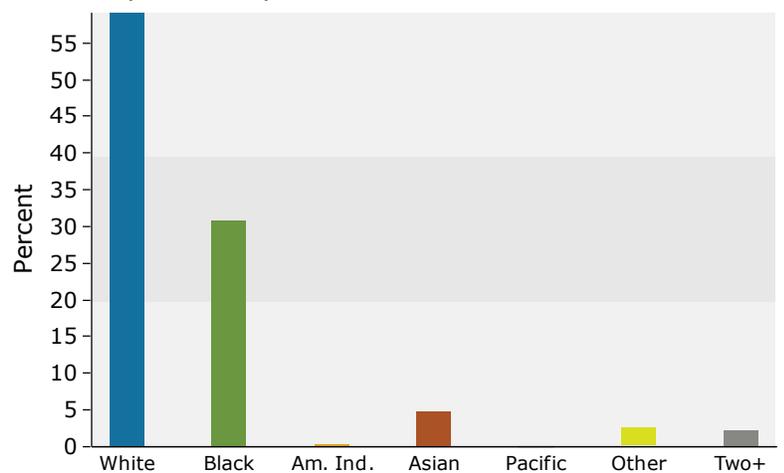
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 6.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographic and Income Profile

13365 Coursey Blvd, Baton Rouge, Louisiana, 70816
 Ring: 5 mile radius

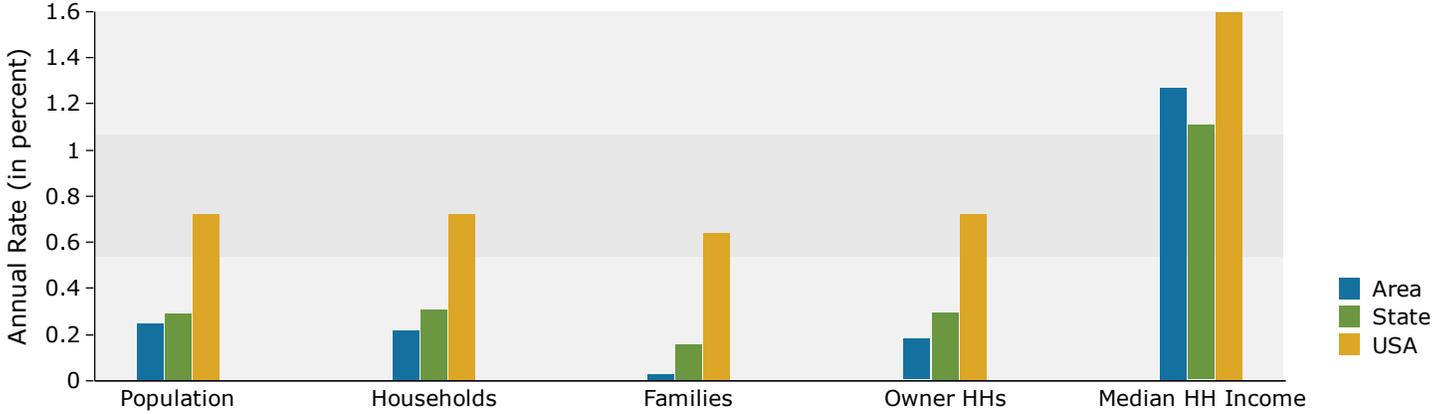
Prepared by Esri
 Latitude: 30.40859
 Longitude: -91.03059

Summary	Census 2010		2020		2025	
Population	153,699		158,637		160,624	
Households	63,179		64,870		65,574	
Families	40,070		40,023		40,087	
Average Household Size	2.41		2.43		2.43	
Owner Occupied Housing Units	40,166		39,815		40,169	
Renter Occupied Housing Units	23,013		25,054		25,405	
Median Age	35.5		37.6		38.8	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.25%		0.29%		0.72%	
Households	0.22%		0.31%		0.72%	
Families	0.03%		0.16%		0.64%	
Owner HHs	0.18%		0.30%		0.72%	
Median Household Income	1.27%		1.11%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			4,220	6.5%	3,994	6.1%
\$15,000 - \$24,999			5,095	7.9%	4,808	7.3%
\$25,000 - \$34,999			5,438	8.4%	5,178	7.9%
\$35,000 - \$49,999			9,034	13.9%	8,757	13.4%
\$50,000 - \$74,999			10,944	16.9%	10,817	16.5%
\$75,000 - \$99,999			7,591	11.7%	7,644	11.7%
\$100,000 - \$149,999			11,187	17.2%	11,716	17.9%
\$150,000 - \$199,999			5,644	8.7%	6,444	9.8%
\$200,000+			5,717	8.8%	6,217	9.5%
Median Household Income			\$68,128		\$72,569	
Average Household Income			\$96,856		\$104,808	
Per Capita Income			\$39,625		\$42,808	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,438	6.8%	9,681	6.1%	9,841	6.1%
5 - 9	9,630	6.3%	9,546	6.0%	9,537	5.9%
10 - 14	9,497	6.2%	9,696	6.1%	9,528	5.9%
15 - 19	9,592	6.2%	8,876	5.6%	9,003	5.6%
20 - 24	11,747	7.6%	10,236	6.5%	9,939	6.2%
25 - 34	25,094	16.3%	24,831	15.7%	23,632	14.7%
35 - 44	18,861	12.3%	21,834	13.8%	23,522	14.6%
45 - 54	21,162	13.8%	18,005	11.3%	18,192	11.3%
55 - 64	18,865	12.3%	19,541	12.3%	17,940	11.2%
65 - 74	10,119	6.6%	15,510	9.8%	16,295	10.1%
75 - 84	6,124	4.0%	7,531	4.7%	9,659	6.0%
85+	2,570	1.7%	3,349	2.1%	3,535	2.2%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,392	63.4%	92,498	58.3%	89,056	55.4%
Black Alone	43,371	28.2%	49,798	31.4%	53,217	33.1%
American Indian Alone	453	0.3%	450	0.3%	448	0.3%
Asian Alone	6,489	4.2%	8,025	5.1%	8,950	5.6%
Pacific Islander Alone	59	0.0%	55	0.0%	57	0.0%
Some Other Race Alone	3,449	2.2%	4,304	2.7%	4,760	3.0%
Two or More Races	2,486	1.6%	3,508	2.2%	4,137	2.6%
Hispanic Origin (Any Race)	8,412	5.5%	10,306	6.5%	11,581	7.2%

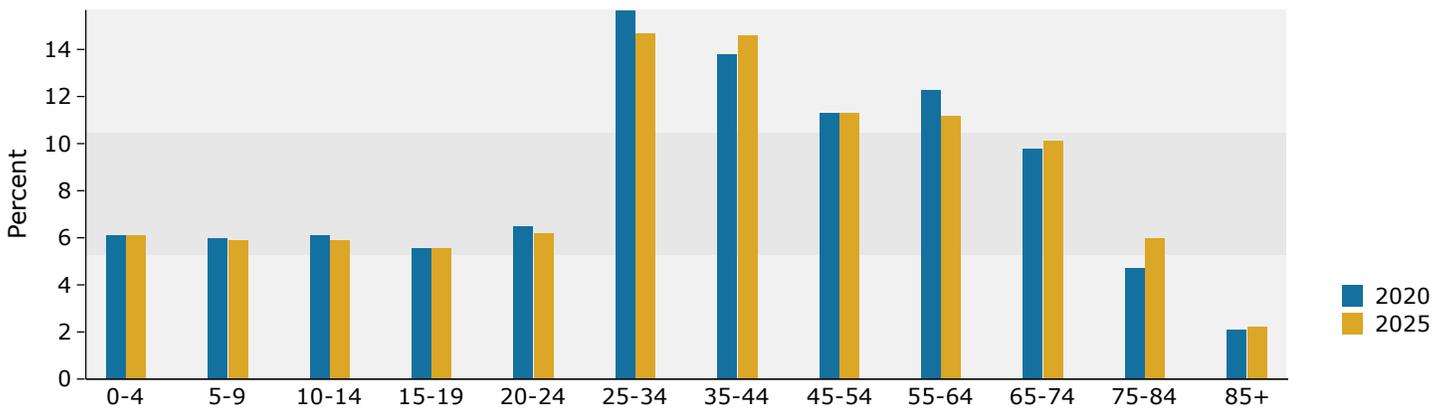
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

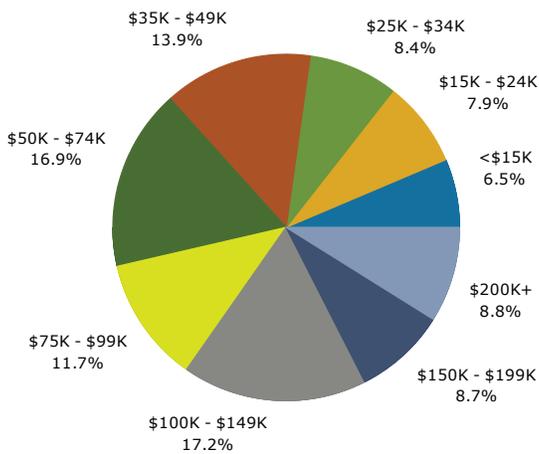
Trends 2020-2025



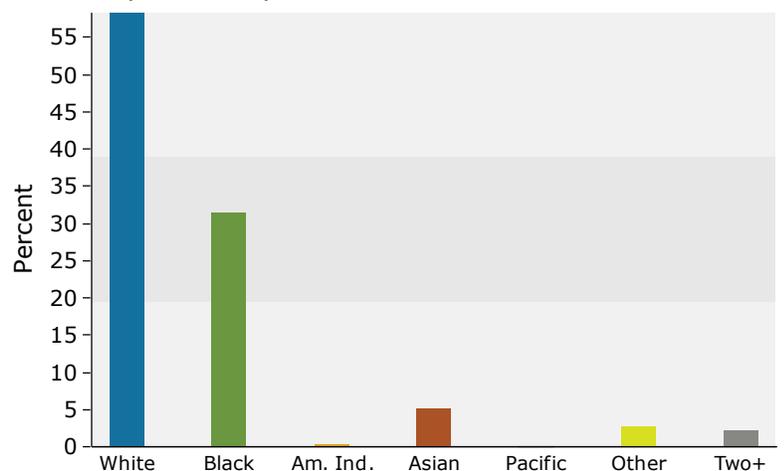
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 6.5%