



# BIG BOX RETAIL SPACE ON FLORIDA BLVD AT AIRLINE HWY

9001 FLORIDA BLVD BATON ROUGE, LA 70715



## OFFERED: FOR LEASE

# LEASE RATE: \$9.75 SF/YR (\$20,312.50/MO)

## 25,000 SF | LEASE TYPE: NNN

- End Cap/Direct Street Frontage
- Extreme visibility to 51,701 VPD
- Strong co-tenant base
- Terms Negotiable

### CONTACT:

WILL CHADWICK    MATHEW LABORDE  
225.659.8657    800.895.9329

800.895.9329 | elifinrealty.com | December 2020  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Formerly occupied by Bed, Bath & Beyond, this large retail space is in an excellent location for a retailer seeking extreme visibility.
- The building has a large retail floor plus warehouse in rear, 1 grade-level door in rear, and a compactor.
- **The available space is an End Cap and has direct street frontage.**

## LOCATION SUMMARY

- Located directly adjacent to Florida Blvd, one of the primary thoroughfares in Baton Rouge, this property sees 51,701 vehicles per day.
- It's also located approximately 0.25 miles from the Florida Blvd / Airline Hwy interchange which carries 97,952 vehicles per day.
- The space is part of a shadow center to the Cortana Mall development. Co-tenants include Office Depot, Guitar Center, and Shoe Carnival. Nearby tenants include Walmart, Lowe's, Burger King, Raising Cane's, Old Navy, Furniture Expo, The Boot Store, Computer Heaven, and Prestige of Baton Rouge.

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# ADDITIONAL PHOTOS



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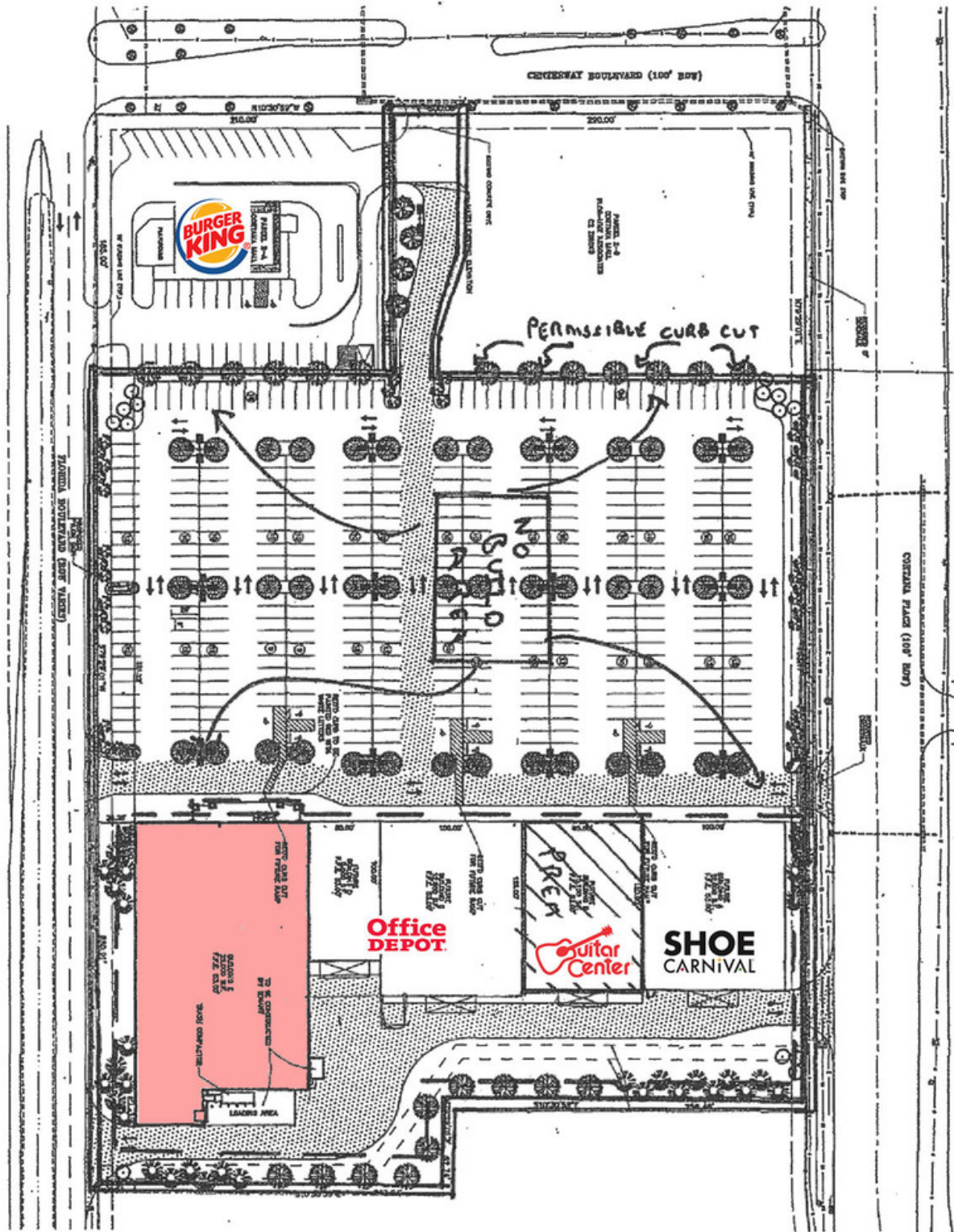
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# SITE LAYOUT



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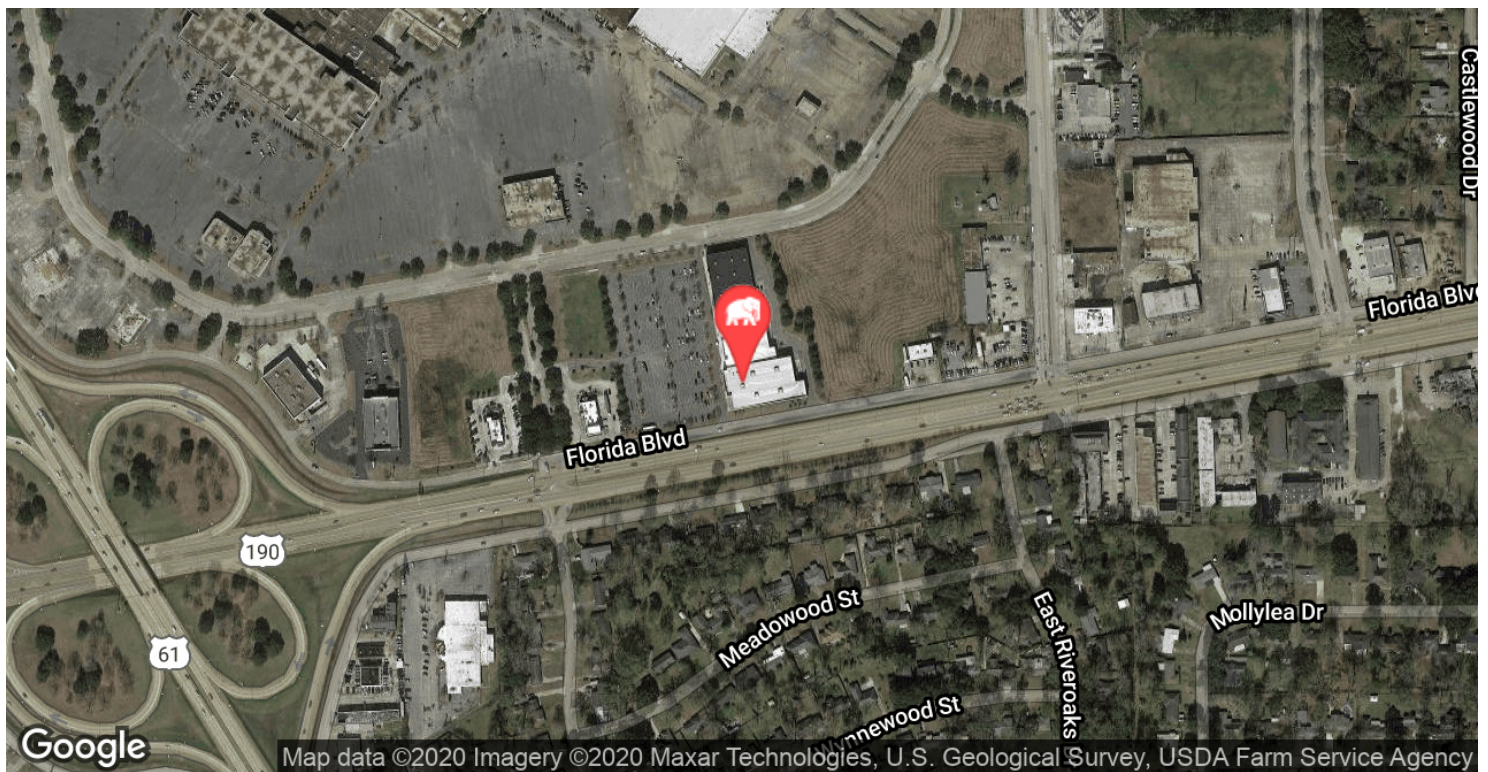
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# LOCATION MAPS



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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	9001 Florida Blvd
City, State, Zip	Baton Rouge, LA 70715
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Township	7S
Range	1E
Section	69
Side Of The Street	North
Road Type	Highway
Market Type	Large
Nearest Highway	US-190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan

## PROPERTY INFORMATION

Property Type	Retail
End Cap	Yes
Property Subtype	Street Retail
Zoning	C2
Lot Size	7.53 Acres
APN #	1859900
Traffic Count	51701
Traffic Count Street	Florida Blvd

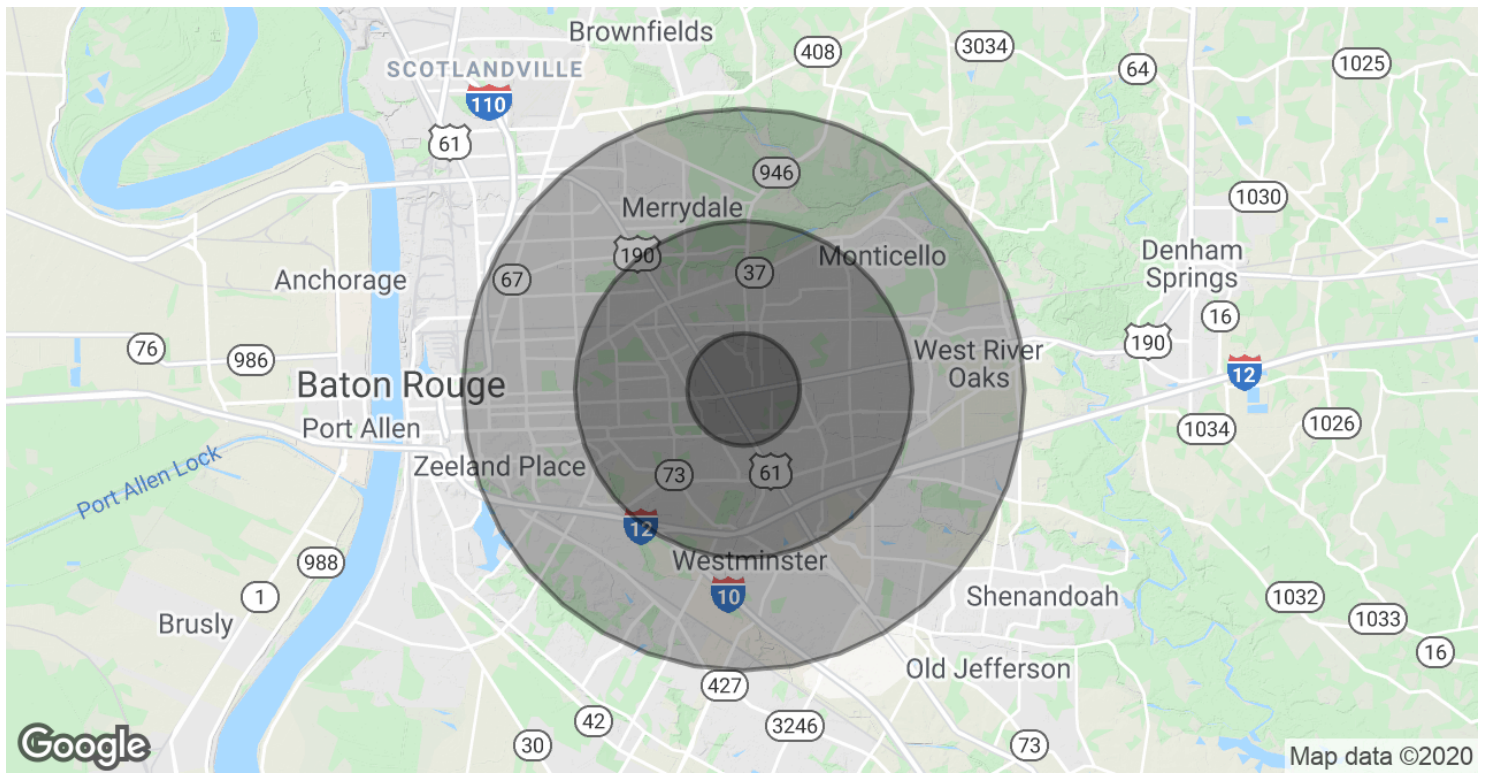
## BUILDING INFORMATION

Building Size	70,000 SF
Occupancy %	75.0%
Tenancy	Multiple
Number Of Floors	1
Year Built	1985
Number Of Parking Spaces	376
Parking Type	Surface

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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,752	73,221	202,395
Average age	37.4	35.3	34.5
Average age (Male)	34.3	32.2	31.9
Average age (Female)	40.6	37.8	36.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,673	30,106	81,254
# of persons per HH	2.5	2.4	2.5
Average HH income	\$64,306	\$58,890	\$61,123
Average house value	\$152,624	\$199,433	\$212,555

\* Demographic data derived from 2010 US Census

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