



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

QSR/RETAIL PAD SITE

17227 AIRLINE HWY., PRAIRIEVILLE, LA 70769

25,000 SF AVAILABLE



OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	25,000 SF
Zoning:	MU (Mixed Use)

PROPERTY HIGHLIGHTS

- 25,000 +- Square Feet Pad Site Available
- 47,235 ADT with Dedicated Signalized Return Lane for North Bound Airline Highway Traffic
- Along with Access from Swamp Road Make This An Excellent QSR/Retail Site

**** Owner is a Licensed Real Estate Agent ****



BOB KIRBY
Commercial Investment Specialist
(D)225.413.6162
bob@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.px



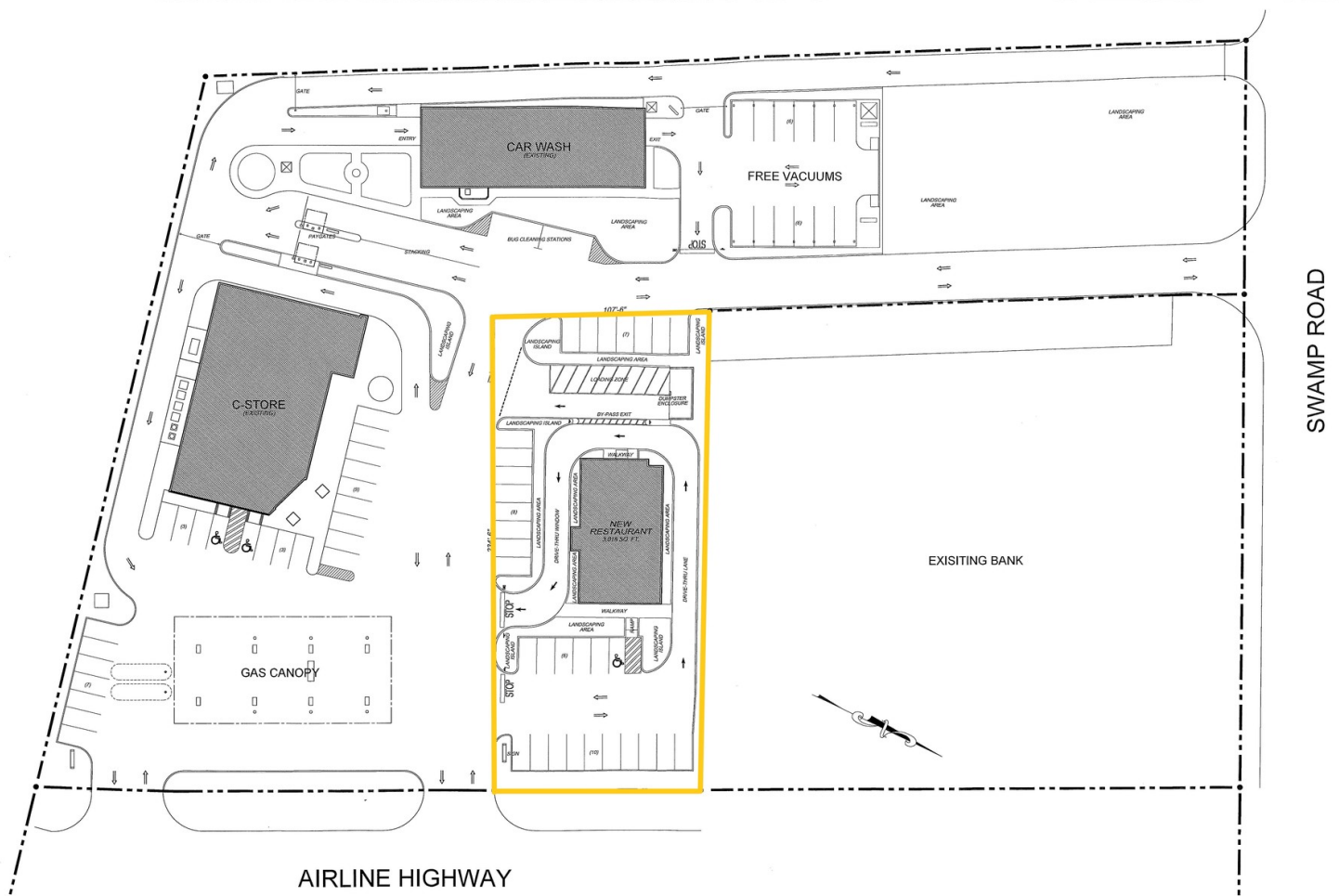
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SITE PLAN

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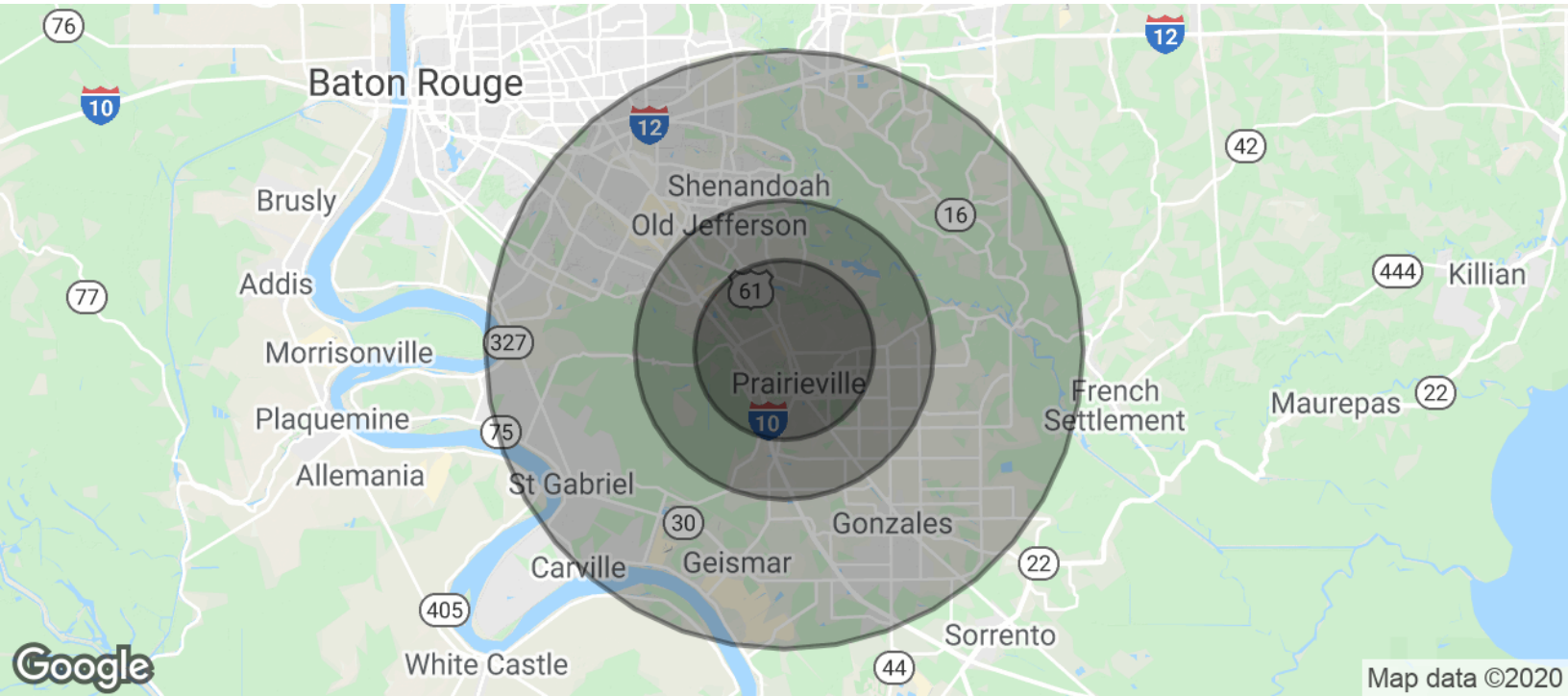
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	24,048	59,486	249,132
Average age	33.9	34.4	35.2
Average age (Male)	32.9	32.9	33.5
Average age (Female)	35.1	35.6	36.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	8,484	21,303	94,667
# of persons per HH	2.8	2.8	2.6
Average HH income	\$93,800	\$93,091	\$81,466
Average house value	\$271,311	\$268,928	\$231,149

* Demographic data derived from 2010 US Census

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