

Hard Corner Freestanding Retail Building on Florida Blvd



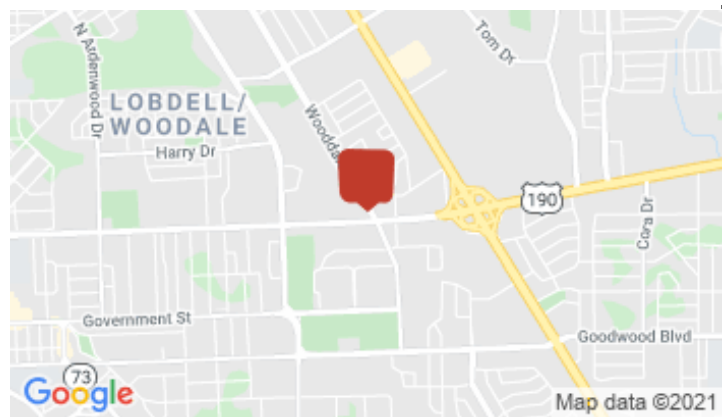
8065 Florida Blvd, Baton Rouge, LA 70806

Listing ID:	30727556
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building
Contiguous Space:	3,829 SF
Total Available:	3,829 SF
Gross Land Area:	20,000 SF
Lease Rate:	\$15.50 PSF (Annual)
Base Monthly Rent:	\$4,945
Lease Type:	NNN
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Tax ID/APN:	008-4213-3
Gross Building Area:	3,829 SF



Overview/Comments

±3,829 Square foot freestanding building available for lease located on the hard corner of Florida Boulevard and Wooddale Boulevard, less than half a mile west from Airline Highway. . This high profile site has 3 points of ingress and egress with daily traffic counts currently estimated to be 45,000+ on Florida Boulevard and 20,000+ on Wooddale Boulevard. Building was previously occupied by Payless Shoes for over 25 years and is currently occupied by Shoe Show on a month to month basis. Shoe Show will vacate the premises upon 60 days notice. Property has very high visibility, ample parking and existing pylon signage. Zoning is C-2 (Heavy Commercial). NNN expenses estimated at \$3.00 per SF



More Information Online

<https://stirlingprop.catylist.com//listing/30727556>

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Property Contacts



Joey C Canella

Stirling Properties Baton Rouge
225-907-6232 [M]
225-926-4481 [O]
jcanella@stirlingprop.com