



RETAIL SUITE FOR LEASE IN HIGHLY VISIBLE SHOPPING CENTER

10097 FLORIDA BLVD BATON ROUGE, LA 70815



FOR LEASE

LEASE RATE: \$12 SF/YR (\$1,456/MO)

±1,456 SF

- ±600 ft of corner frontage on Florida Blvd – ±27,978 daily traffic
- Shopping center anchored by Poboy Express
- ±3 min from new ±3,500,000 SF Amazon Fulfillment Center
- NNN lease type

CONTACT:

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

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 10097 Florida Blvd features a $\pm 1,456$ SF suite in a shopping center with ± 600 ft of corner frontage on Florida Blvd, offering excellent visibility to $\pm 27,978$ vehicles daily.
- The shopping center, anchored by Poboy Express, is surrounded by apartment complexes, an ideal location for retail uses.
- The property includes a large parking lot with multiple access points.
- Located just ± 3 minutes from the new $\pm 3,500,000$ SF Amazon Fulfillment Center, the largest in the region, employing over $\pm 3,500$ people. The site also provides convenient access to Airline Hwy (± 3 minutes) and I-12 ($\pm 6-8$ minutes).
- NNN lease type.

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EXTERIOR PHOTOS

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AERIAL PHOTOS



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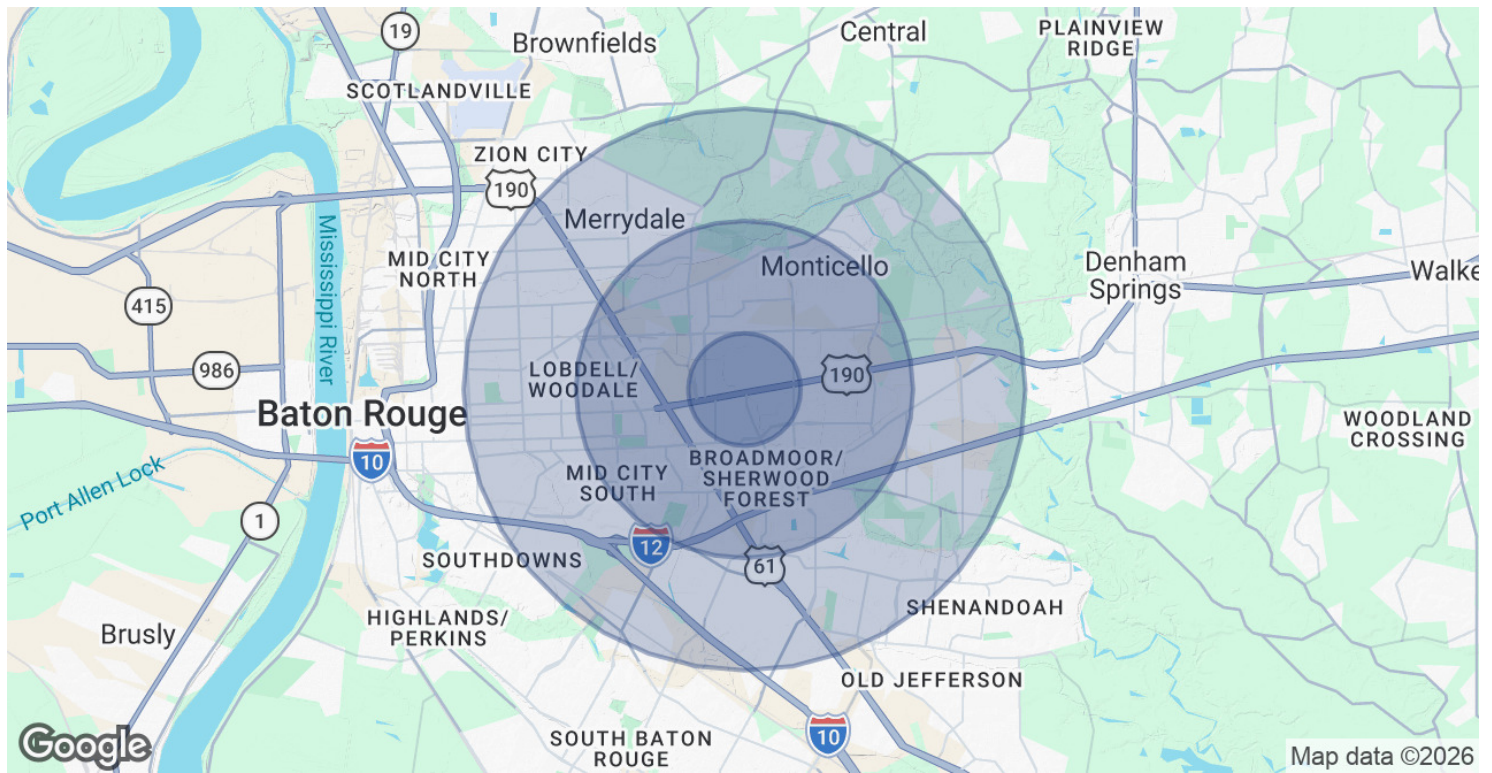
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,236	76,208	183,611
Average Age	41	39	39
Average Age (Male)	39	37	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,054	30,853	75,769
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$64,846	\$75,090	\$81,499
Average House Value	\$202,771	\$236,494	\$269,651

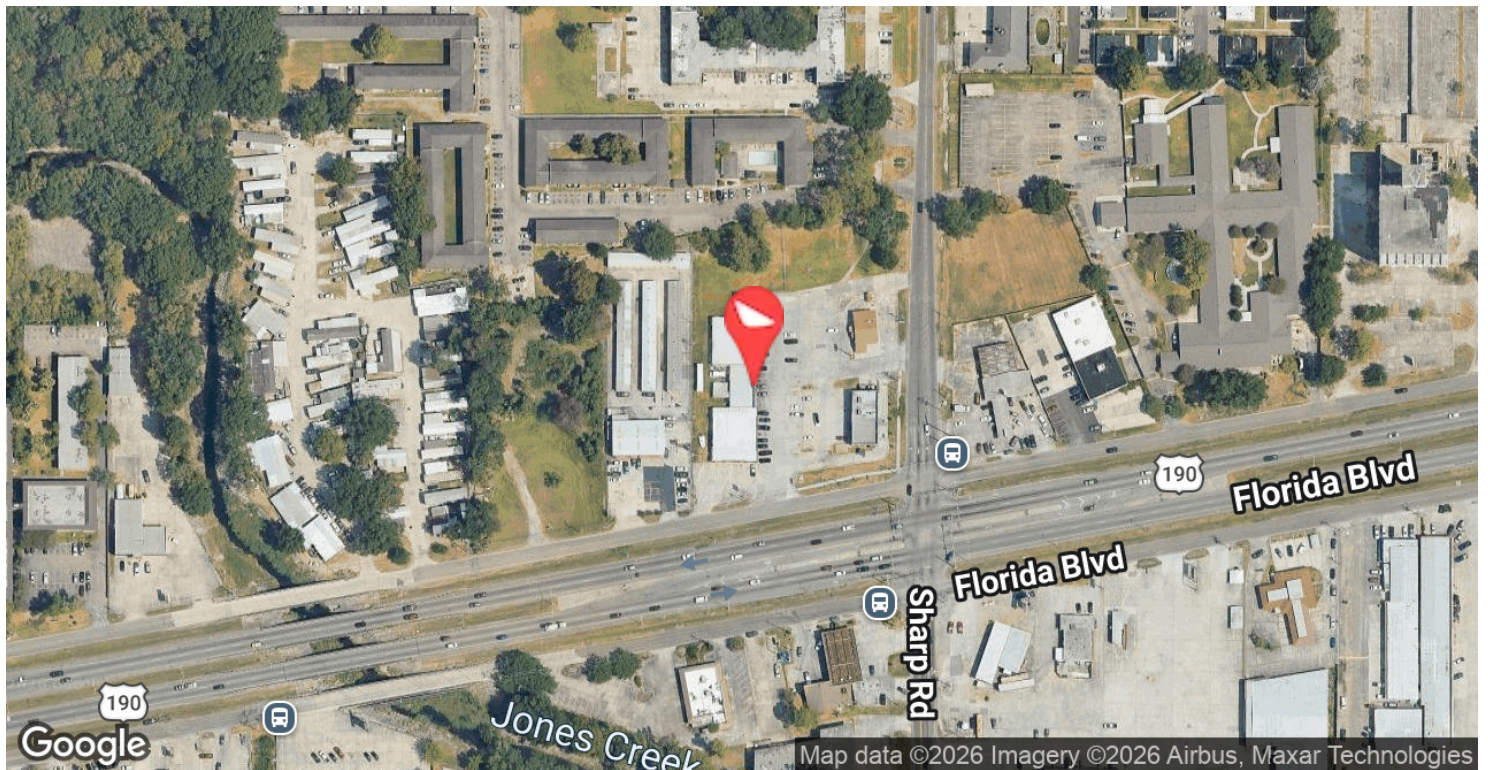
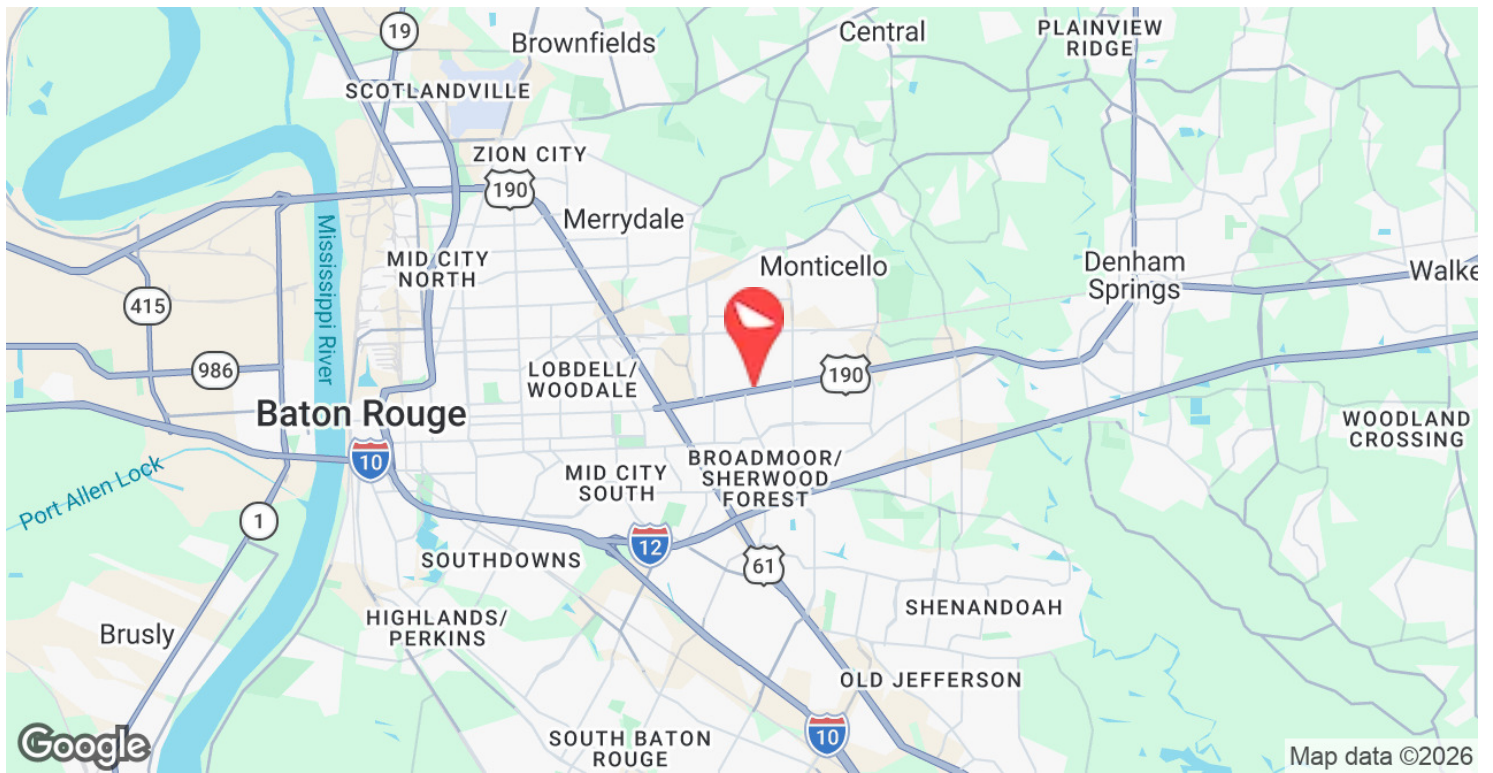
2020 American Community Survey (ACS)

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LOCATION MAP



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