



3 RETAIL SUITES AVAILABLE IN AIRLINE HWY STRIP CENTER

4325 AIRLINE HWY BATON ROUGE, LA 70811



LEASE RATE: \$12.00 SF/YR (\$1,200/MO)

±3,600 SF | 3 AVAILABLE SUITES | ±2.67 ACRES

- Right off I-10 and minutes from Downtown Baton Rouge
- Three ±1,200 SF suites available separately or contiguous
- ±43,319 Daily traffic count
- Strip center anchored by Affordable Home Furnishings

CONTACT:

GABRIELLE ZIA WILL CHADWICK, MBA
225.200.0302 225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024
640 Main St, Suite A, Baton Rouge, LA 70801

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



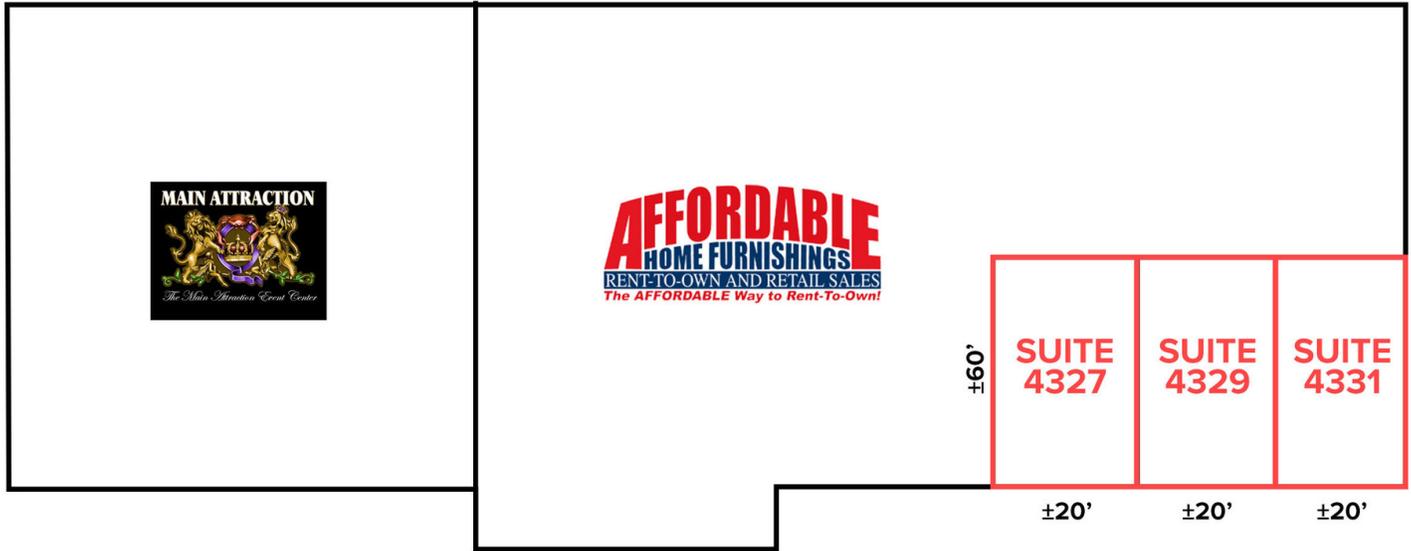
PROPERTY SUMMARY

- This lease opportunity consists of 3 spacious retail suites in the Metro Aire shopping center off of Airline Hwy and Beechwood Dr.
- Each suite is approximately ±1,200 SF and can be combined.
- The center includes multiple access points and a great pylon sign opportunity.
- These primely, highly visibly located suites see ±43,319 daily traffic.
- The strip center is anchored by a large furniture store, Affordable Home Furnishings, as well as Main Attraction Event Center.
- The location is only 5 minutes to BTR and 9 minutes to Downtown Baton Rouge.

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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Rate:	\$12.00 SF/yr
Total Space:	3,600 SF		

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	MONTHLY RATE
Suite 4327 (Formerly Quick Cash)	Available	1,200 SF	Gross	\$12.00 SF/yr	\$1,200/mo
Suite 4329	Available	1,200 SF	Gross	\$12.00 SF/yr	\$1,200/mo
Suite 4331	Available	1,200 SF	Gross	\$12.00 SF/yr	\$1,200/mo

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INTERIOR PHOTOS



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SUITE 4327 - INTERIOR PICTURES



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SUITE 4329 - INTERIOR PICTURES



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SUITE 4331 - INTERIOR PICTURES

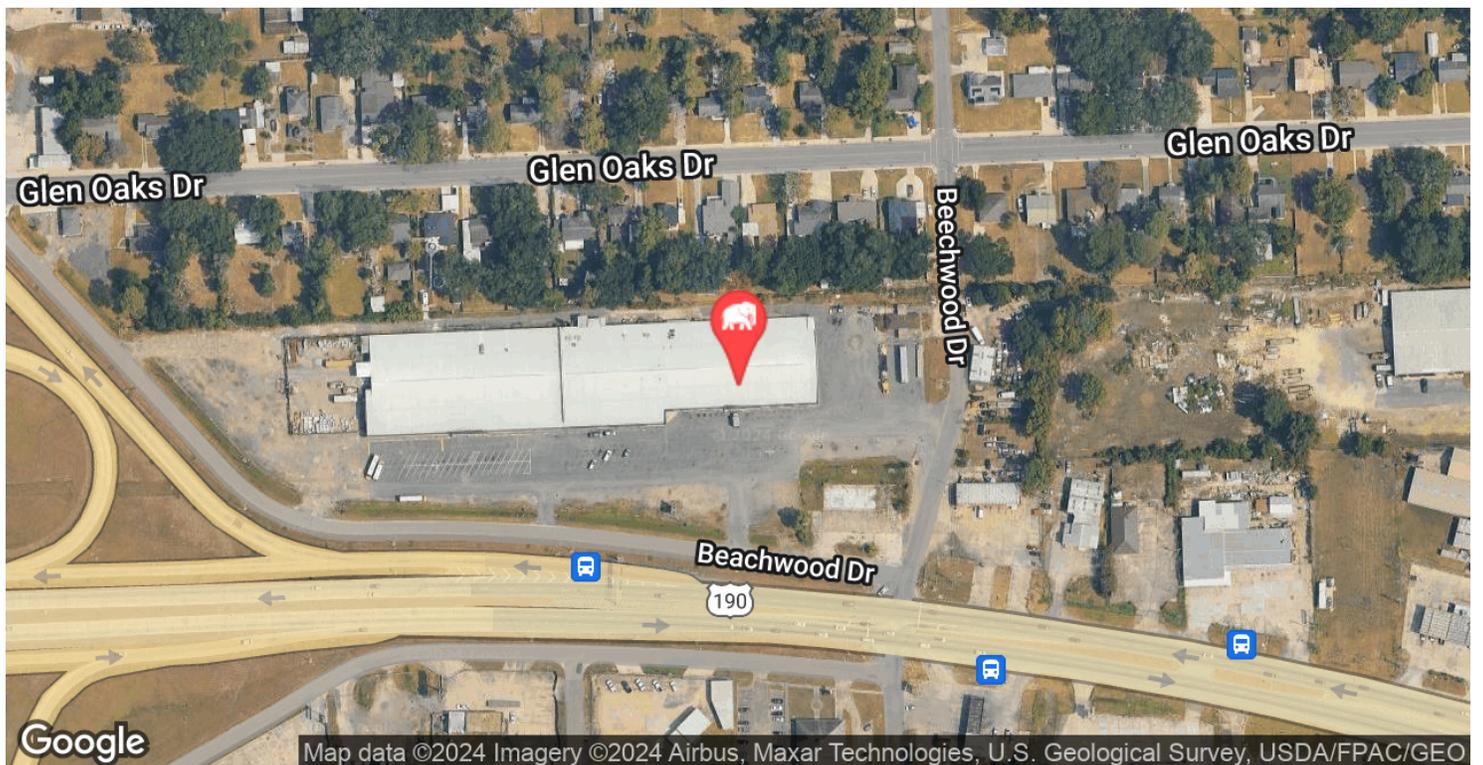
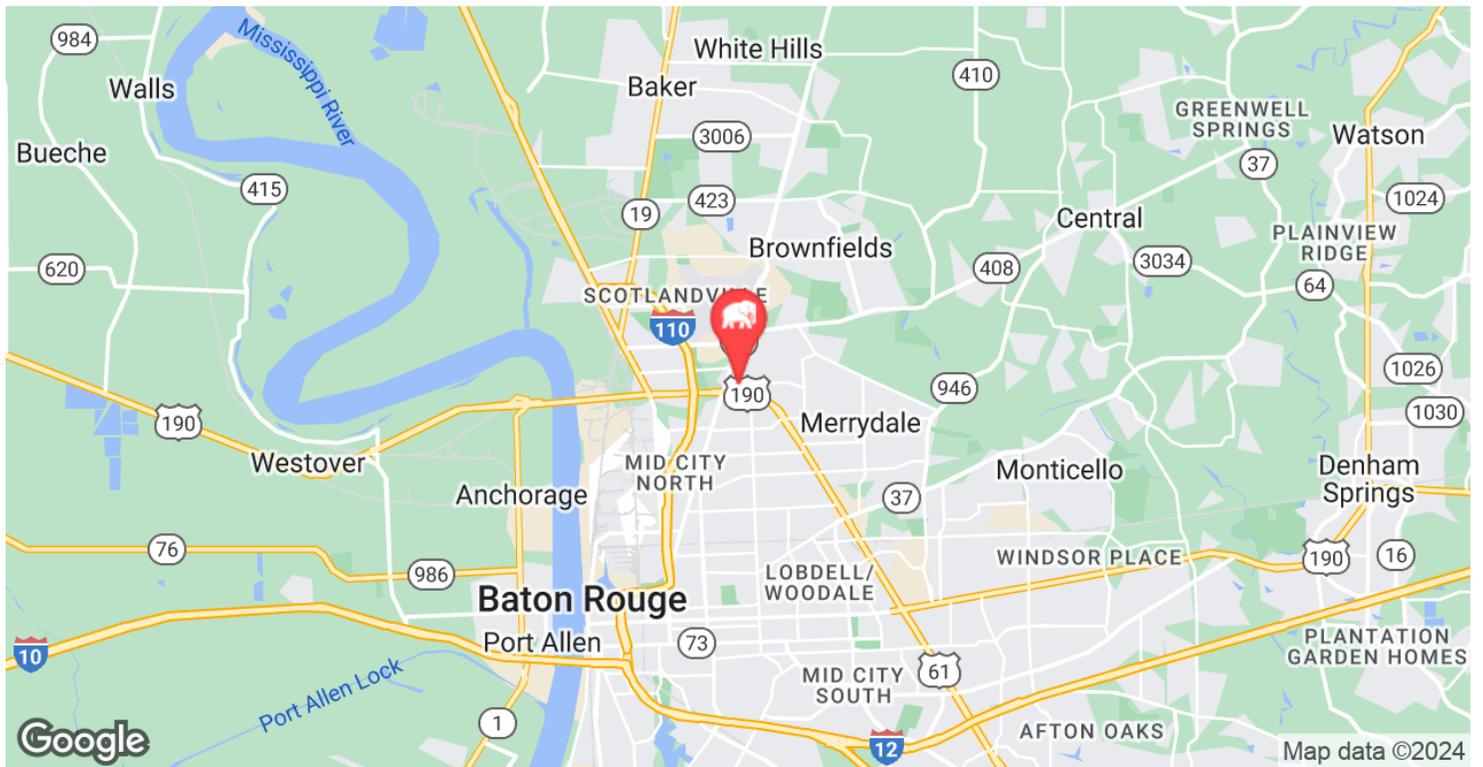


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LOCATION MAP



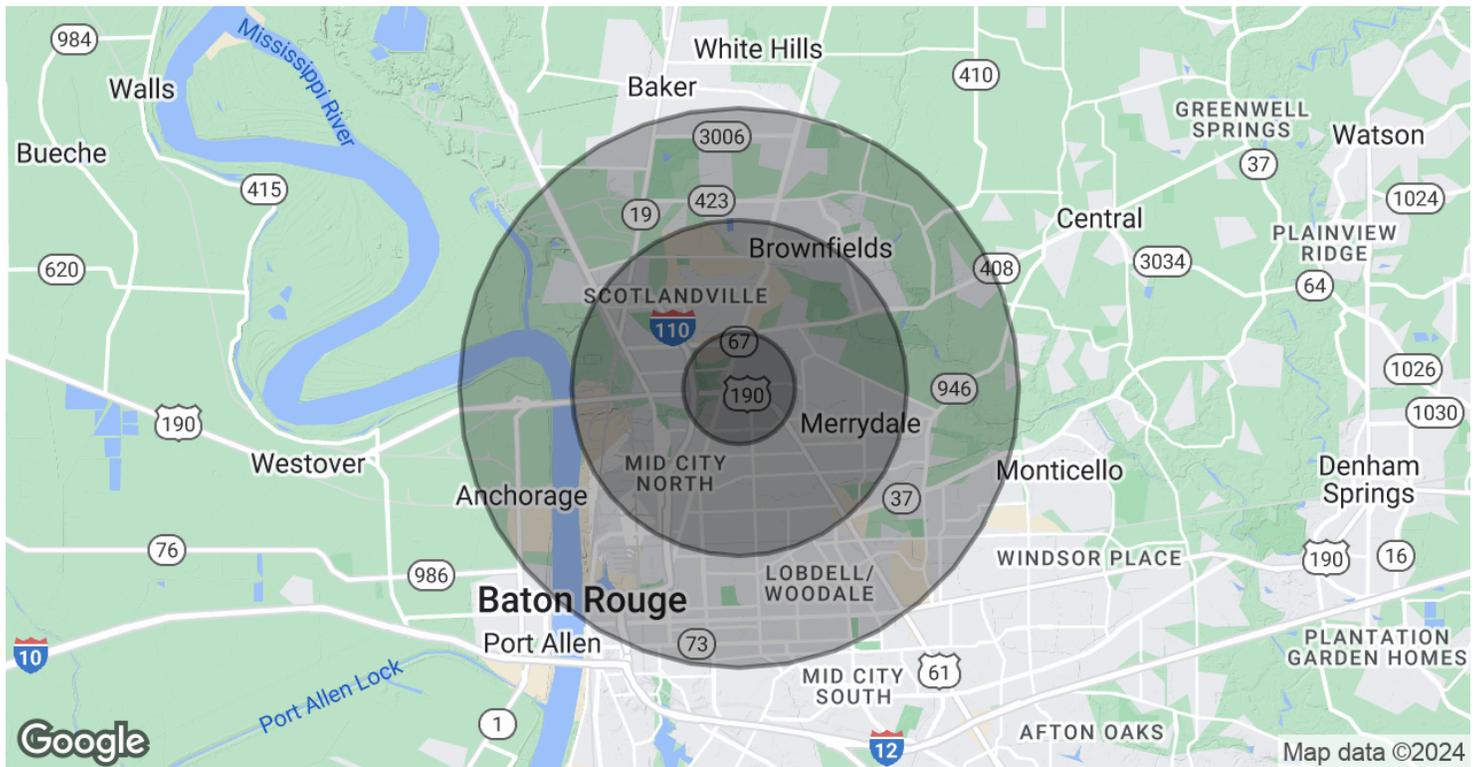
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,271	60,034	125,378
Average Age	29.2	31.7	34.5
Average Age (Male)	26.0	30.1	33.1
Average Age (Female)	34.3	34.4	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,818	23,439	53,696
# of Persons per HH	3.0	2.6	2.3
Average HH Income	\$34,952	\$36,719	\$44,270
Average House Value	\$102,528	\$125,563	\$135,863

* Demographic data derived from 2020 ACS - US Census

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