



±40,000 SF STANDALONE RETAIL ADJACENT TO AMAZON FULFILLMENT CENTER

9606 CORTANA PL BATON ROUGE, LA 70806



LEASE RATE: \$9.75 SF/YR NNN

40,000 SF | 1 BUILDING

- Adjacent to new Amazon Fulfillment Center (±3,500 employees)
- ±100,000+ Daily Traffic at Florida Blvd / Airline Hwy
- Two dock-high loading docks
- Large lot with ample parking spaces (180+) and multiple points of access

**CONTACT:**

WILL CHADWICK, MBA  
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 ±40,000 sf retail building sits on a ±3.18-acre lot and is ideally located between the new ±3,500,000 sf Amazon fulfillment center and one of the most heavily traveled interchanges in the Baton Rouge area.
- This property is just ±0.4 miles north of the intersection of Airline Hwy and Florida Blvd which has a daily traffic count of ±100,000.
- With multiple points of access and visibility to the surrounding traffic, this location is perfectly positioned to maximize a retailer's presence on a busy thoroughfare in a growing area. Formerly occupied by Big Lots, the building is a turn-key option for any large retail concept.
- The property includes two dock-high loading docks.
- The ±3.18-acre lot has dual access to Cortana Place (ring road around the Amazon development) and an additional access point in the rear. It also enjoys over 180 parking spaces.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	9606 Cortana Pl
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge
Market	LA - Baton Rouge
Cross-Streets	Cortana Pl / Florline Blvd / Hwy 190 (Airline Hwy)
Township	7S
Range	1E
Section	69
Side Of The Street	Southwest
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 190 / Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2
Lot Size	±3.18 Acres
APN #	1219456

## BUILDING INFORMATION

Building Size	±40,000 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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# AERIAL PHOTOS

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# INTERIOR PHOTOS

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# INTERIOR PHOTOS (CONT.)

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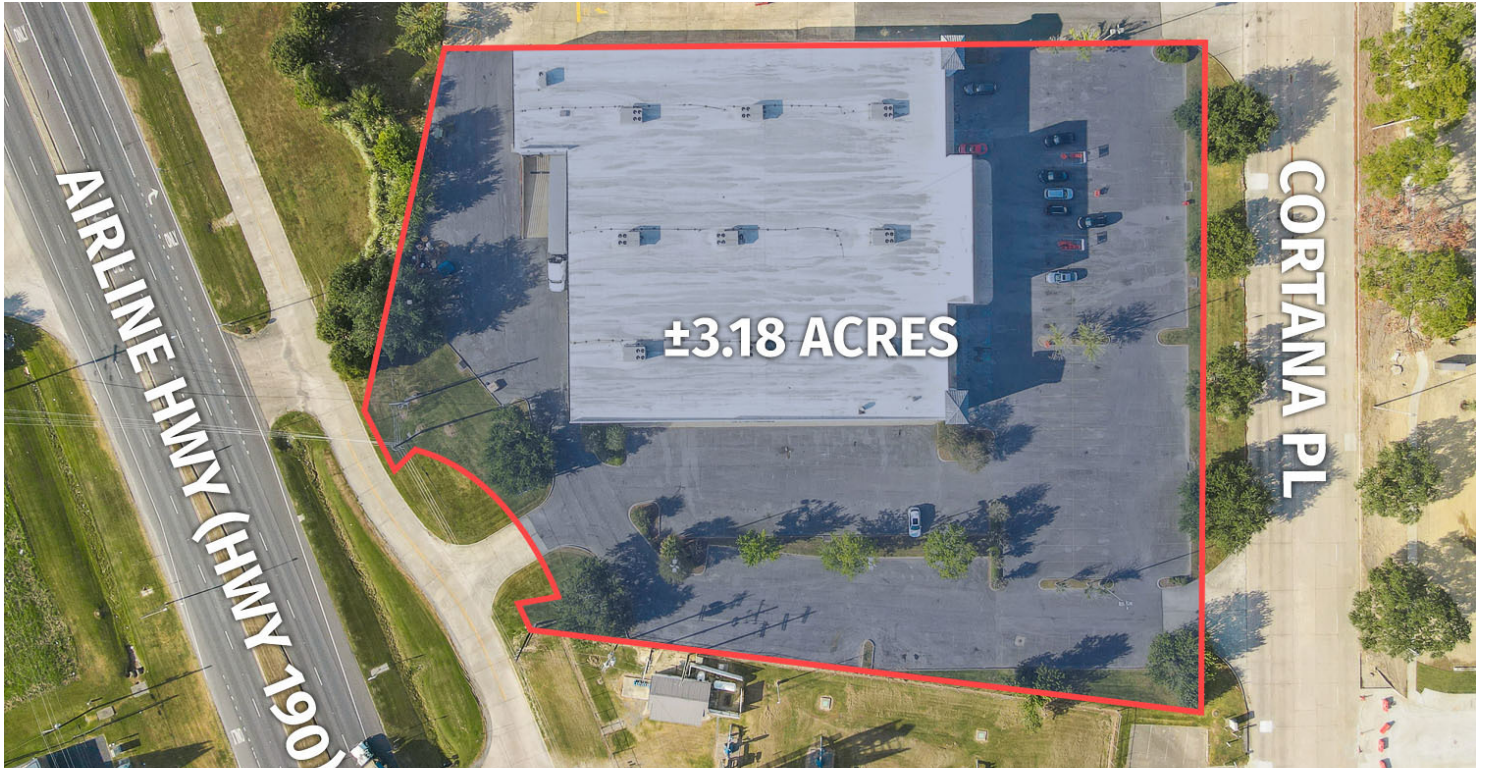
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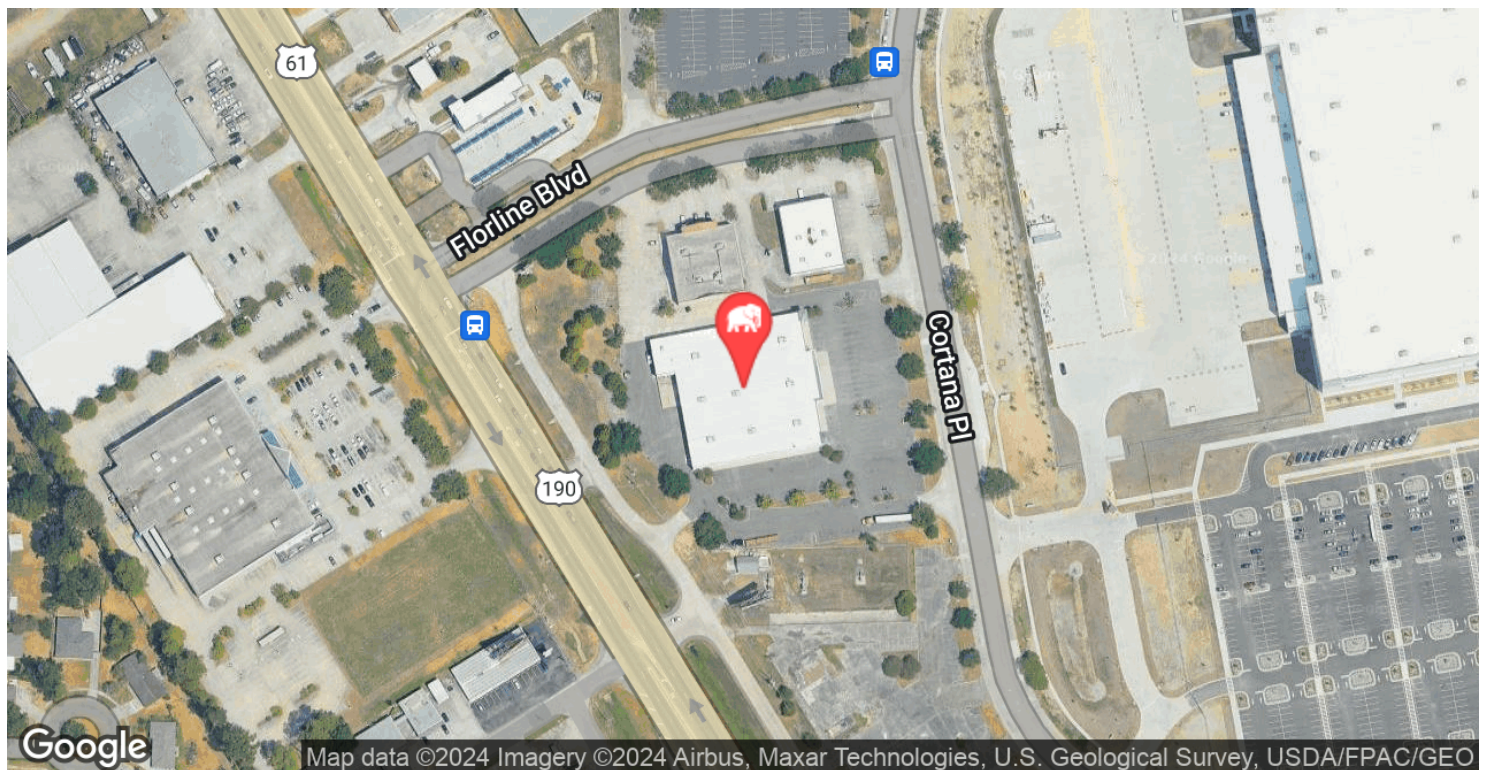
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# LOCATION MAP

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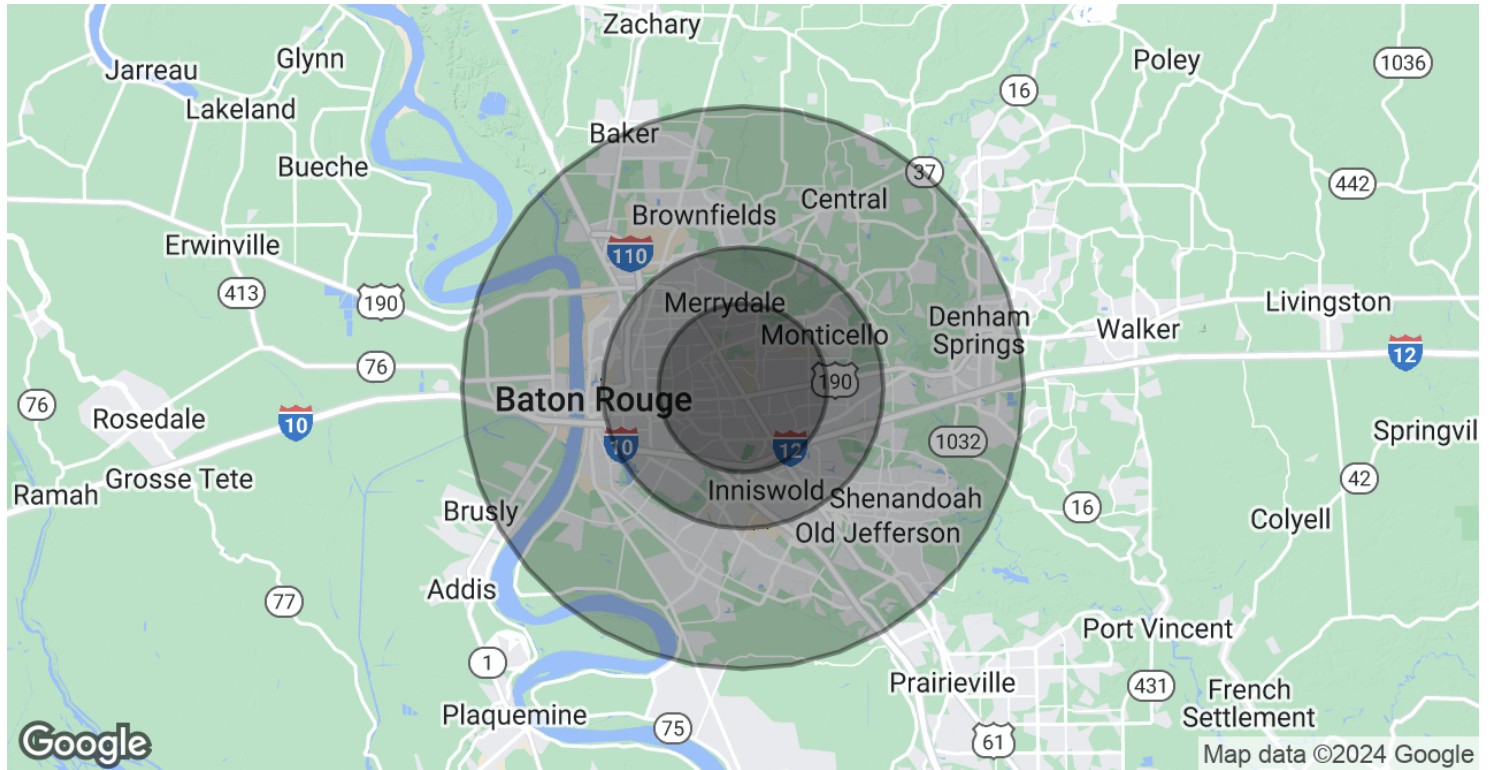
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

Total Population	71,742	205,113	434,497
Average Age	36.8	36.4	36.1
Average Age (Male)	34.6	34.4	34.4
Average Age (Female)	39.2	38.3	37.4

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

Total Households	33,439	93,315	193,347
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,105	\$65,950	\$70,673
Average House Value	\$177,768	\$180,385	\$199,005

\* Demographic data derived from 2020 ACS - US Census

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