



HIGHLY VISIBLE, LEASED COMMERCIAL PROPERTY FOR SALE

11135 AIRLINE HWY BATON ROUGE, LA 70816



OFFERED FOR SALE

SALE PRICE: \$850,000

±2,750 SF | ±0.78 ACRES

- Extremely visible location at Airline Hwy / Siegen Ln intersection – ±45,429 Daily Traffic
- Leased through February 2026 by a Latin grocery store
- ±5 Minute access to I-12, ±7 minute access to I-10
- Versatile building with one grade-level roll up door

CONTACT:

COLE BREWTON
936.585.3132

800.895.9329 | <https://elifinrealty.com> | April 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 extremely visible commercial property fronts Airline Hwy just north of the intersection of Siegen Lane and S Sherwood Forest Blvd ($\pm 45,429$ daily traffic).
- The property is leased through February 2026 by a Latin grocery store.
- 11135 Airline Hwy's unique location allows for ± 5 minute access to I-12 and ± 7 minute access to I-10.
- The property includes a versatile building with one grade-level roll up door situated on ± 0.78 acres.
- Ample parking in off-street lot.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	11135 Airline Hwy
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge Parish
Market	Baton Rouge MSA
Subdivision	Aubin, T. L. Tract
Cross-Streets	Airline Hwy at Telesmar Ave
Lot	A-1
Township	7S
Range	2E
Section	58
Side Of The Street	Northeast
Off-Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 61 / 73 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Commercial
Zoning	HC1 – Heavy Commercial One
Lot Size	±0.78 Acres
APN #	1686933
Lot Frontage	±270 ft
Lot Depth	±252.27 ft
Traffic Count	±45,429
Traffic Count Street	Airline Hwy at Siegen Ln / S Sherwood Forest Blvd

BUILDING INFORMATION

Building Size	±2,750 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1
Number Of Roll Up Doors	1

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AERIAL PHOTOS

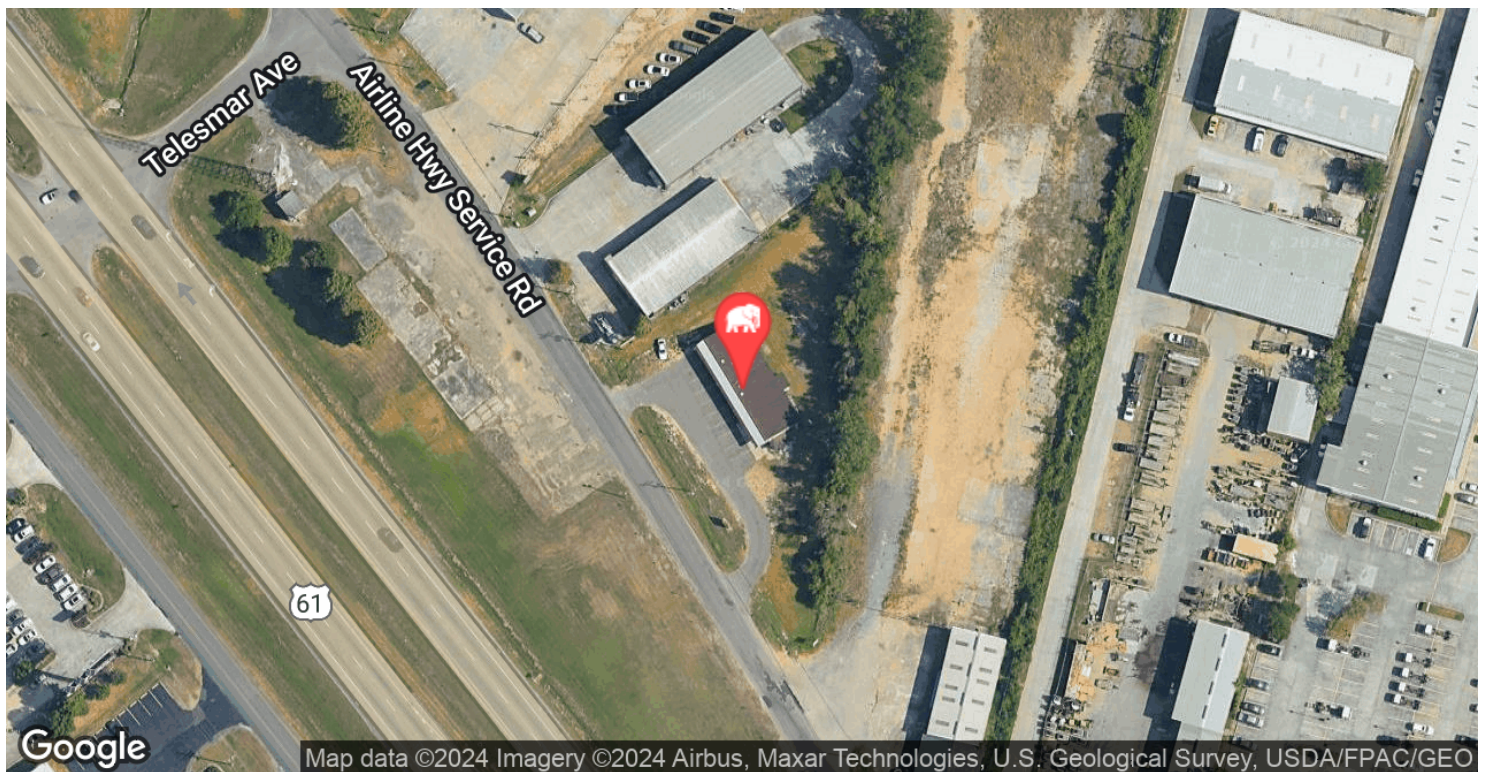
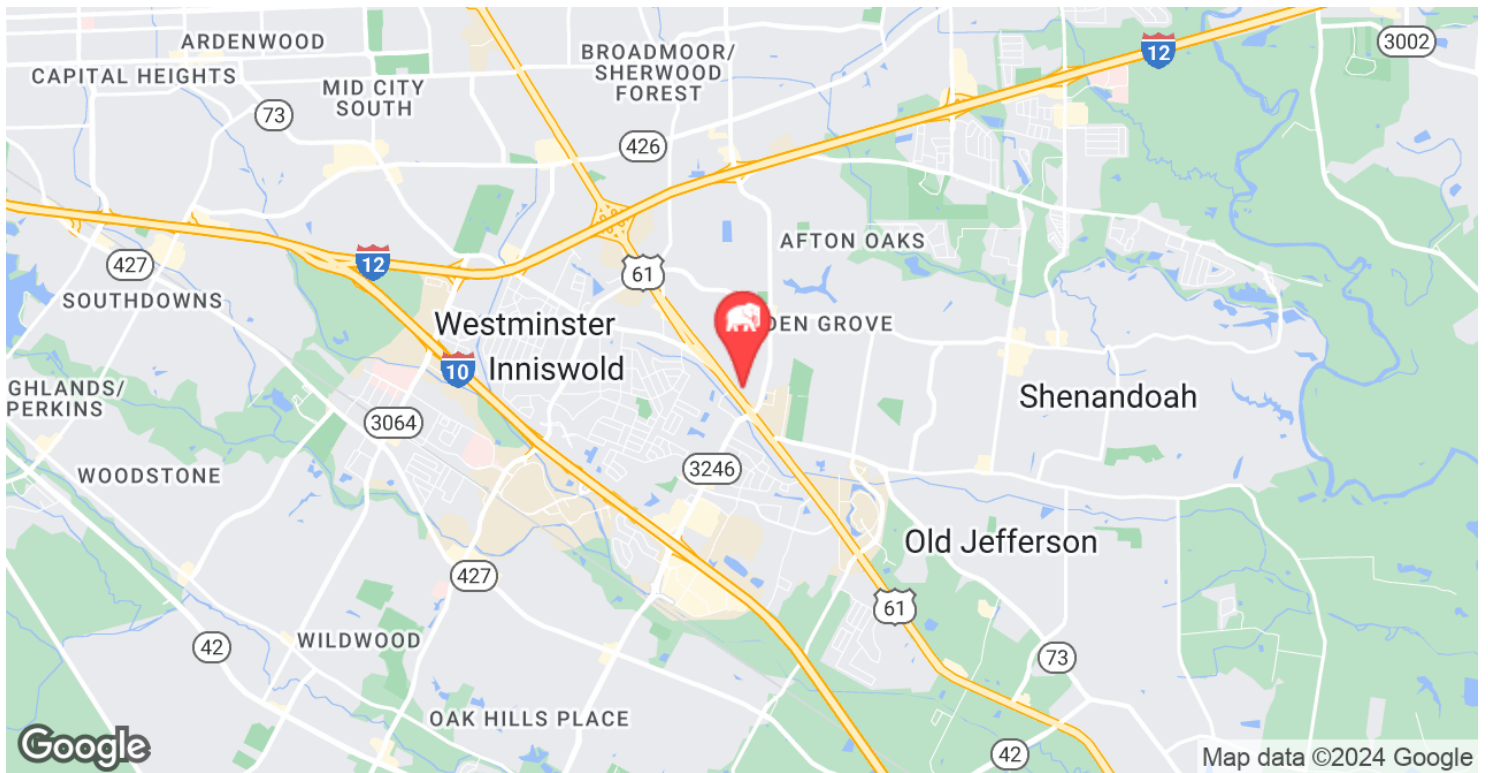
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LOCATION MAP

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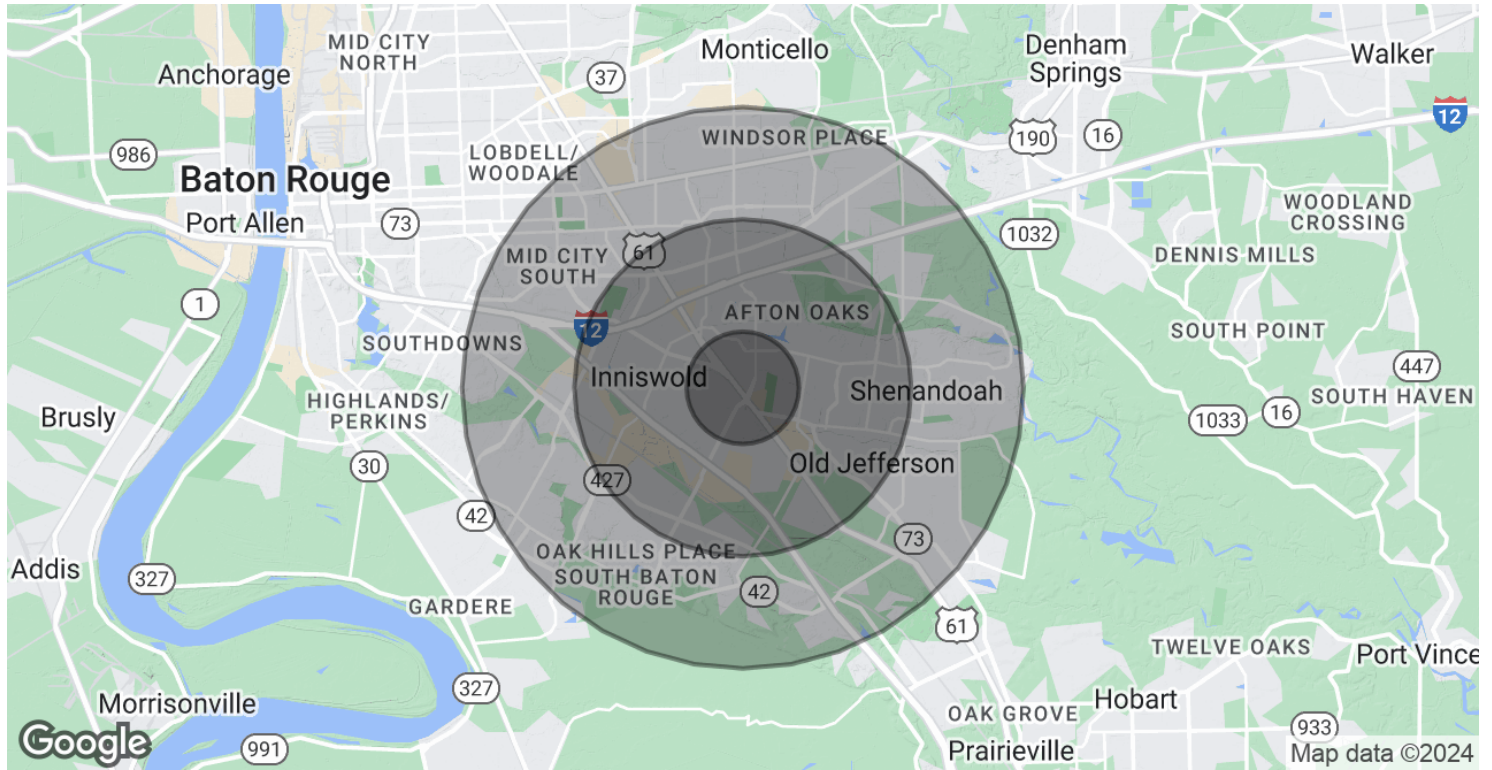
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,996	72,276	177,250
Average Age	34.9	38.4	38.2
Average Age (Male)	29.4	35.9	36.3
Average Age (Female)	37.1	39.9	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,443	33,758	78,465
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$80,712	\$78,843	\$84,846
Average House Value	\$180,801	\$206,883	\$227,956

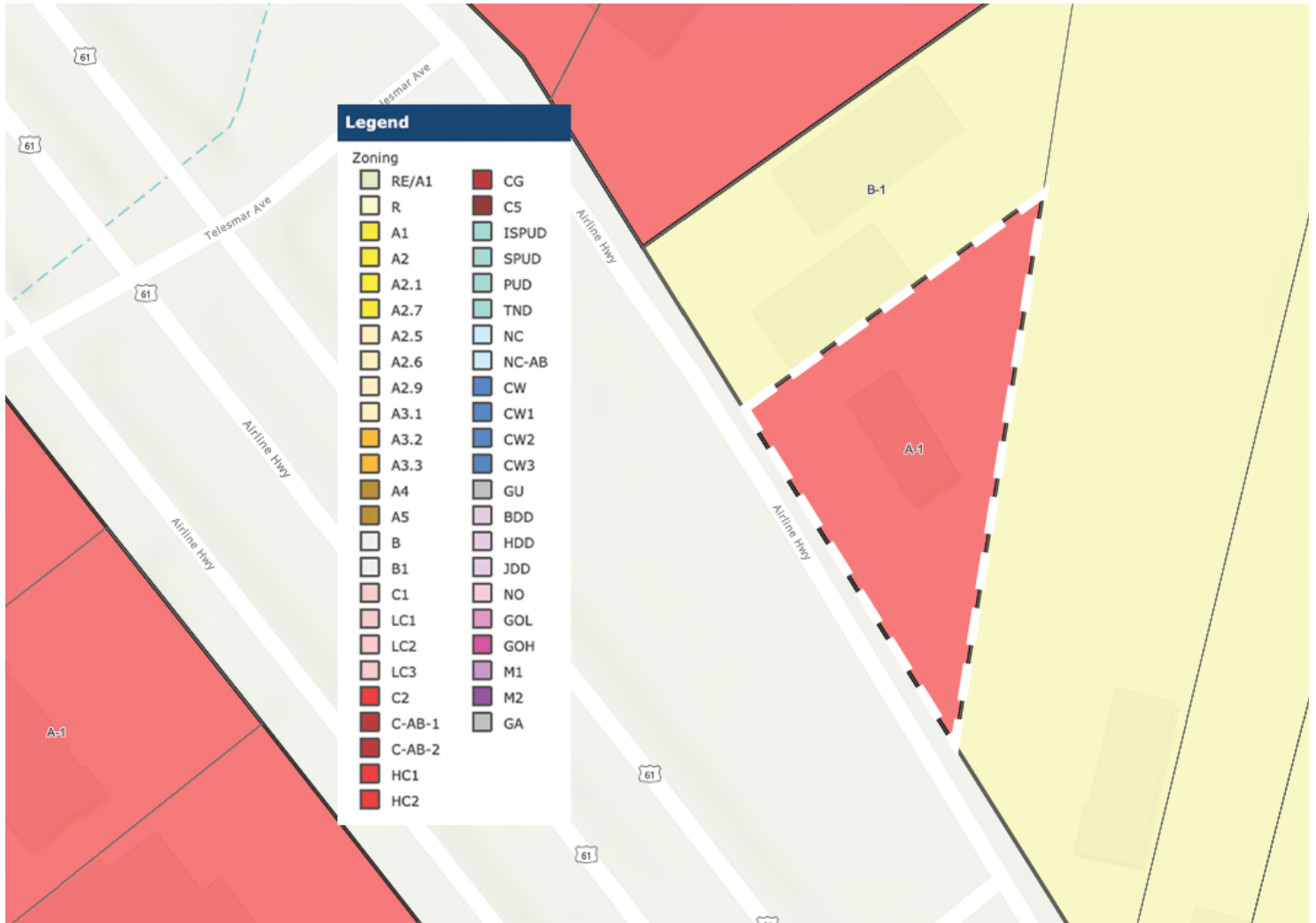
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



HC1 – HEAVY COMMERCIAL ONE

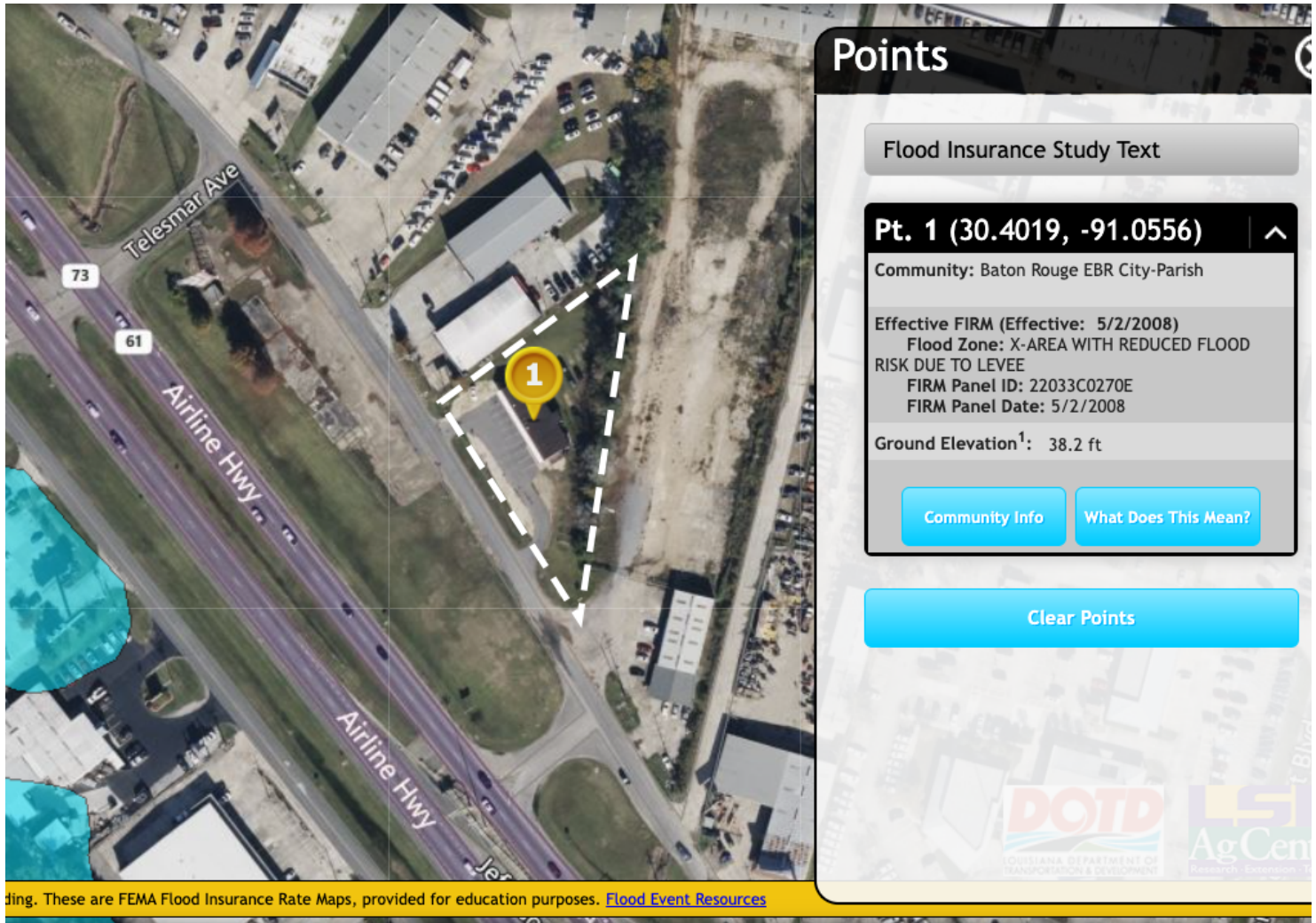
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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