

RETAIL PROPERTY FOR LEASE  
JULY 2022

# SOUTHERN OAKS CENTER

8670 AIRLINE HWY.  
BATON ROUGE, LA

STIRLING  
PROPERTIES





## PROPERTY DESCRIPTION

New retail/medical center centrally located in Baton Rouge, Louisiana. The Subject Property is situated in front of PetSmart, Planet Fitness, and Haverty's fronting Airline Highway and is visible from Florida Boulevard. Southern Oaks Dental Center anchors the property occupying 3,700 SF. Tropical Smoothie will occupy the end cap. Two (2) suites are available ranging in size from 1,100 SF up to 2,200 SF.

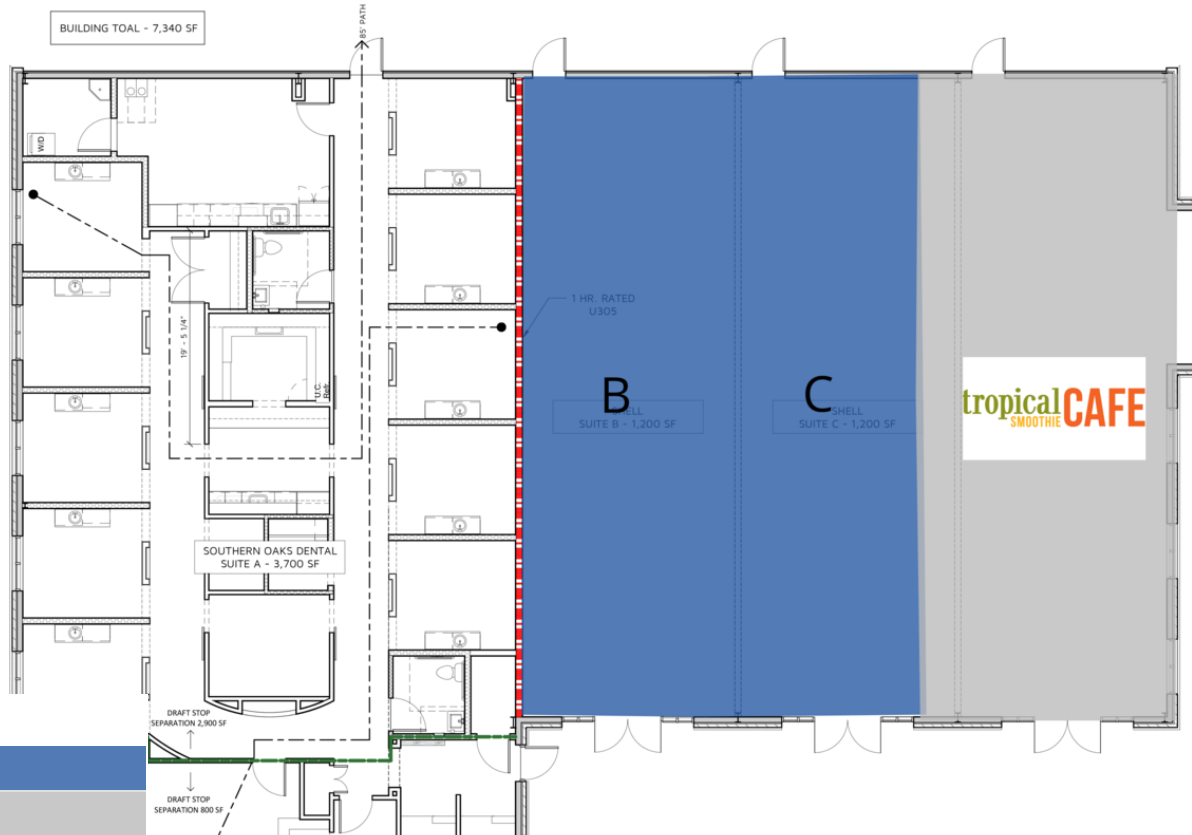
## PROPERTY HIGHLIGHTS

- At the intersection of Airline Hwy. and Florida Blvd.
- Located across the street from Broadmoor Subdivision
- Airline Hwy. traffic count consisting of 50,000 vehicles per day +/-
- Florida Blvd. traffic count consisting of 54,000 vehicles per day +/-
- Maximum visibility on Airline Hwy.
- Pylon signage is available

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$22.00 SF/yr (NNN)
<b>Available SF:</b>	1,100 - 2,200 SF
<b>Lot Size:</b>	1.24 Acres
<b>Building Size:</b>	7,300 SF

SPACES	LEASE RATE	SPACE SIZE
B	\$22.00 SF/yr	1,100 - 2,200 SF
C	\$22.00 SF/yr	1,100 - 2,200 SF

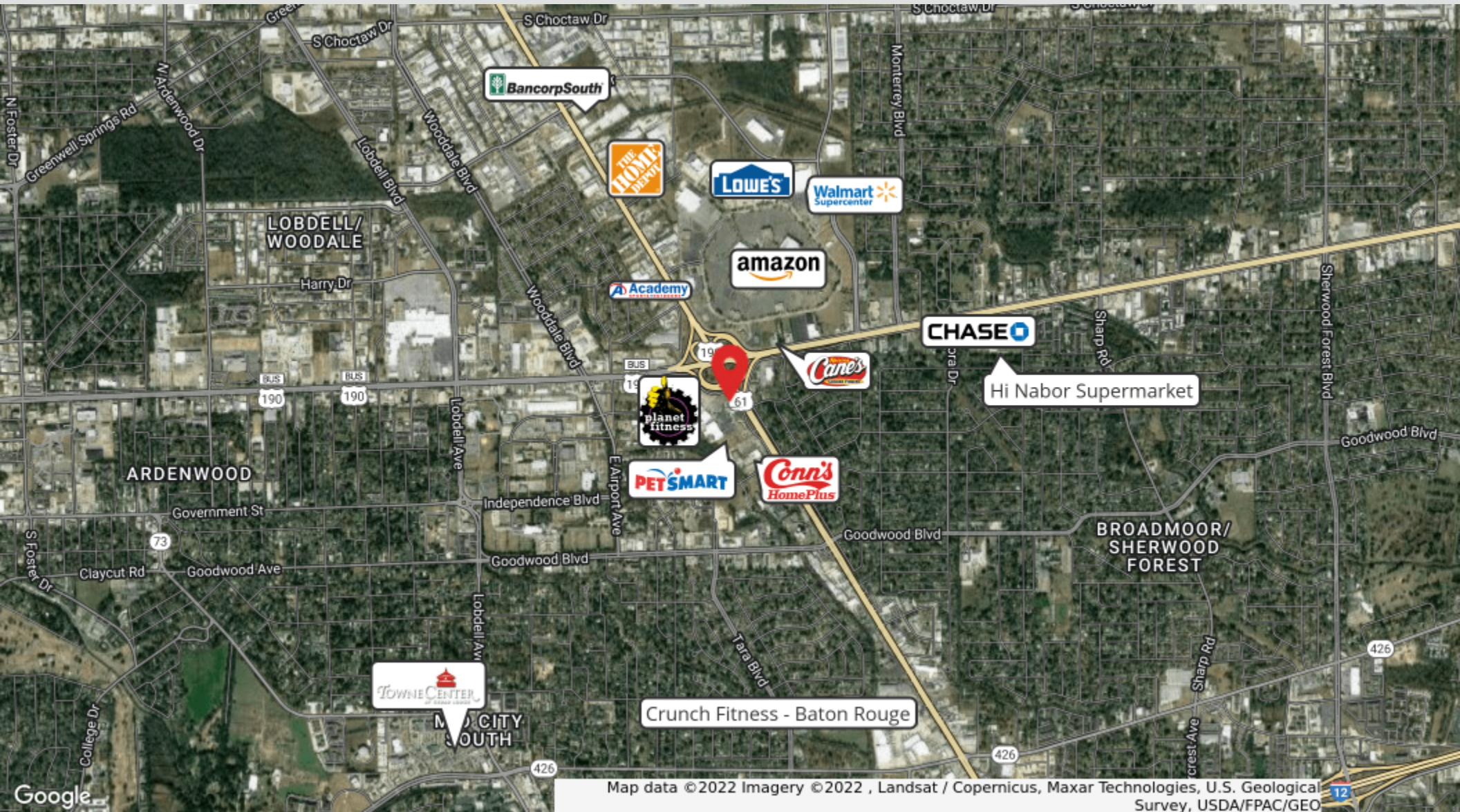


## LEGEND

Available
Unavailable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
B	Available	1,100 - 2,200 SF	NNN	\$22.00 SF/yr
C	Available	1,100 - 2,200 SF	NNN	\$22.00 SF/yr



Map data ©2022 Imagery ©2022, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,799	72,748	210,029
Average Age	38.7	35.6	34.6
Average Age (Male)	35.0	32.4	31.9
Average Age (Female)	42.6	38.2	37.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,780	30,440	84,654
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,202	\$60,924	\$62,224
Average House Value	\$152,552	\$223,952	\$218,494

\* Demographic data derived from 2020 ACS - US Census

