

RETAIL PROPERTY FOR SALE & LEASE  
MAY 2025

# FAMILY DOLLAR - BATON ROUGE

8686 FLORLINE BLVD  
BATON ROUGE, LA

**stirling**





### PROPERTY DESCRIPTION

Freestanding former Family Dollar located at 8686 Florline Blvd in Baton Rouge, LA near the new Amazon Distribution Center. This versatile building features a generous layout and ample parking, ideal for retailers seeking to expand their presence in a thriving area. Positioned near the high-traffic intersection of Airline Hwy and Florida Blvd, one of Baton Rouge's busiest corridors, this property offers excellent visibility and accessibility. Located close to major retailers and the newly constructed Amazon distribution center, this site is a prime opportunity for businesses looking to establish a foothold in a dynamic retail hub.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Lease Rate:</b>	\$10.50 SF/yr (NNN)
<b>Lot Size:</b>	46,536 SF
<b>Building Size:</b>	10,000 SF

### PROPERTY HIGHLIGHTS

- Prime retail location near Florida Blvd and Airline Hwy.
- Strong Traffic Counts- 44,994 VPD on Airline Hwy
- Standalone commercial building – ideal for retail, office, or mixed-use.
- Ample on-site parking for customers and staff.
- Surrounded by residential neighborhoods and other commercial businesses.
- Excellent redevelopment or owner-user opportunity.
- Strong investment potential in a growing Baton Rouge corridor.



**JOHN DEARMOND**

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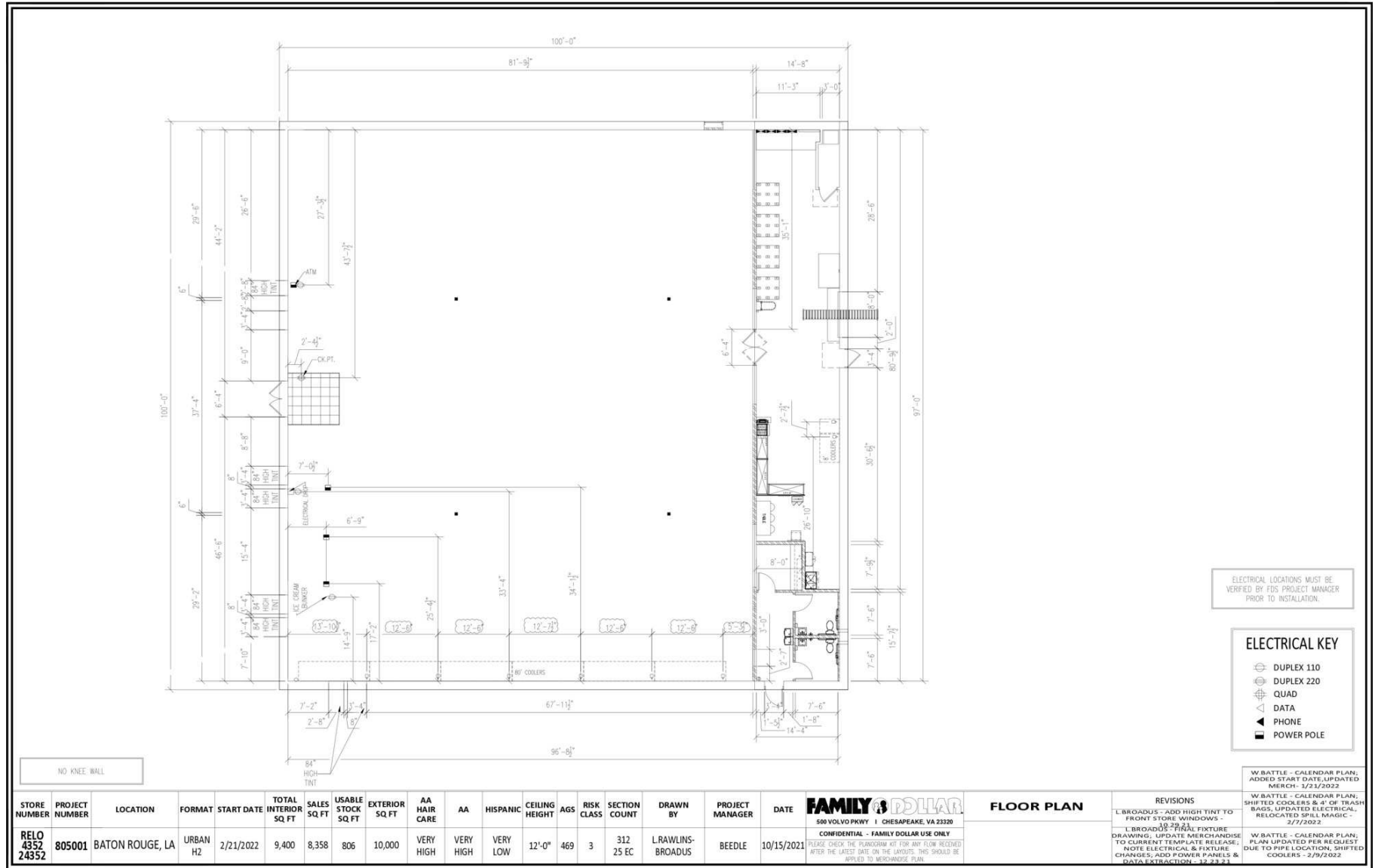
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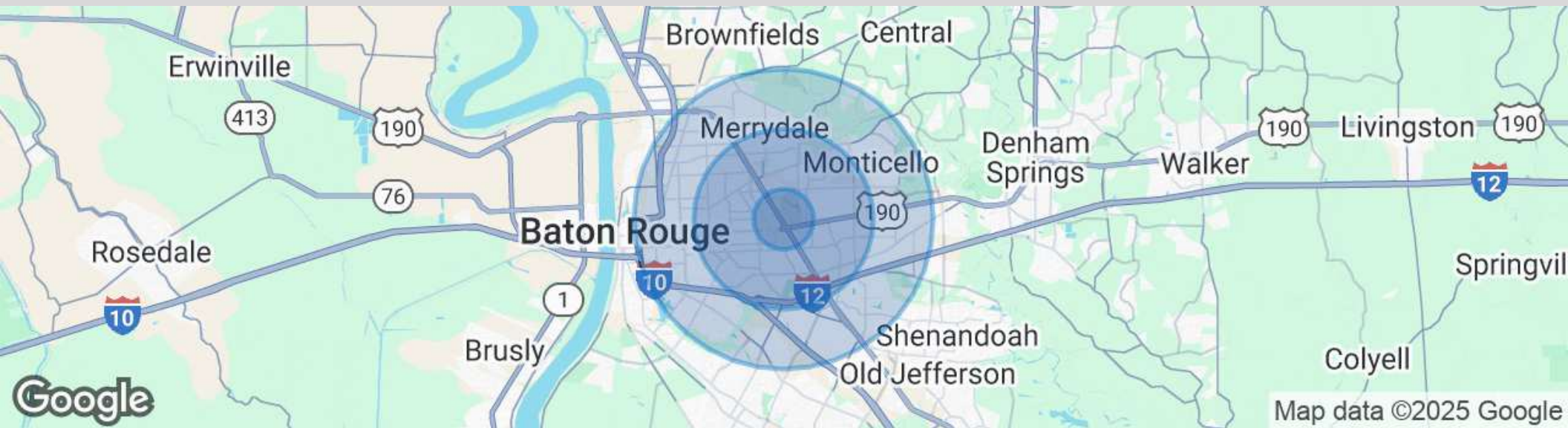
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,255	68,282	190,845
Average Age	42	40	40
Average Age (Male)	40	39	38
Average Age (Female)	44	42	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,858	28,999	79,874
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$57,059	\$72,532	\$77,179
Average House Value	\$225,646	\$264,299	\$262,382

Demographics data derived from AlphaMap