



PROPERTY DESCRIPTION

Freestanding former Family Dollar located at 8686 Florline Blvd in Baton Rouge, LA. 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 offer 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

Lease Rate:	\$12.00 SF/yr (Gross)
Lot Size:	46,536 SF
Building Size:	10,000 SF

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,889	68,479	195,269
average HH Income	\$57,110	\$77,345	\$80,124



JOHN DEARMOND

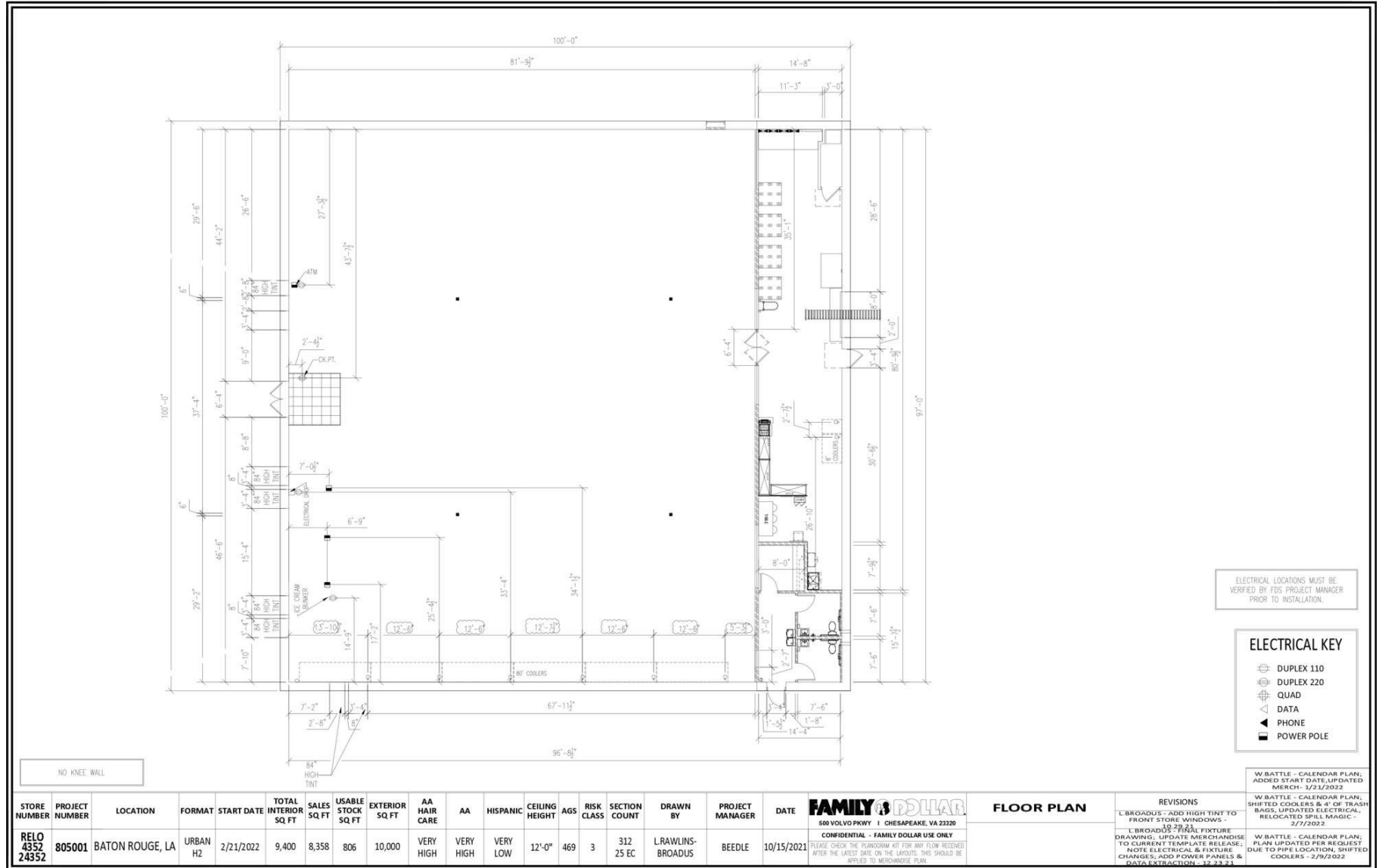
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