

RETAIL PROPERTY FOR SUBLEASE
SEPTEMBER 2025

11310 AIRLINE HIGHWAY

BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

Offered for sublease, 11310 Airline Highway presents a rare opportunity to occupy a high-exposure commercial property in one of Baton Rouge's most active business districts. The property features a versatile layout suitable for a wide range of uses, including retail, fast food, financial institution, quick service restaurant, etc. With significant frontage along Airline Highway and ample on-site parking, the site is well-equipped for both customer-facing and operational functions.

OFFERING SUMMARY

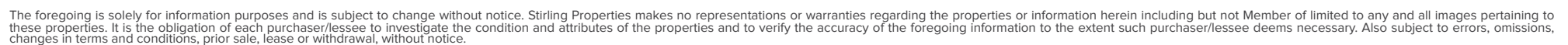
Sale Price:	\$145,000
Building Size:	2,655 SF

LOCATION DESCRIPTION

11310 Airline Highway is strategically located in the heart of Baton Rouge's major commercial corridor, offering excellent access and visibility along one of the city's busiest thoroughfares. Positioned just south of Interstate 12 and minutes from I-10, this site enjoys proximity to major retail centers, auto dealerships, industrial hubs, and residential neighborhoods. The surrounding area is a dynamic mix of national retailers, service providers, and distribution centers, making this a prime location for businesses seeking high traffic counts, convenient access, and a strong regional presence.

PROPERTY HIGHLIGHTS

- Prime frontage on Airline Highway in Baton Rouge, LA
- Easy access to I-12, I-10, and major commercial nodes
- Ample on-site parking and multiple access points
- Strong surrounding demographics and commercial synergy
- Potential for redevelopment or value-add improvements





AUSTIN EARHART, CRRP

Licensed in LA

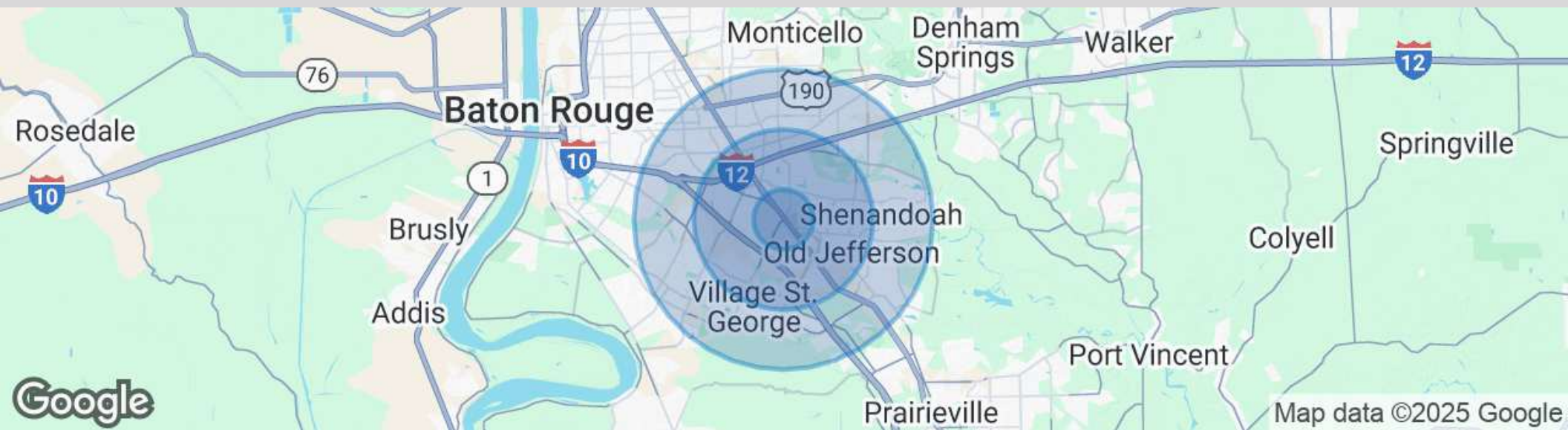
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,582	75,266	177,450
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,841	33,237	75,297
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$95,591	\$97,646	\$103,761
Average House Value	\$252,647	\$311,116	\$332,982

Demographics data derived from AlphaMap

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