



**Working Together  
for You.**

### Robert Pettit

**Direct:** (225) 769-0405

**Email:** Robert@waterspettit.com

### Jeremy Hix

**Direct:** (225) 769-0405

**Email:** Jeremy@waterspettit.com

### Waters & Pettit Commercial Real Estate

8054 Summa Avenue, Suite E  
Baton Rouge, LA 70809

# Retail-Commercial for Lease

9828 & 9838 Airline Hwy, Baton Rouge, LA 70809

OVERVIEW



1.4 Acre improved site with 400' of frontage on Airline Highway. Premium location at I-12 and Airline Highway interchange. Light controlled access from traffic signal at Airline & Interline. Includes an approximate 2,000 square foot showroom/sales office.

Successful used car dealer has been operating on this site for 10 years, but is relocating to a site they purchased.

Traffic Counts in excess of 50,000...

Available in June of 2020..

**LAND AREA:** 1.4 +/- Acres

**LEASE RATE:** \$11,000/Month, NNN

**ZONING:** C-2

*Please contact listing agent for more information.*



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[waterspettit.com](http://waterspettit.com)



[facebook.com/WatersPettit](https://facebook.com/WatersPettit)

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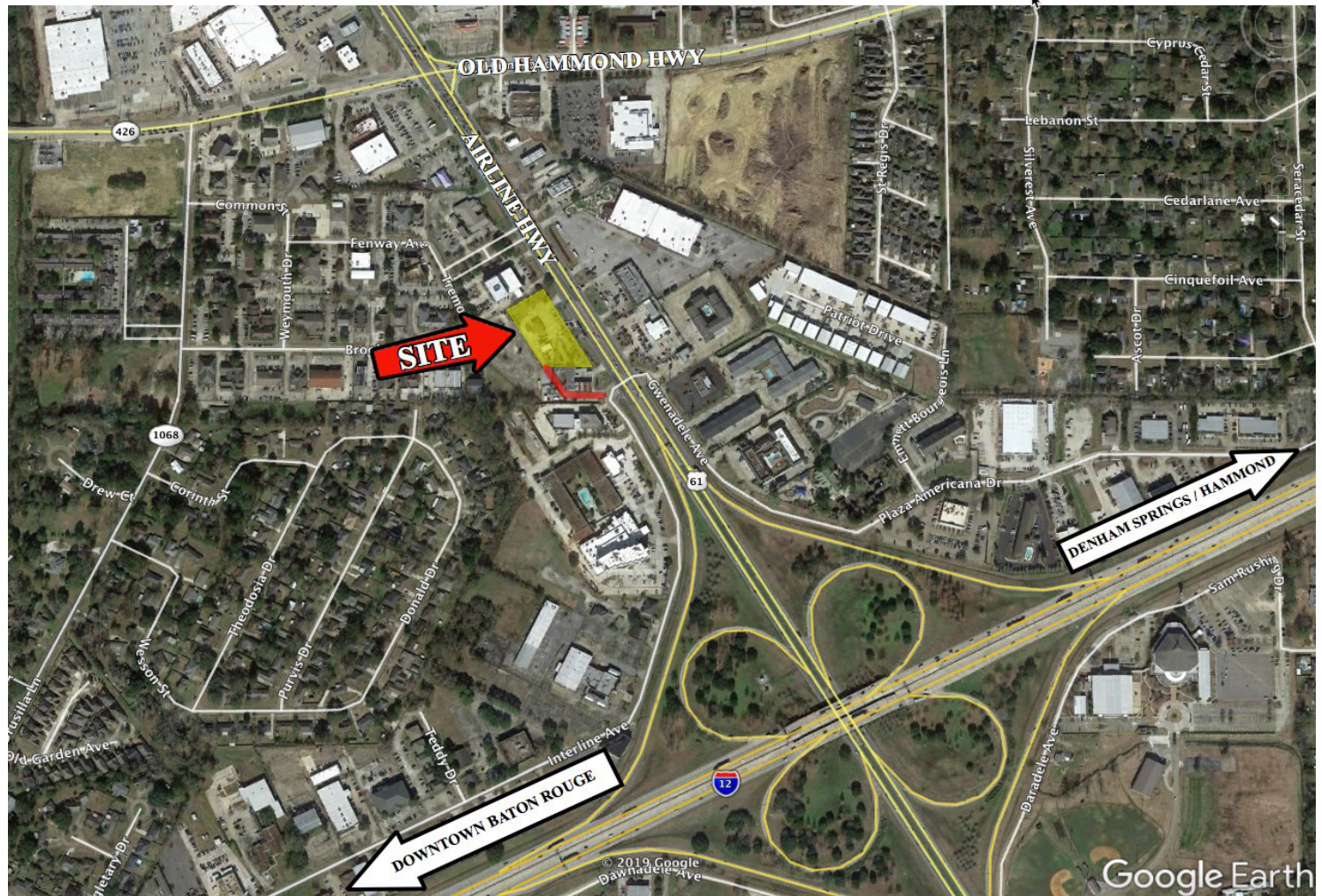
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SITE PLAN



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PHOTOS



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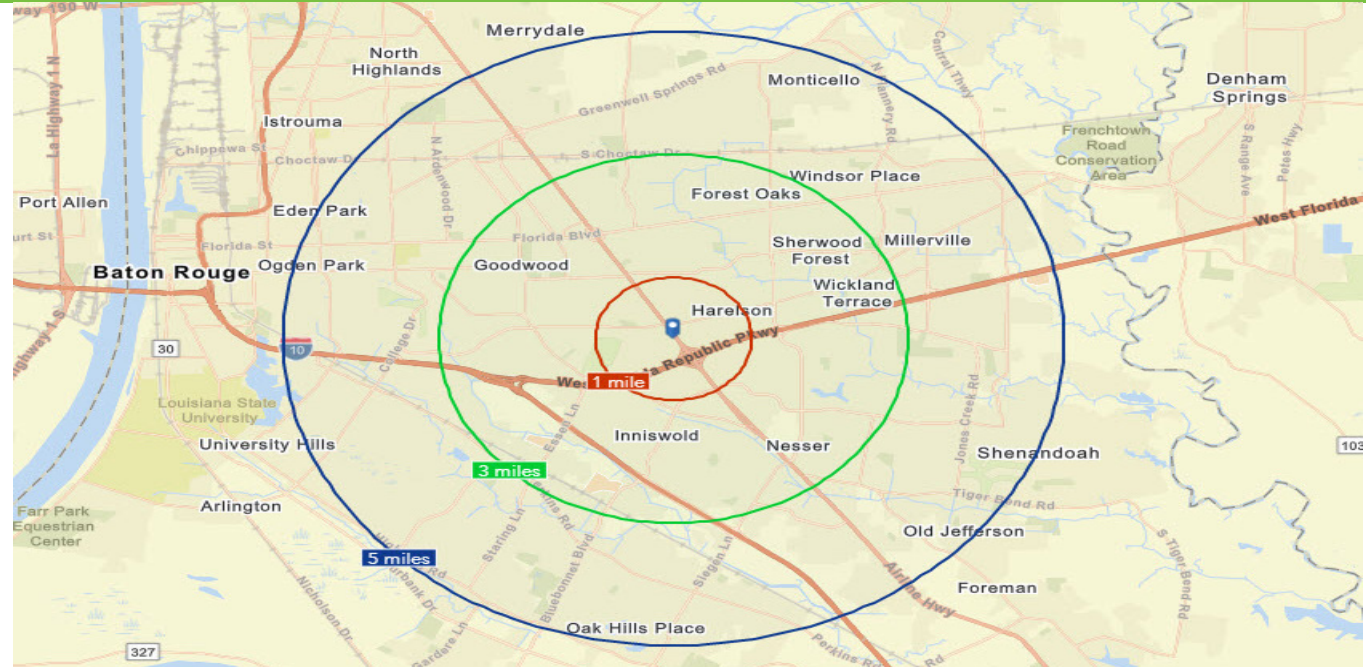
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**DEMOGRAPHICS**



	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population</b>			
Total Population	7,503	76,609	206,266
Median Age	42.3	38.1	36.9
<b>Households &amp; Income</b>			
Total Households	3,296	33,527	86,296
# of persons Per Household	2.22	2.25	2.36
Average Household Income	\$86,922	\$82,973	\$85,760
Average House Value	\$274,207	\$274,953	\$270,791

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AERIAL

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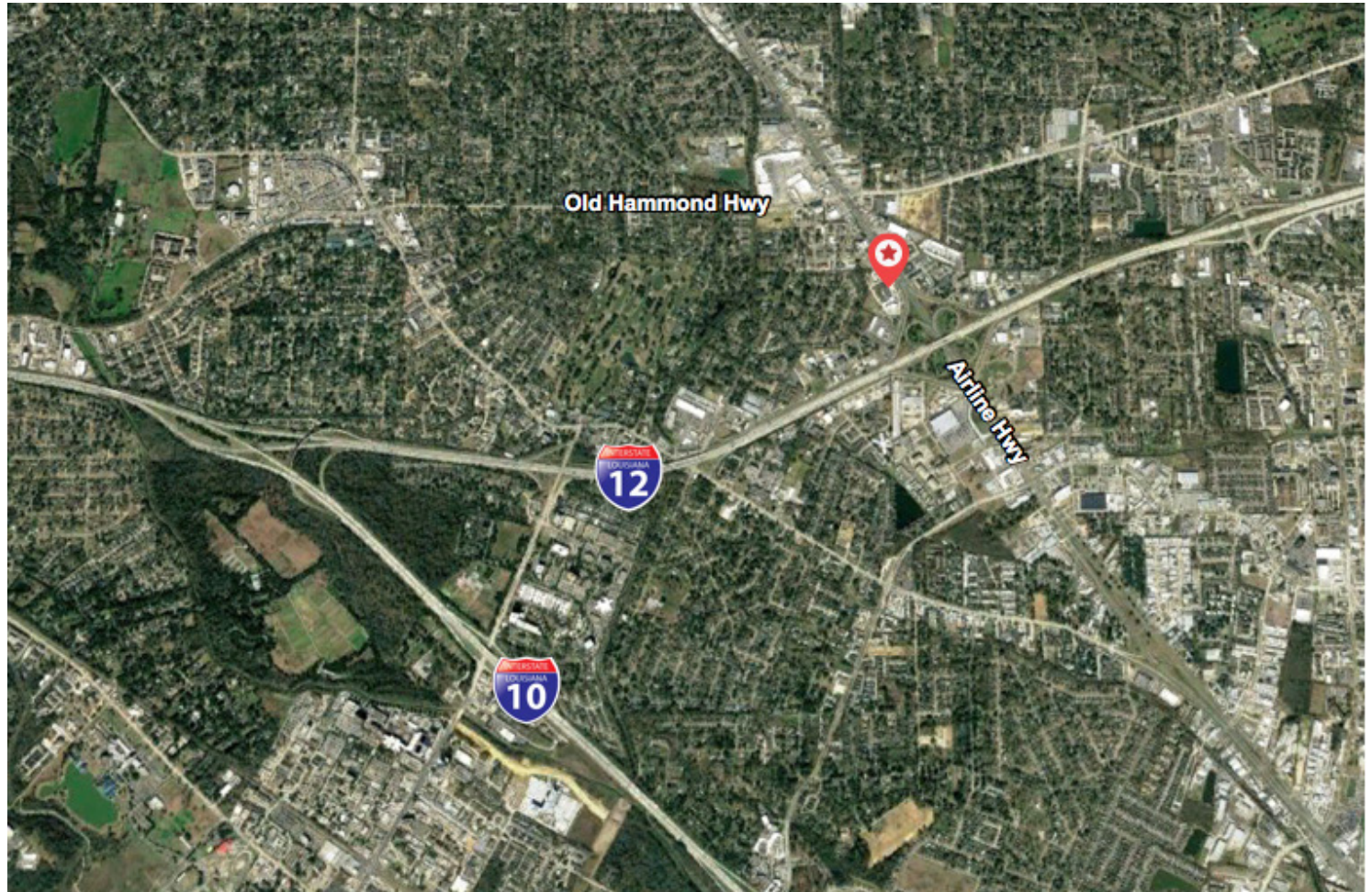
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