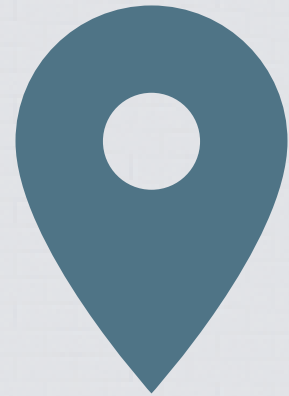


BIG BOX RETAIL FOR SALE



SALE / LEASEBACK

8620 AIRLINE HWY.

BATON ROUGE, LA 70815



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BIG BOX RETAIL SPACE

8620 AIRLINE HWY. | BATON ROUGE, LOUISIANA

PROPERTY OVERVIEW



Investment opportunity at 8620 Airline Hwy, Baton Rouge – a freestanding, two-unit commercial building boasting 45,198 square feet of prime real estate.

Situated at the bustling intersection of Airline Hwy and Florida Blvd, this property enjoys unparalleled visibility with daily traffic counts exceeding 110,000 vehicles.

The property is anchored by a new, top-performing Planet Fitness that occupies half of the building. Planet Fitness will do a sale-leaseback arrangement, offering a long-term lease that ensures a stable income stream for the investor.

An additional 22,398 square feet of vacant space is currently available for lease, presenting an excellent opportunity for businesses looking to establish a presence in Baton Rouge's thriving commercial landscape.

This value-oriented real estate opportunity along with its strategic location, long-term tenant, and available leasing space, is a commercial real estate investment that promises both immediate returns and future growth.

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LARGE RETAIL CENTER

8620 AIRLINE HWY. | BATON ROUGE, LOUISIANA

TRAFFIC MAP / DEMOGRAPHICS



Located on the Airline Highway and Florida Boulevard interchange, this property offers excellent visibility and regional connectivity to one of the most highly trafficked thoroughfares in the Baton Rouge market.

KEY FACTS

208,668 Total Population	98,259 Housing Units	2,657.2 Population Density	2.36 Average Household Size	64.0 Diversity Index
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\$98,398

AVERAGE
HOUSEHOLD INCOME



\$65,042

MEDIAN
HOUSEHOLD
INCOME



208,668

POPULATION

All Statistics within 5 Miles

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BIG BOX RETAIL SPACE

8620 AIRLINE HWY. | BATON ROUGE, LOUISIANA

PROPERTY OVERVIEW



Property Highlights :

- Across from the new Amazon Fulfillment Center ($\pm 3,500$ employees)
- 15'+ Ceiling Height
- $\pm 110,000+$ Daily Traffic at Florida Blvd / Airline Hwy
- Two dock-high loading docks
- Large lot with ample parking spaces (238+) and multiple points of access

Location Advantages:

- High Traffic Area: Located at the intersection of two major thoroughfares, Airline Hwy and Florida Blvd.
- Regional Hub: Quick and easy access to Interstates 10 & 12.
- Strategic Proximity: Directly across the interchange from the Amazon distribution center.
- Excellent Visibility: The building's prominent location ensures maximum exposure.
- Efficient Access: Cross access to the adjacent development allows for smooth ingress and egress.

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BIG BOX RETAIL SPACE

8620 AIRLINE HWY. | BATON ROUGE, LOUISIANA

FACADE RENDERINGS / PROP INFO



Airline Hwy. Big Box Sale/Leaseback

8620 Airline, Baton Rouge, LA 70815

RETAIL-COMMERCIAL FOR SALE

Property Subtypes:	Free-Standing Building, Mixed Use, Retail-Pad
Building Size (RSF):	45,198 SF
Gross Building Area:	See Agent
Gross Land Area:	4.07 Acres
Sale Price:	\$3,800,000
Unit Price:	\$84.07 PSF



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BIG BOX RETAIL SPACE

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STREET VIEW



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BIG BOX RETAIL SPACE

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238 PARKING SPACES



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BIG BOX RETAIL SPACE

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OPEN FLOOR PLAN



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21,614 SF AVAILABLE

8620 AIRLINE HWY. | BATON ROUGE, LOUISIANA

RETAILER MAP



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21,614 SF AVAILABLE

8620 AIRLINE HWY. | BATON ROUGE, LOUISIANA

PLACER AI: TRADE AREA / PF RANKING

- Trade Area – 8620 Airline Hwy (2019 Census); covers 90% of traffic at location
- Population 82K
 - Population Density 2.931
 - Age: Over indexed to 18-35 year olds, Gen Z and Millennials
 - Ethnicity: Over indexed to African Americans
 - Household Income: Lower, over indexed < \$45k
 - Family Households: Over indexed to non-family households and 3 person households
 - Housing: Over indexed to renters
 - SNAP: Over-indexed to SNAP households

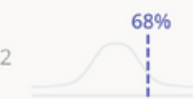
Ranking Overview

Planet Fitness

8620 Airline Hwy, Bato # 0527

Nationwide

3,641 / 11,612



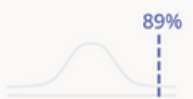
Louisiana

30 / 211



30 miles

6 / 48



Category: Fitness | Visits | Aug 1st, 2022 - Oct 31st, 2022

Data provided by Placer Labs Inc. (www.placer.ai)



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FOR MORE INFORMATION:

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 planet fitness

