



AIRLINE HWY BIG BOX FOR SALE/LEASEBACK!

8620 Airline Highway, Baton Rouge, LA 70815

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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this freestanding two-unit commercial building offering 45,198 square feet of prime real estate at one of the city's busiest intersections. The property is anchored by a top-performing Planet Fitness, which occupies half of the building and will be offering a sale-leaseback arrangement, providing a long-term lease and a stable income stream. The remaining 22,398 square feet is currently vacant and available for lease, making it a great opportunity for businesses seeking to establish a presence in this thriving commercial hub.

Key Highlights:

- Prime location at the intersection of Airline Hwy and Florida Blvd
- High visibility and traffic, with over 110,000 vehicles passing daily
- Ample parking with 238 spaces available for tenants and visitors
- Cross access to adjacent developments for smooth ingress and egress
- Close proximity to Interstates 10 & 12, as well as the Amazon distribution center

OFFERING SUMMARY

Sale Price:	\$3,800,000
Total Building Size:	45,198 SF
Available For Lease:	22,398 SF
Lease Rate:	Contact Agent(s) For Pricing

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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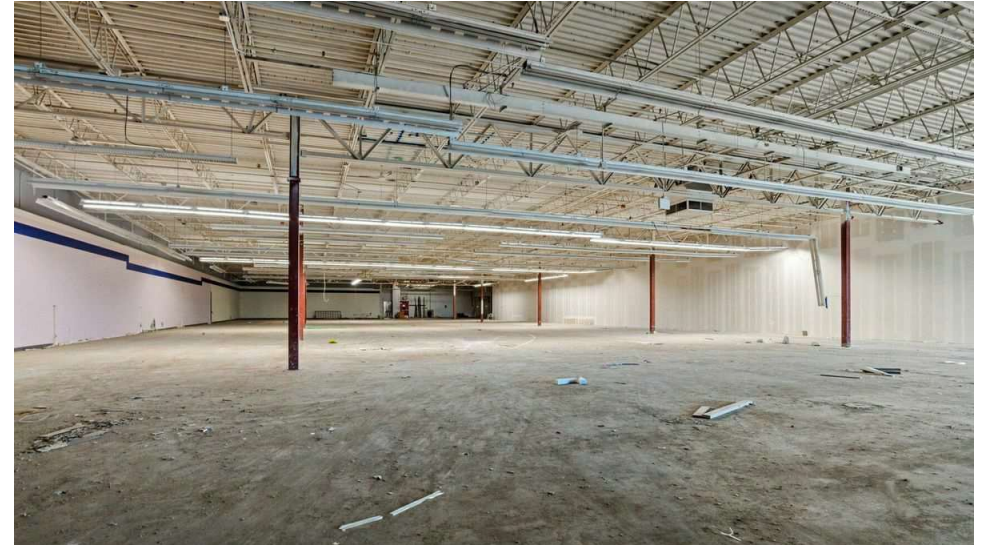


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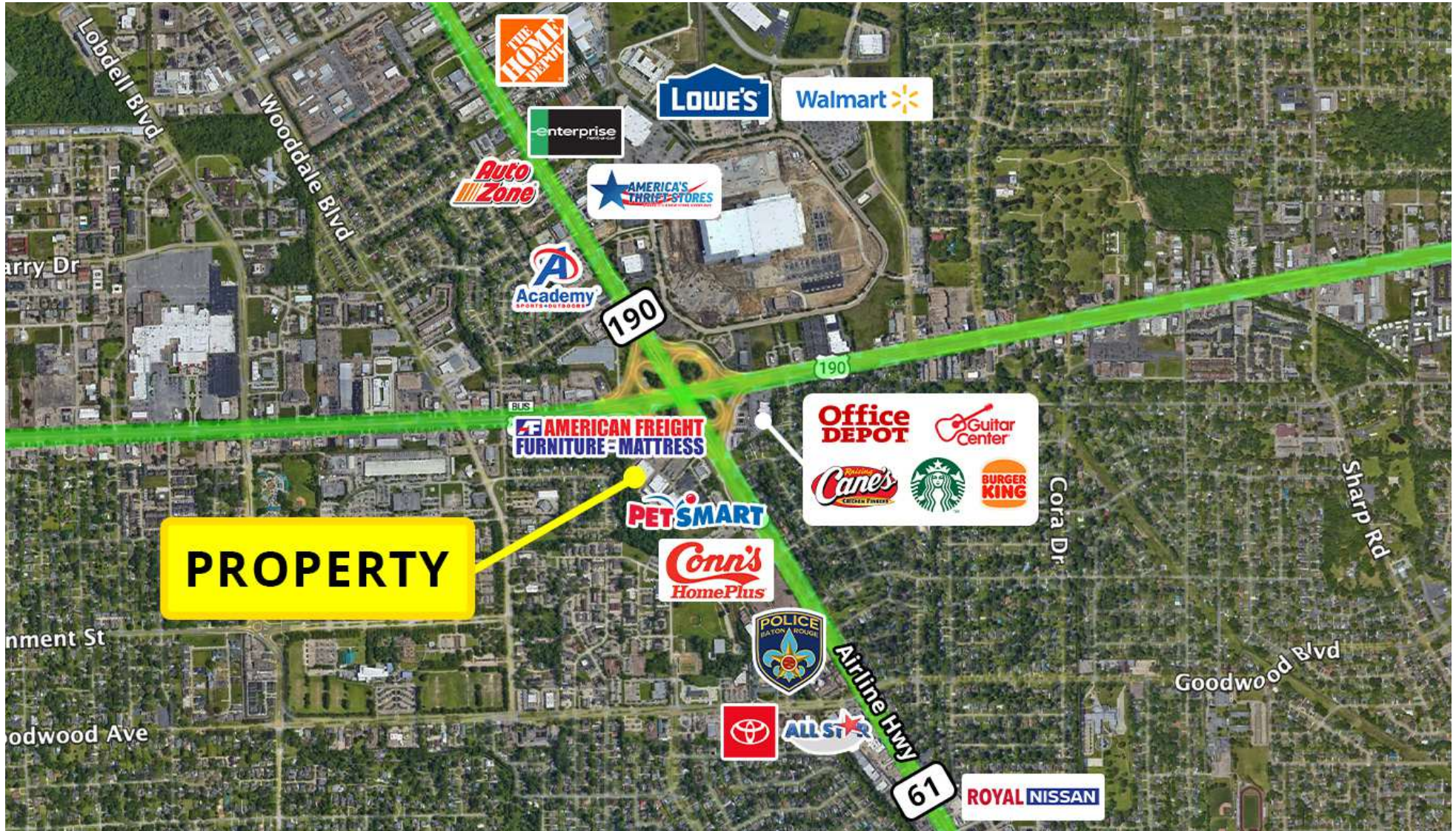


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RETAIL PROPERTY FOR SALE

AERIAL



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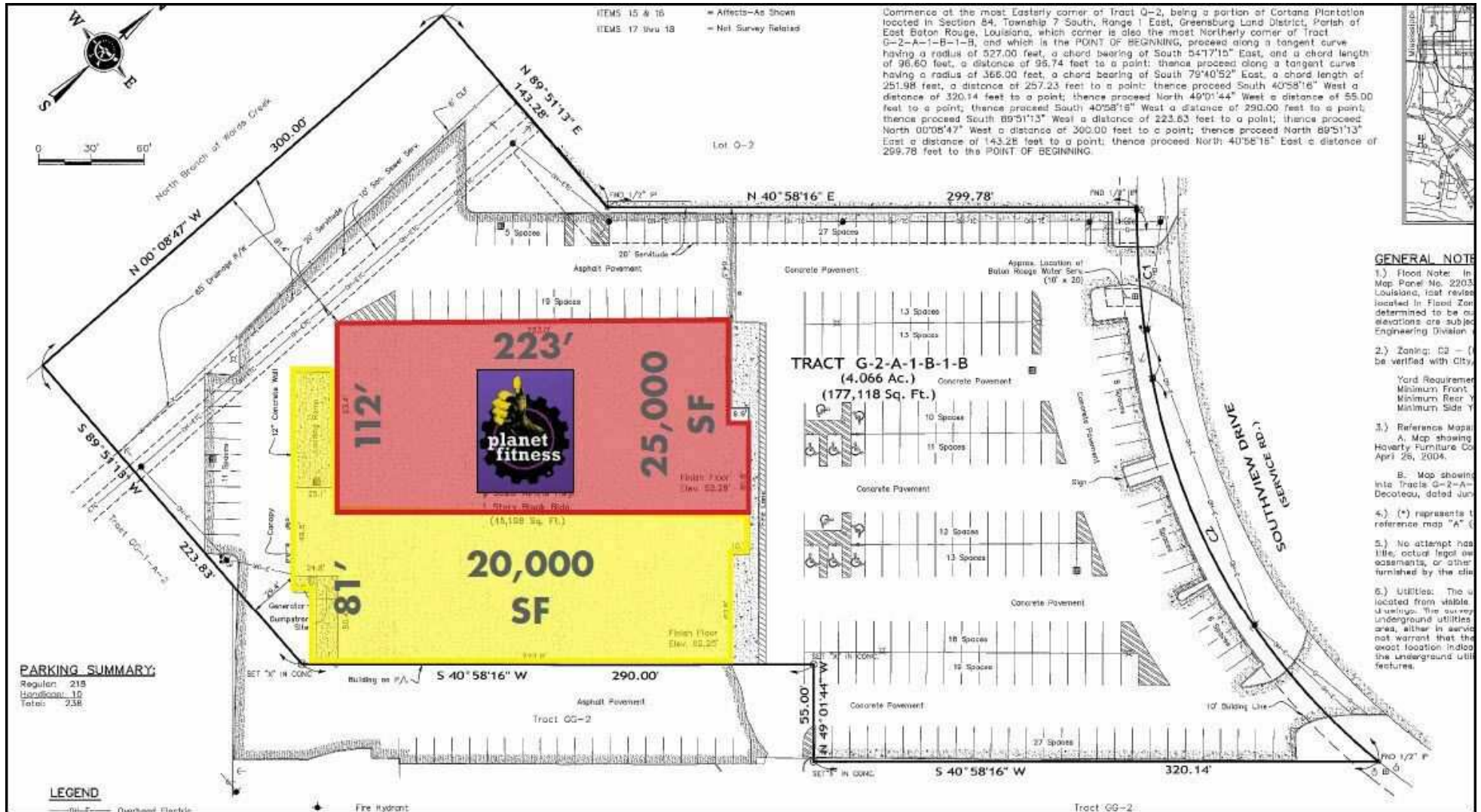


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RETAIL PROPERTY FOR SALE

SURVEY



SOUTHEAST COMMERCIAL REAL ESTATE





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RETAIL PROPERTY FOR SALE

MOCK-UP

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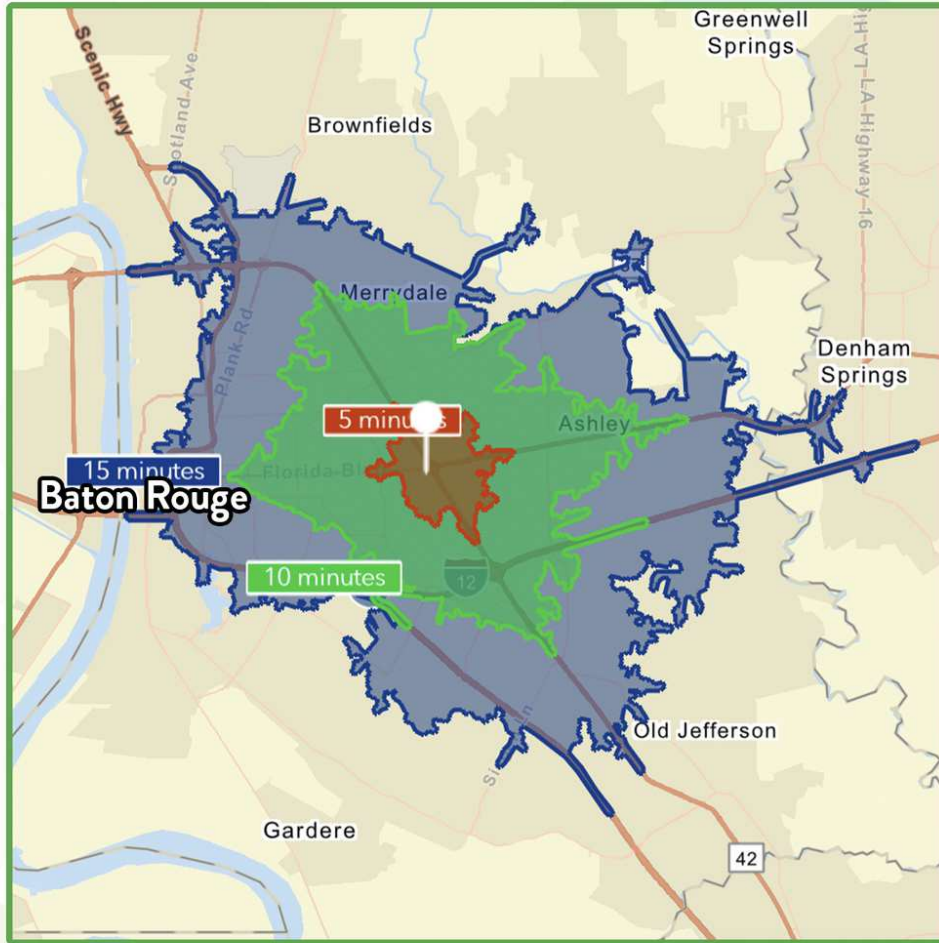


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\$77,408

Average Household Income within 15 minutes of site.



36.9

Median Age

Within 15 minutes of site.



99,662

Number of housing units within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	4,922	76,426	205,047
Average HH Income	\$80,780	\$76,674	\$77,408

2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	4,775	75,475	201,809
Average HH Income	\$95,446	\$88,504	\$89,352

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR SALE

AREA DEMOGRAPHICS



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