

## For Lease/Build to Suit

### Property Description

±23,000 Square foot building available for lease. All or part. Build to suit is also available. Located on Florida Boulevard between Acadian Thruway and Lobdell Avenue.

Property is centrally located in Baton Rouge and positioned to service North Baton Rouge, South Baton Rouge, Mid-city and Livingston Parish. Traffic counts along Florida Boulevard at this location are 40,000+ daily.

Total land area is ±2.49 Acres. Zoning is C-1 (Light Commercial).

### Property Highlight

- Lease or build to suit available
- Centrally located to service the entire Greater Baton Rouge area
- ±2.49 Acres zoned C-1 (Light Commercial)
- High traffic counts with great visibility

### Building Size

- 23,000 SF





Overview

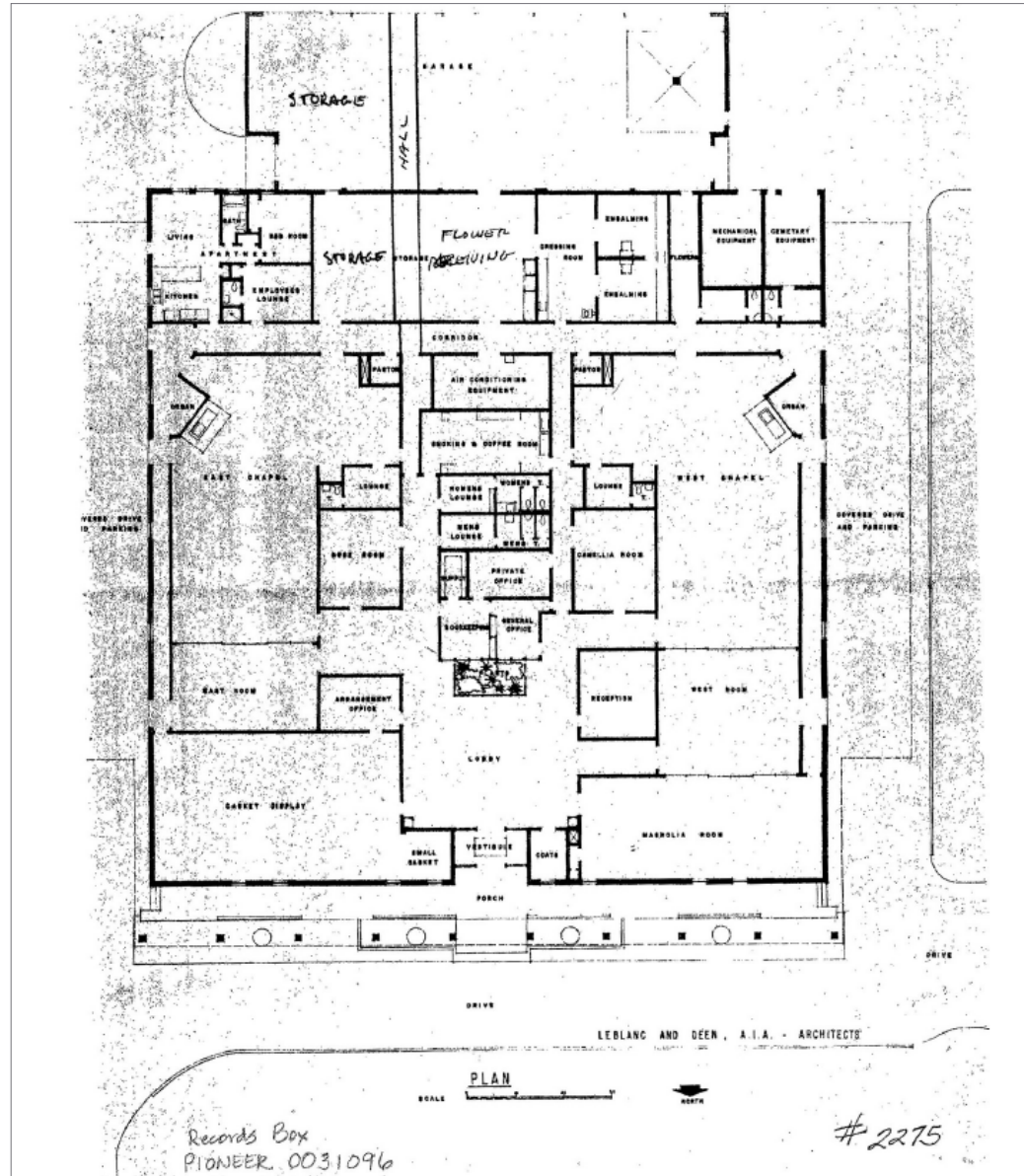
Aerial

Site Plan

Photos

Demographics

Click image for larger view



# Florida Boulevard Lease or Build to Suit

6700 Florida St., Baton Rouge, LA

*Overview*

*Aerial*

*Site Plan*

**Photos**

*Demographics*



Overview

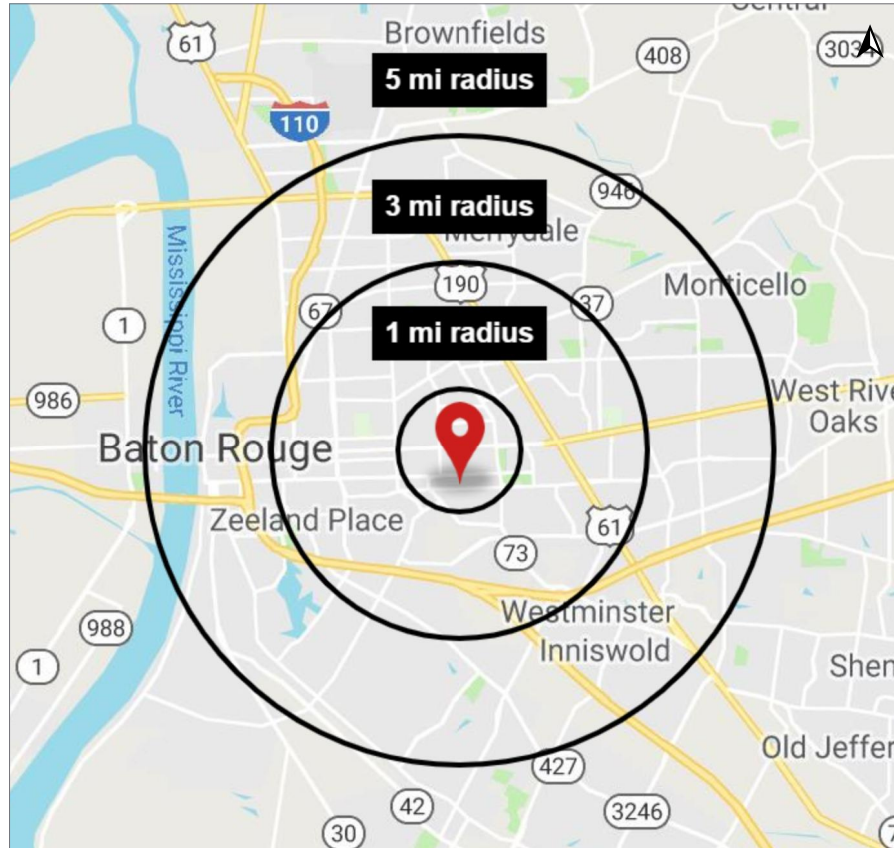
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### Demographic Map



2019 Demographics	1 mi.	3 mi.	5 mi.
Population	10,324	78,107	204,654
Avg. HH Income	\$50,978	\$67,846	\$63,331

### Traffic Counts (ADT 2018)

