



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



±50,000 SF OUTPARCEL FOR SALE



1683 O'Neal Lane
Baton Rouge, Louisiana

CARMEN AUSTIN, MBA, CCIM
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O'NEAL LANE



SAURAGE ROTENBERG
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±50,000 SF OUTPARCEL - OVERVIEW

1683 O'NEAL LANE, BATON ROUGE, LOUISIANA

\$16.00 PSF

PROPERTY OVERVIEW

SIZE & DIMENSIONS:	Approximately 50,000 SF Outparcel
SALE PRICE:	\$16.00 PSF
ZONING:	WH-3
ACCESS:	Excellent Access to I-12 Dedicated Traffic Light Easy Ingress/Egress
TRAFFIC COUNT:	24,732 Average Daily Traffic on O'Neal Lane 111,397 Average Daily Traffic on I -12
VISIBILITY:	Excellent Visability from I-12 & O'Neal Lane
PARKING:	Ample Parking Repaved & Striped in August, 2019
FRONTAGE:	150' on O'Neal Lane
AREA BUSINESSES:	RaceTrac, Team Toyota, Quality Inn, Ochsners, Walmart, Starbucks, Waffle House, McDonald's, Taco Bell, Cricket Wireless, Sonic, AMC Movie Theater, Walgreens



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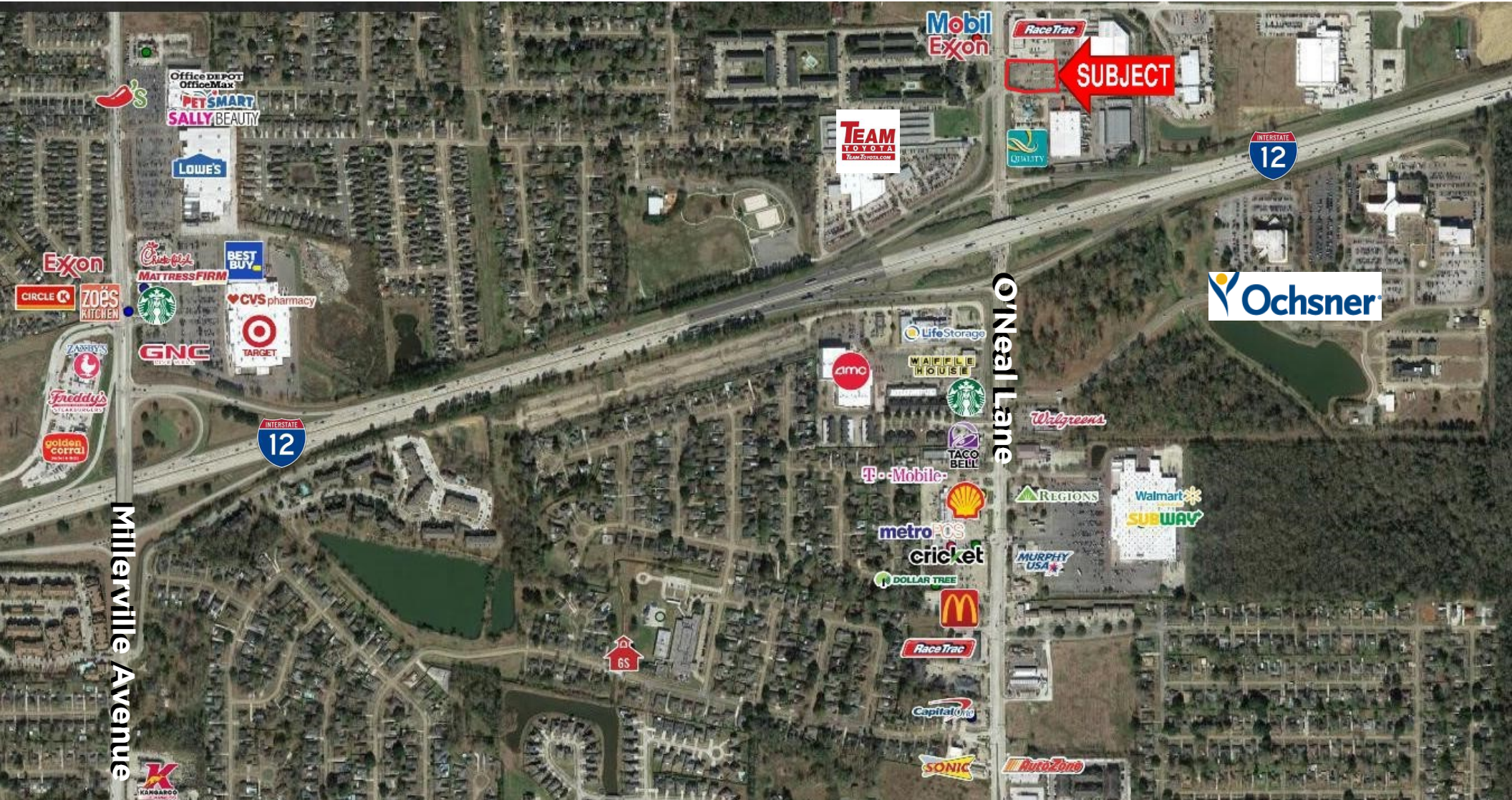


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±50,000 SF OUTPARCEL - **RETAIL MAP**

1683 O'NEAL LN, BATON ROUGE, LA 70816

\$16.00 PSF



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±50,000 SF OUTPARCEL - O'NEAL AT I-12

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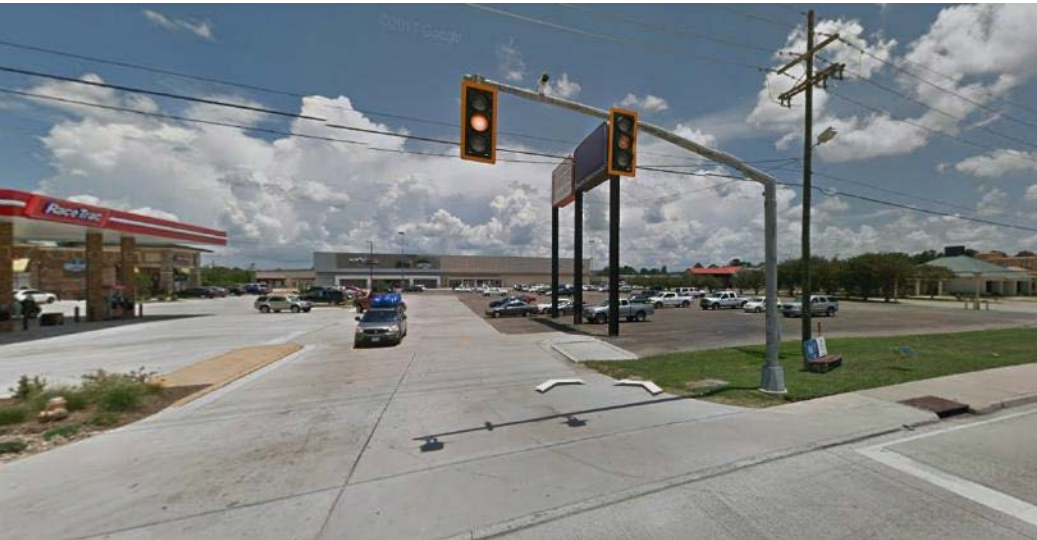


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±50,000 SF OUTPARCEL - O'NEAL AT I-12

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±50,000 SF OUTPARCEL - **AERIAL MAP**

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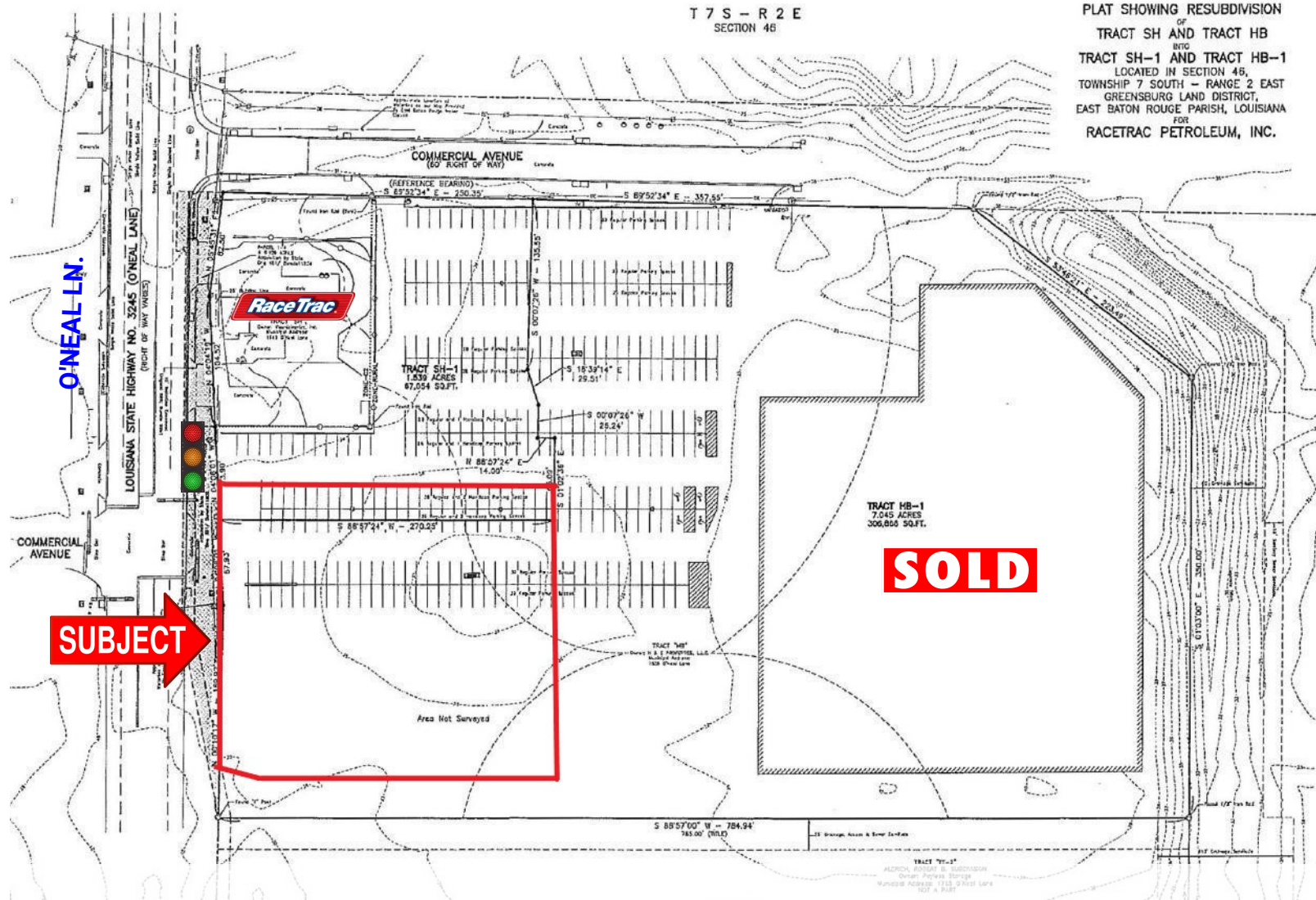


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± 50,000 SF OUTPARCEL - **SITE PLAN**

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±50,000 SF OUTPARCEL - DEMOGRAPHICS

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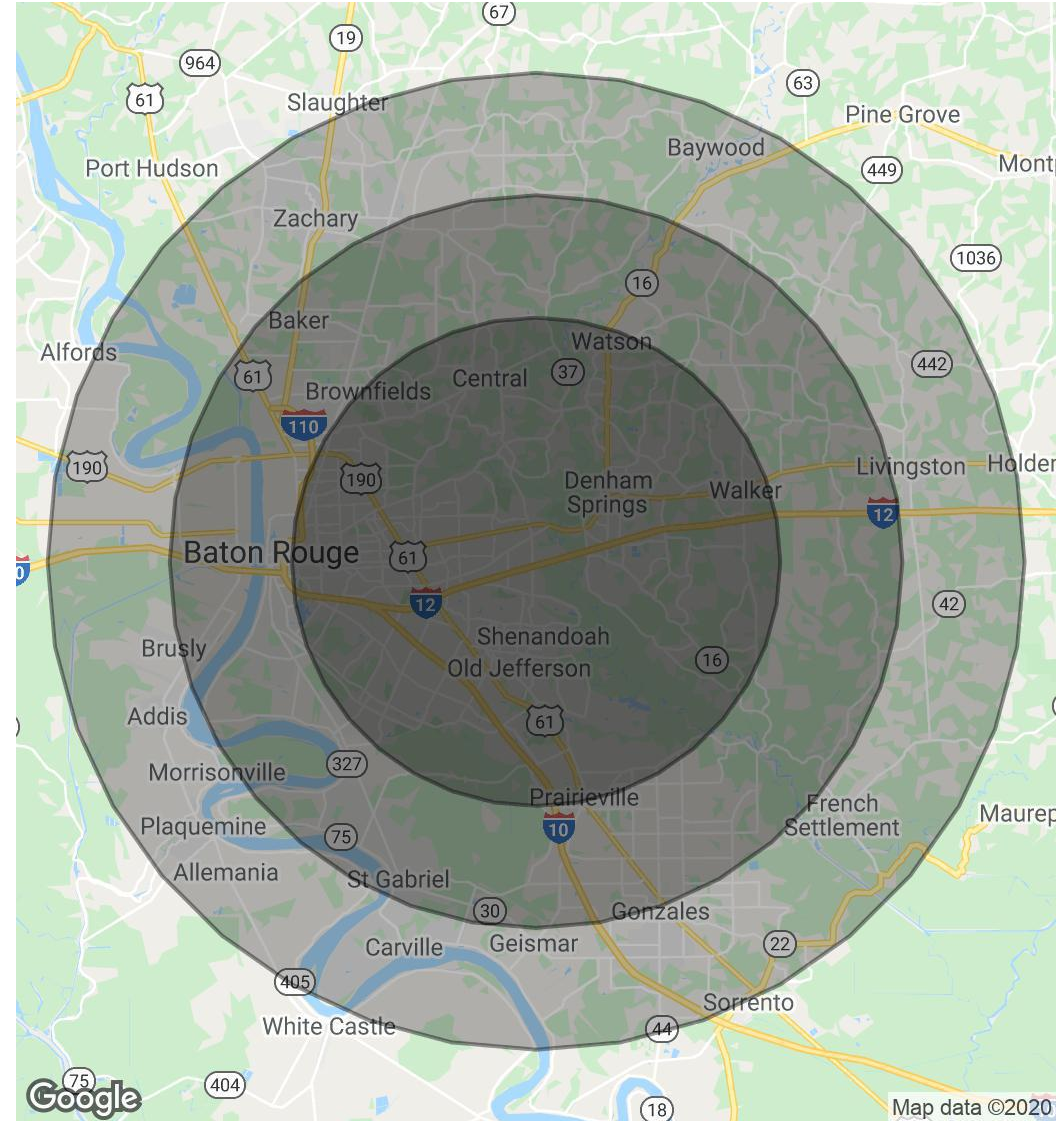
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	383,022	644,592	738,329
Median age	35.3	34.0	34.1
Median age (Male)	33.4	32.3	32.5
Median age (Female)	37.0	35.6	35.6

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total households	147,710	240,507	273,175
# of persons per HH	2.6	2.7	2.7
Average HH income	\$72,682	\$67,496	\$67,130
Average house value	\$229,308	\$212,250	\$202,380

TRAFFIC COUNTS	
Cars per Day - O'Neal Lane:	20,250+
Cars per Day - I-12:	885,500+

* Demographic data derived from 2010 US Census



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