



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# AIRLINE PLAZA SHOPPING CENTER FOR SALE

17900 Airline Hwy.  
Prairieville, LA 70769

**CARMEN AUSTIN, MBA, CCIM**

Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@sr-cre.com



**AIRLINE PLAZA SHOPPING CENTER FOR SALE**

17900 AIRLINE HWY., PRAIRIEVILLE, LA 70769

**25,417 SF AVAILABLE**



**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>\$3,250,000</b>
<b>Lot Size:</b>	<b>3.57 Acres</b>
<b>Building Size:</b>	<b>25,417 SF</b>
<b>Cap Rate:</b>	<b>9.0%</b>

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	1,076	24,731	111,423
<b>Total Population</b>	2,943	67,884	292,141
<b>Average HH Income</b>	\$95,202	\$97,177	\$79,431

**PROPERTY HIGHLIGHTS**

- Newly Renovated Airline Plaza Shopping Center Available for Sale
- In-Demand Retail Corridor
- High Traffic on Airline Hwy.
- Across From Walmart in Prairieville, LA.
- Anchored by Anytime Fitness
- Recently Up-fitted with brand new LED Pylon Sign, New Facade, Landscaping
- 3.57 Acre Lot
- Excellent Visibility and Ample Parking
- Internet Resistant Tenant Mix
- Stable Risk-Averse Tenants
- Upside Potential Possible to Add-On Proposed Warehouse/ Self- Storage Units in Rear
- 9% Cap Rate
- Zoned MU - Mixed Use

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5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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RETAIL PROPERTY FOR SALE

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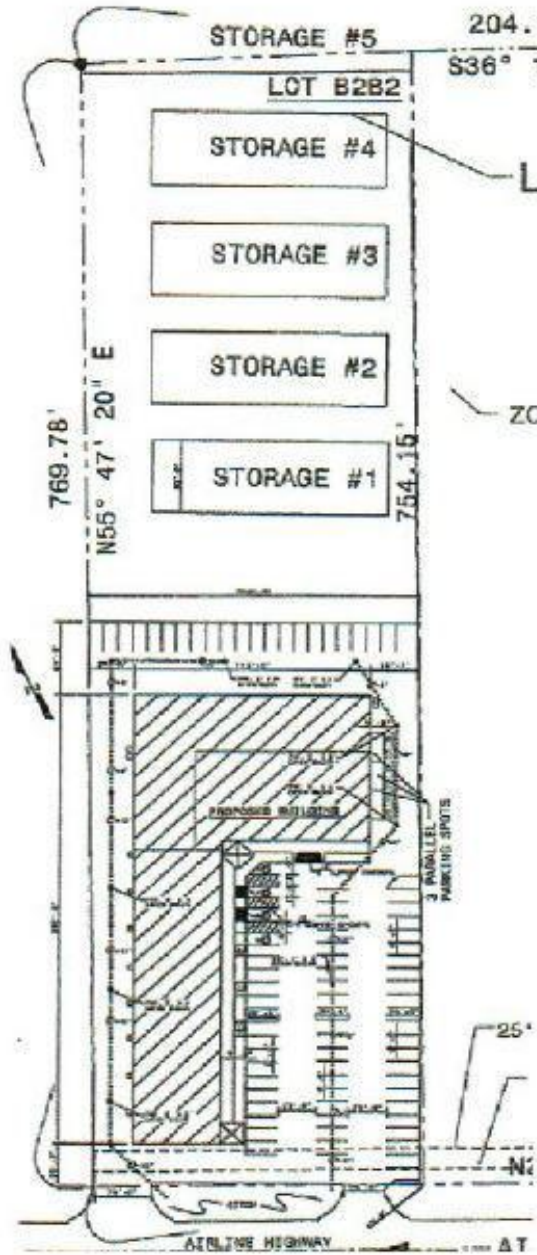
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**SITE PLAN  
PROPOSED WAREHOUSE / SELF-STORAGE UNITS**



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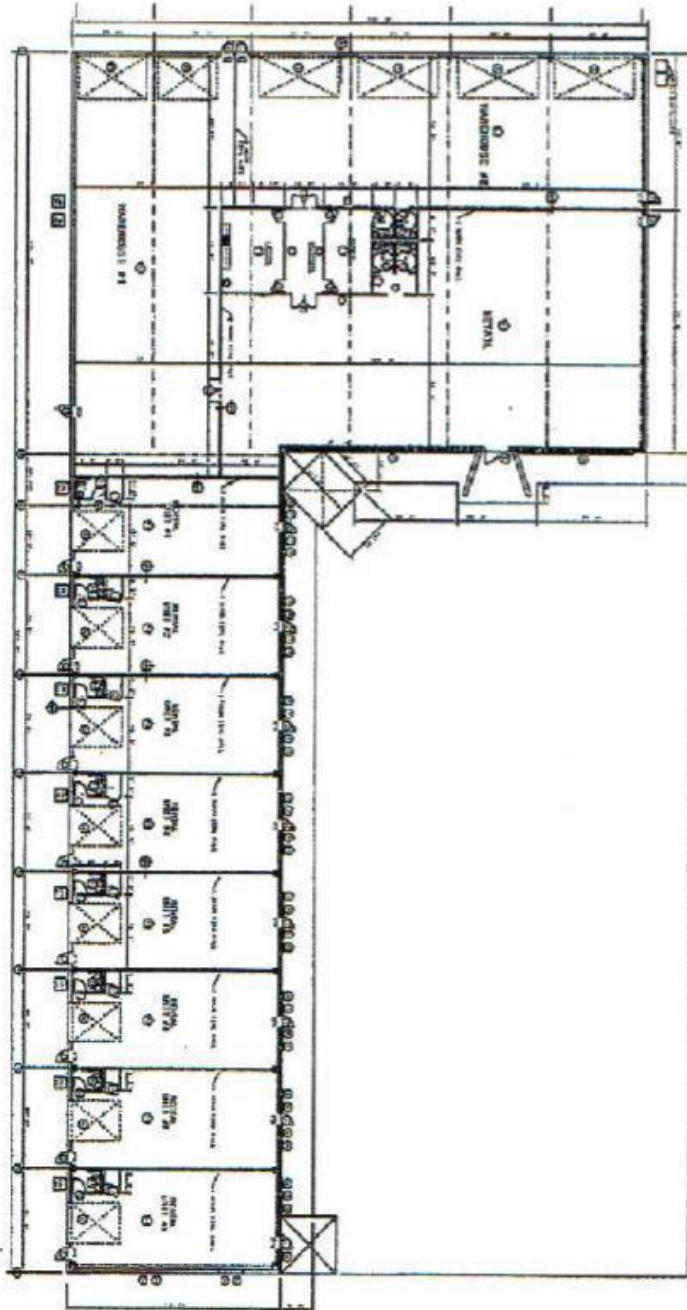
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AIRLINE HIGHWAY

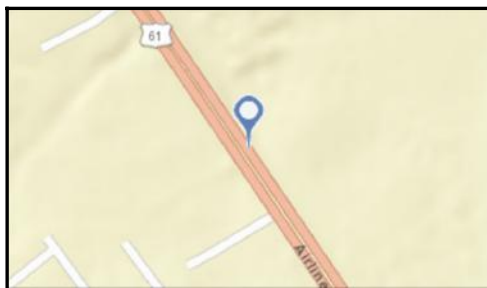
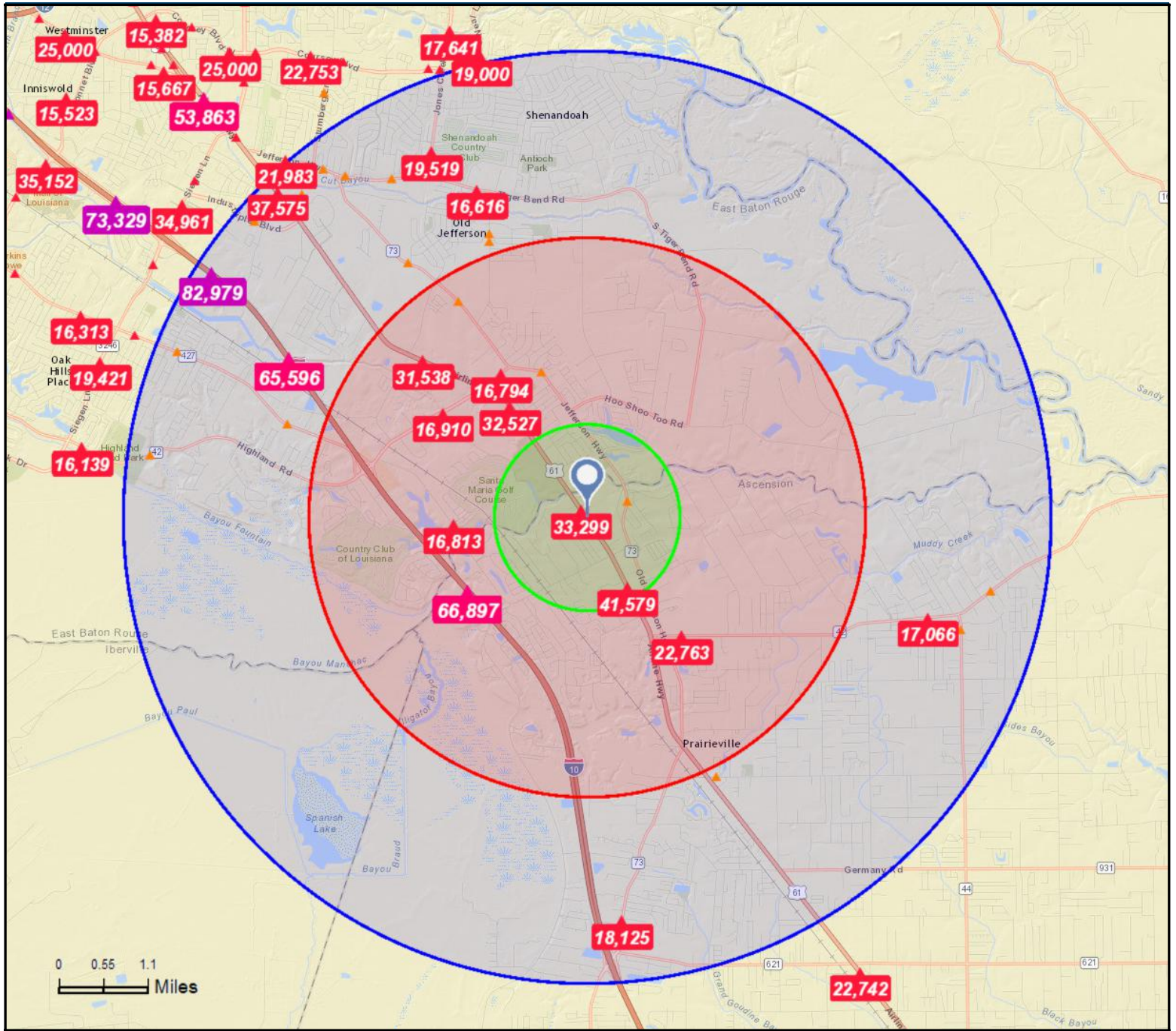
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies



# Demographic and Income Profile

17900 Airline Hwy, Prairieville, Louisiana, 70769  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 30.33877  
 Longitude: -90.98968

Summary	Census 2010	2016	2021
Population	4,627	5,098	5,621
Households	1,686	1,835	2,021
Families	1,268	1,380	1,514
Average Household Size	2.74	2.78	2.78
Owner Occupied Housing Units	1,355	1,448	1,604
Renter Occupied Housing Units	331	387	417
Median Age	33.9	34.6	35.3
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.97%	0.77%	0.84%
Households	1.95%	0.85%	0.79%
Families	1.87%	0.68%	0.72%
Owner HHs	2.07%	0.85%	0.73%
Median Household Income	1.22%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	72	3.9%	68	3.4%
\$15,000 - \$24,999	58	3.2%	63	3.1%
\$25,000 - \$34,999	71	3.9%	49	2.4%
\$35,000 - \$49,999	149	8.1%	106	5.2%
\$50,000 - \$74,999	342	18.6%	383	19.0%
\$75,000 - \$99,999	296	16.1%	359	17.8%
\$100,000 - \$149,999	422	23.0%	498	24.6%
\$150,000 - \$199,999	243	13.2%	289	14.3%
\$200,000+	183	10.0%	207	10.2%
Median Household Income	\$92,662		\$98,430	
Average Household Income	\$112,736		\$120,240	
Per Capita Income	\$40,504		\$43,090	

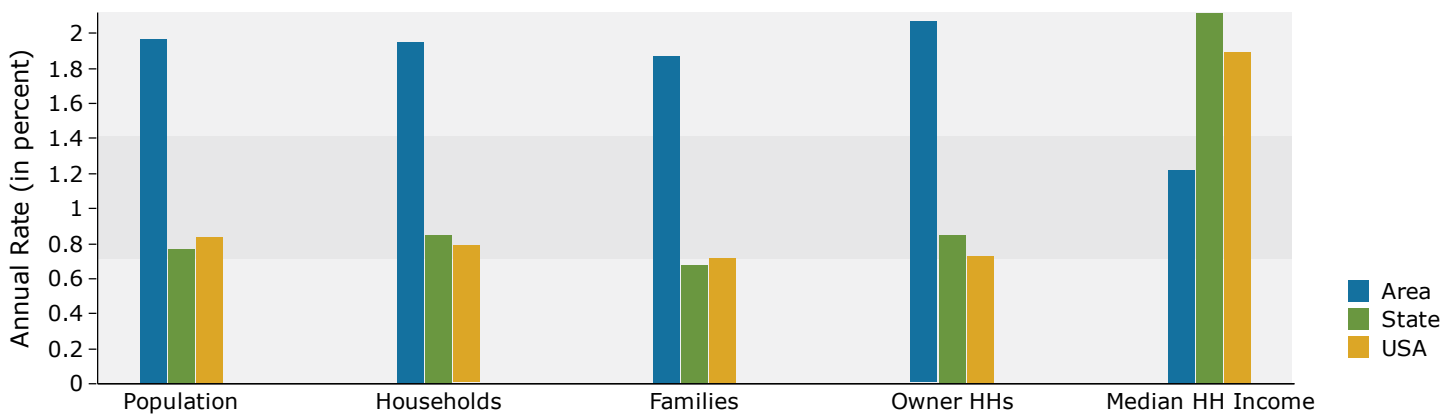
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	395	8.5%	403	7.9%	440	7.8%
5 - 9	385	8.3%	454	8.9%	471	8.4%
10 - 14	364	7.9%	404	7.9%	461	8.2%
15 - 19	290	6.3%	316	6.2%	341	6.1%
20 - 24	252	5.4%	265	5.2%	266	4.7%
25 - 34	707	15.3%	739	14.5%	798	14.2%
35 - 44	756	16.3%	822	16.1%	957	17.0%
45 - 54	683	14.8%	690	13.5%	704	12.5%
55 - 64	470	10.2%	543	10.6%	582	10.3%
65 - 74	217	4.7%	329	6.5%	417	7.4%
75 - 84	85	1.8%	102	2.0%	145	2.6%
85+	24	0.5%	33	0.6%	42	0.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,627	78.4%	3,921	76.9%	4,183	74.4%
Black Alone	689	14.9%	775	15.2%	908	16.2%
American Indian Alone	17	0.4%	22	0.4%	28	0.5%
Asian Alone	165	3.6%	219	4.3%	299	5.3%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	61	1.3%	71	1.4%	88	1.6%
Two or More Races	66	1.4%	89	1.7%	113	2.0%
Hispanic Origin (Any Race)	200	4.3%	238	4.7%	297	5.3%

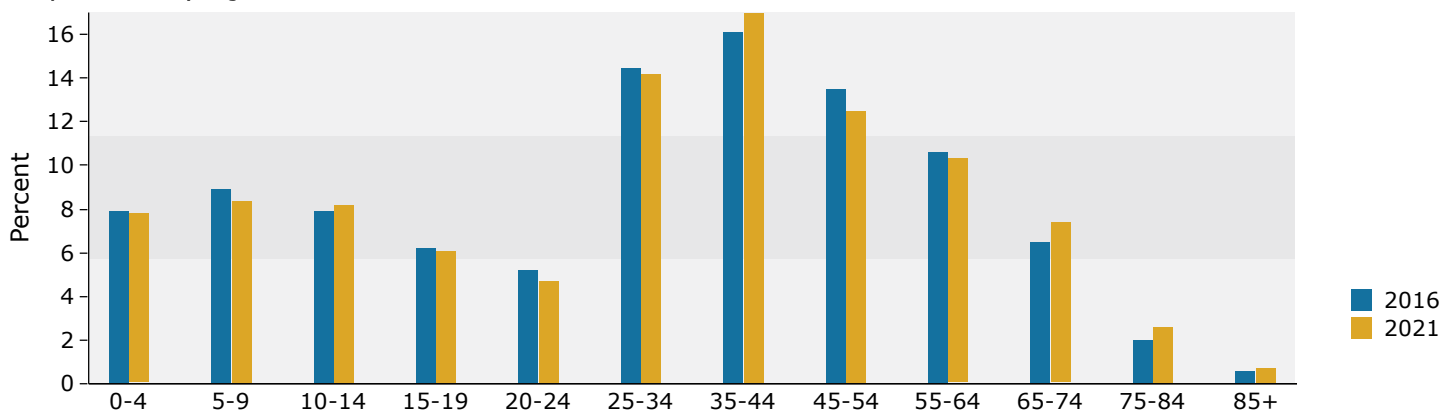
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

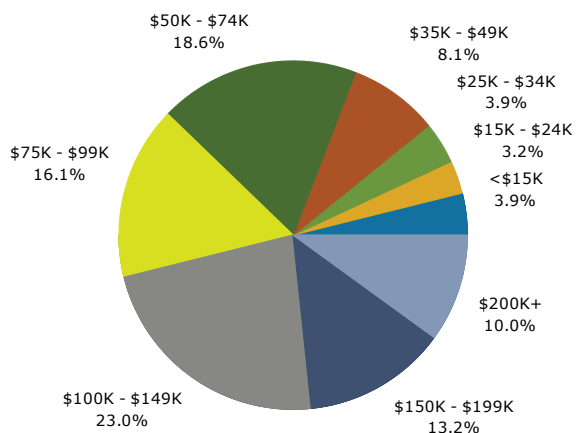
## Trends 2016-2021



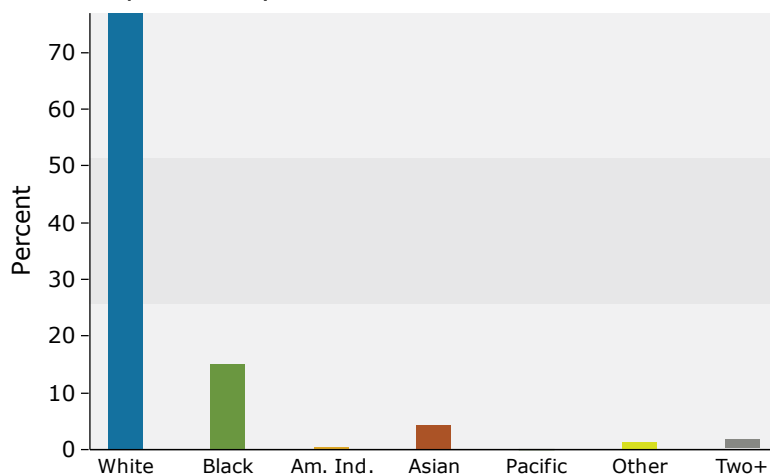
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 4.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



# Demographic and Income Profile

17900 Airline Hwy, Prairieville, Louisiana, 70769  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 30.33877  
 Longitude: -90.98968

Summary	Census 2010	2016	2021
Population	24,616	27,600	30,209
Households	9,001	10,030	10,954
Families	6,874	7,580	8,238
Average Household Size	2.73	2.75	2.76
Owner Occupied Housing Units	7,671	8,259	9,020
Renter Occupied Housing Units	1,330	1,771	1,933
Median Age	35.5	36.3	37.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.82%	0.77%	0.84%
Households	1.78%	0.85%	0.79%
Families	1.68%	0.68%	0.72%
Owner HHs	1.78%	0.85%	0.73%
Median Household Income	1.13%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	381	3.8%	367	3.4%
\$15,000 - \$24,999	356	3.5%	390	3.6%
\$25,000 - \$34,999	431	4.3%	305	2.8%
\$35,000 - \$49,999	888	8.9%	661	6.0%
\$50,000 - \$74,999	1,657	16.5%	1,830	16.7%
\$75,000 - \$99,999	1,510	15.1%	1,822	16.6%
\$100,000 - \$149,999	2,317	23.1%	2,713	24.8%
\$150,000 - \$199,999	1,346	13.4%	1,594	14.6%
\$200,000+	1,143	11.4%	1,272	11.6%
Median Household Income	\$95,627		\$101,130	
Average Household Income	\$120,879		\$128,394	
Per Capita Income	\$44,146		\$46,778	

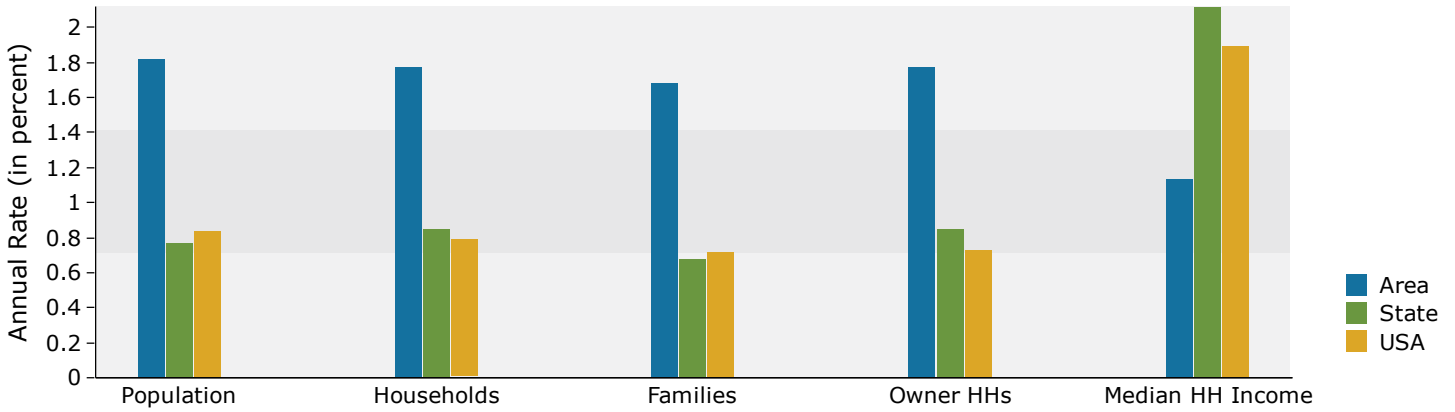
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,933	7.9%	2,020	7.3%	2,162	7.2%
5 - 9	2,008	8.2%	2,294	8.3%	2,349	7.8%
10 - 14	1,856	7.5%	2,166	7.8%	2,432	8.1%
15 - 19	1,564	6.4%	1,676	6.1%	1,905	6.3%
20 - 24	1,186	4.8%	1,359	4.9%	1,320	4.4%
25 - 34	3,564	14.5%	3,724	13.5%	3,754	12.4%
35 - 44	3,893	15.8%	4,301	15.6%	5,010	16.6%
45 - 54	3,691	15.0%	3,771	13.7%	3,932	13.0%
55 - 64	2,825	11.5%	3,236	11.7%	3,406	11.3%
65 - 74	1,386	5.6%	2,109	7.6%	2,615	8.7%
75 - 84	556	2.3%	735	2.7%	1,046	3.5%
85+	153	0.6%	210	0.8%	278	0.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,150	81.9%	21,918	79.4%	23,203	76.8%
Black Alone	3,076	12.5%	3,740	13.6%	4,439	14.7%
American Indian Alone	75	0.3%	97	0.4%	122	0.4%
Asian Alone	713	2.9%	1,032	3.7%	1,410	4.7%
Pacific Islander Alone	13	0.1%	16	0.1%	17	0.1%
Some Other Race Alone	254	1.0%	323	1.2%	410	1.4%
Two or More Races	336	1.4%	474	1.7%	608	2.0%
Hispanic Origin (Any Race)	942	3.8%	1,194	4.3%	1,486	4.9%

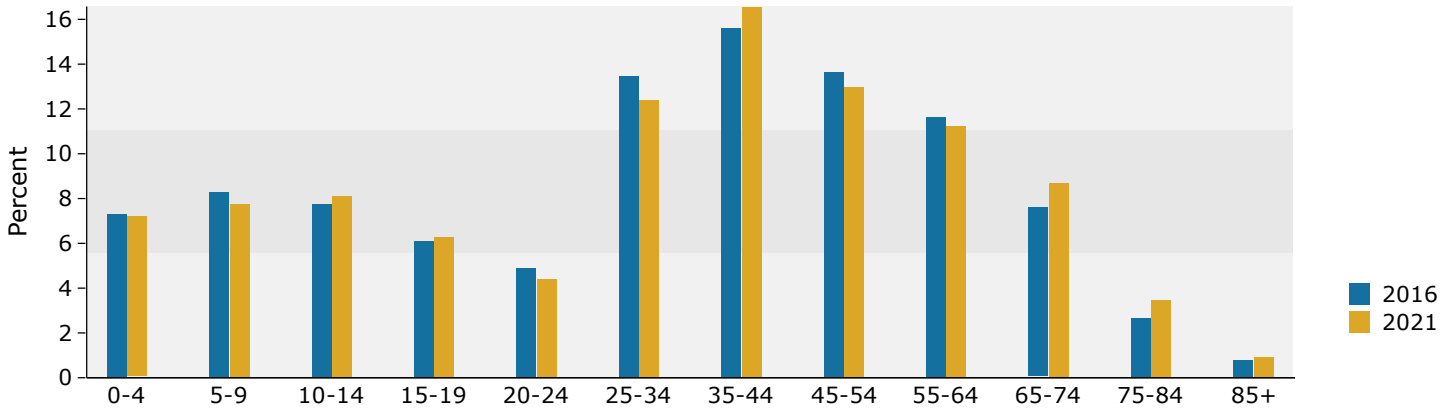
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

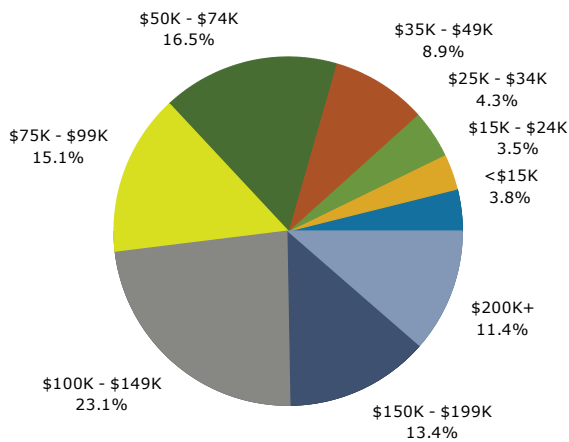
## Trends 2016-2021



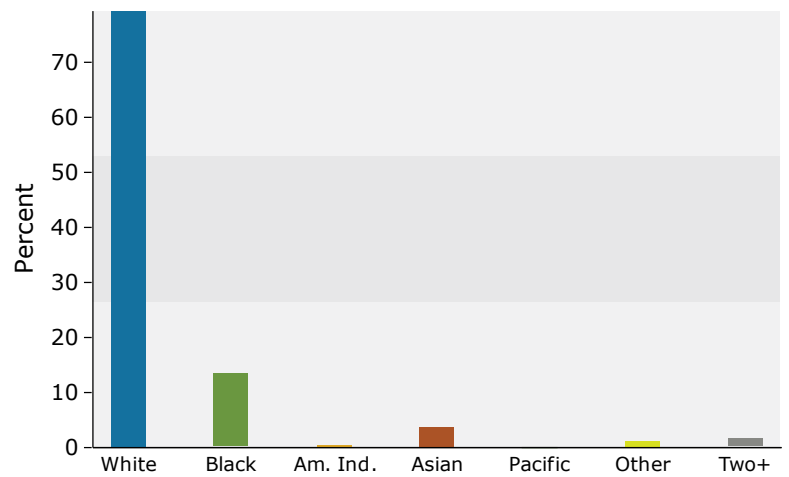
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 4.3%



# Demographic and Income Profile

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 17900 Airline Hwy, Prairieville, Louisiana, 70769  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 30.33877  
 Longitude: -90.98968

Summary	Census 2010	2016	2021
Population	71,464	78,770	84,926
Households	25,793	28,366	30,526
Families	19,645	21,366	22,884
Average Household Size	2.77	2.77	2.78
Owner Occupied Housing Units	20,949	21,955	23,705
Renter Occupied Housing Units	4,844	6,411	6,821
Median Age	35.6	36.4	37.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.52%	0.77%	0.84%
Households	1.48%	0.85%	0.79%
Families	1.38%	0.68%	0.72%
Owner HHs	1.55%	0.85%	0.73%
Median Household Income	1.45%	2.12%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	1,403	4.9%	1,377	4.5%
\$15,000 - \$24,999	1,368	4.8%	1,501	4.9%
\$25,000 - \$34,999	1,499	5.3%	1,137	3.7%
\$35,000 - \$49,999	2,808	9.9%	2,247	7.4%
\$50,000 - \$74,999	4,632	16.3%	4,958	16.2%
\$75,000 - \$99,999	4,049	14.3%	4,777	15.6%
\$100,000 - \$149,999	6,452	22.7%	7,489	24.5%
\$150,000 - \$199,999	3,341	11.8%	3,937	12.9%
\$200,000+	2,813	9.9%	3,103	10.2%
Median Household Income	\$88,541		\$95,135	
Average Household Income	\$111,341		\$118,683	
Per Capita Income	\$40,618		\$43,211	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,251	7.3%	5,452	6.9%	5,767	6.8%
5 - 9	5,621	7.9%	5,990	7.6%	6,090	7.2%
10 - 14	5,368	7.5%	6,021	7.6%	6,425	7.6%
15 - 19	4,963	6.9%	4,981	6.3%	5,489	6.5%
20 - 24	3,883	5.4%	4,308	5.5%	3,947	4.6%
25 - 34	10,059	14.1%	10,991	14.0%	11,298	13.3%
35 - 44	10,682	14.9%	11,412	14.5%	13,226	15.6%
45 - 54	10,983	15.4%	10,916	13.9%	10,890	12.8%
55 - 64	8,687	12.2%	9,952	12.6%	10,280	12.1%
65 - 74	3,923	5.5%	6,071	7.7%	7,738	9.1%
75 - 84	1,552	2.2%	2,068	2.6%	3,007	3.5%
85+	491	0.7%	607	0.8%	770	0.9%

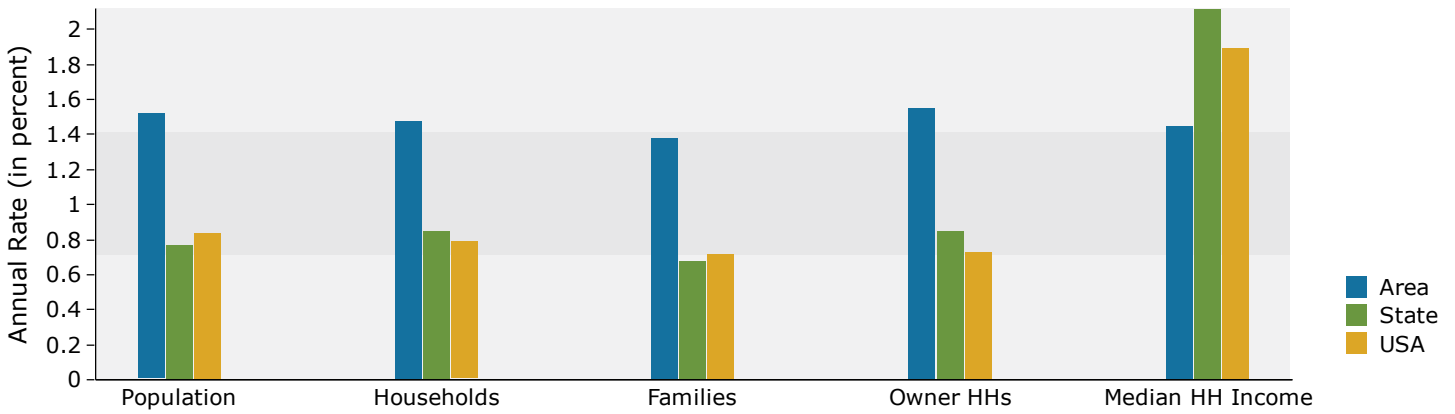
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	56,690	79.3%	60,076	76.3%	62,471	73.6%
Black Alone	10,568	14.8%	12,914	16.4%	15,037	17.7%
American Indian Alone	213	0.3%	266	0.3%	321	0.4%
Asian Alone	1,927	2.7%	2,743	3.5%	3,617	4.3%
Pacific Islander Alone	57	0.1%	65	0.1%	70	0.1%
Some Other Race Alone	1,008	1.4%	1,311	1.7%	1,649	1.9%
Two or More Races	1,001	1.4%	1,395	1.8%	1,761	2.1%
Hispanic Origin (Any Race)	3,092	4.3%	3,936	5.0%	4,855	5.7%

**Data Note:** Income is expressed in current dollars.

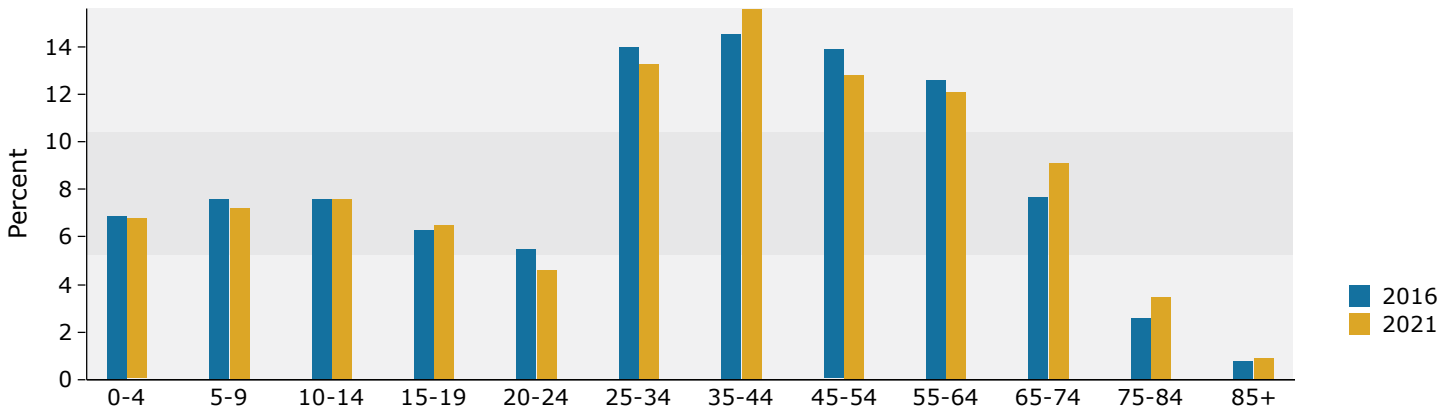
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



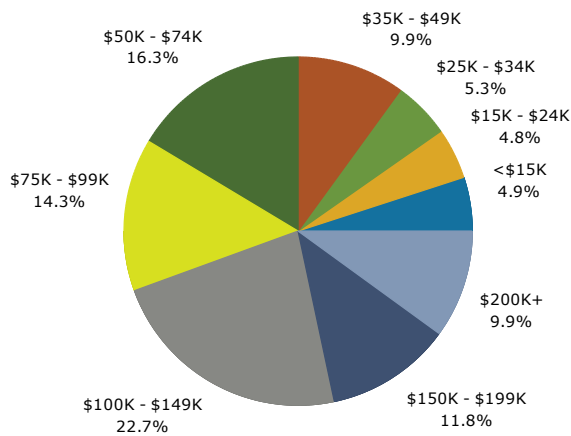
## Trends 2016-2021



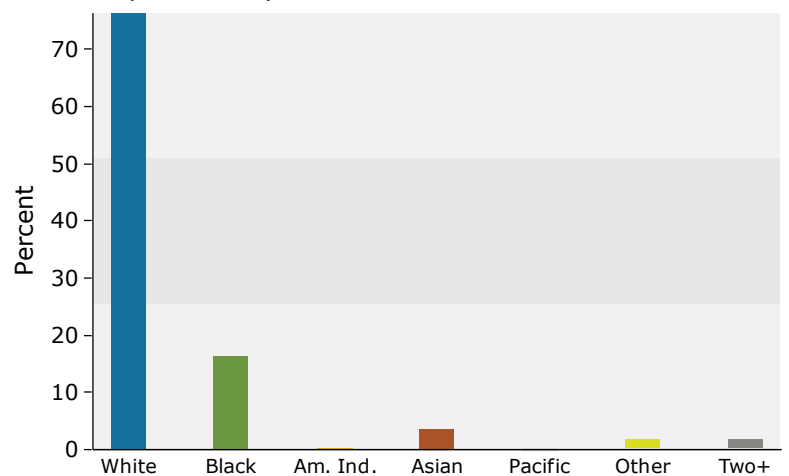
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 5.0%