



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**JIM ALLEN**

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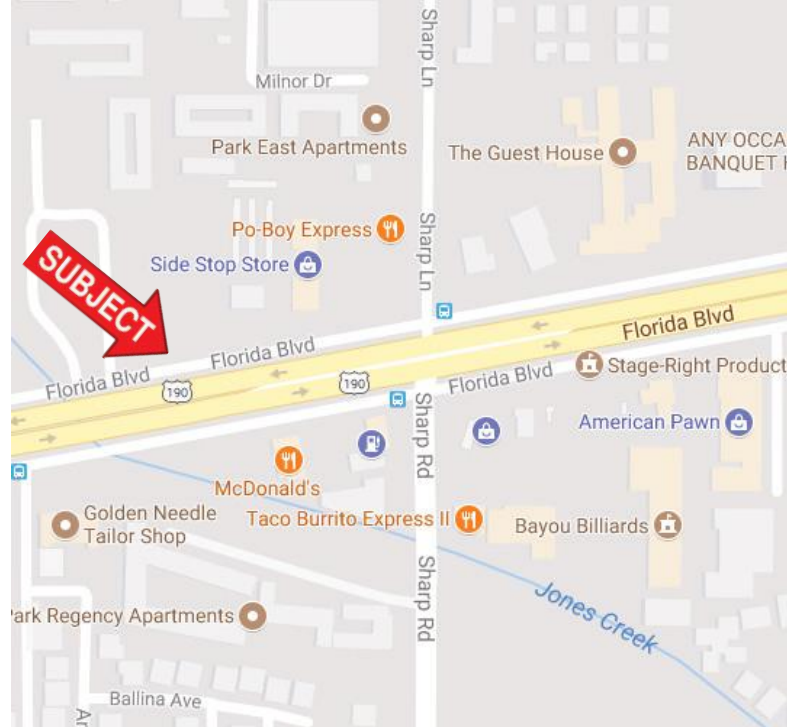
**FOR SALE**

**9979 FLORIDA BOULEVARD  
BATON ROUGE, LA 70815**

**\$295,000 REDUCED! 1.84 ACRES**

**HIGHLIGHTS**

- Vacant Land Available for Sale
- 1.84 Acre Lot
- 1/2 Block from Florida & Sharp Intersection
- Parking Easement on Rear 40 FT. for Apt. Complex
- Lamar Advertising Leases Sign Space for \$2,900/YR.
- Zoned C-2
- Ground Lease Possible
- Excellent for Office, Mini-Warehouse, Retail, Etc.



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

TEL 225 766-0000  
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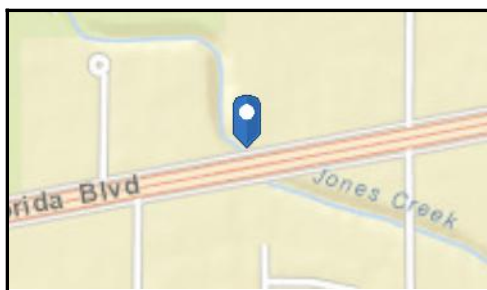
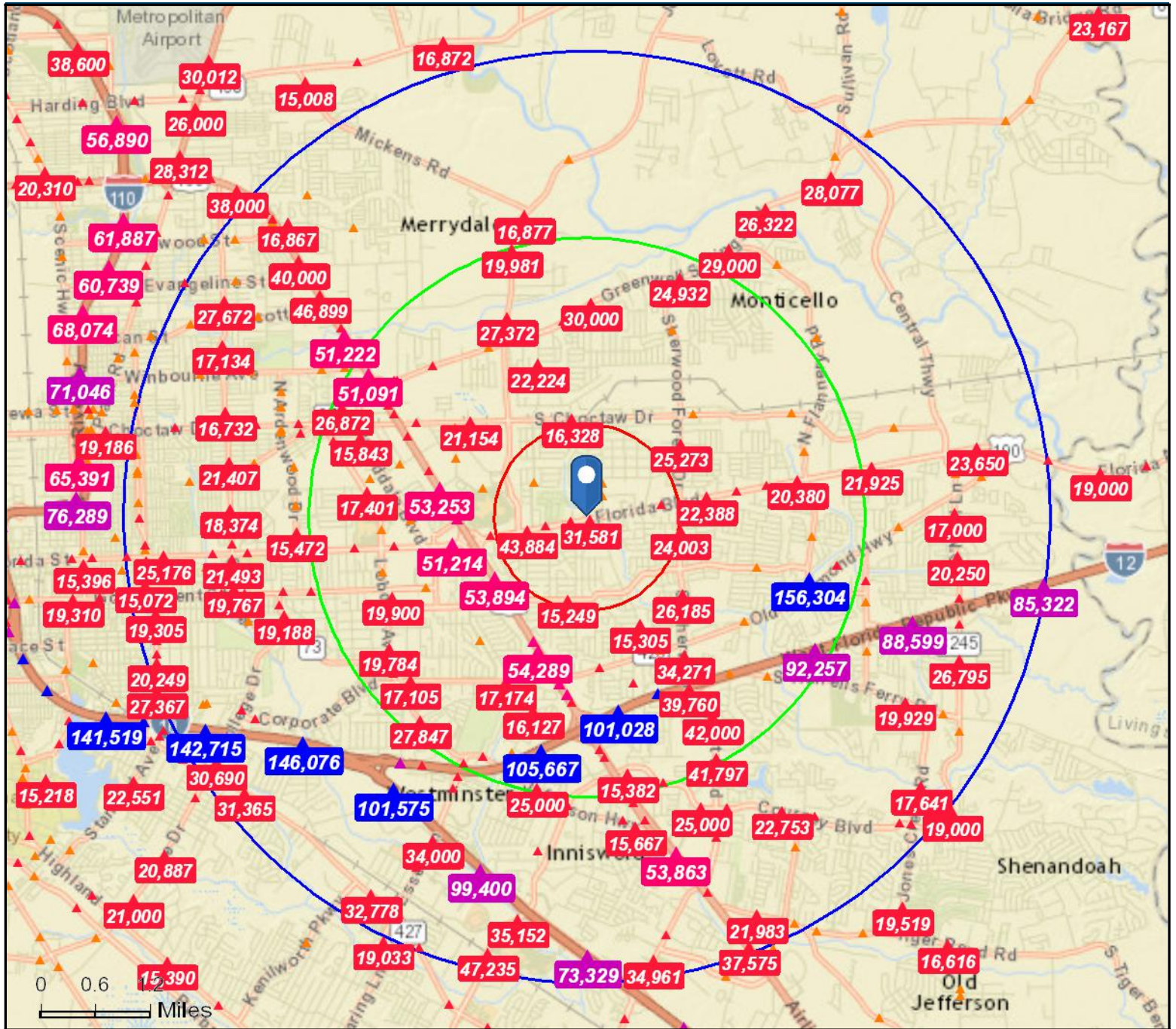
WEB SAURAGEROTENBERG.COM

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# Traffic Count Map

9979 Florida Blvd, Baton Rouge, Louisiana, 70815  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 30.45645  
 Longitude: -91.07494



- 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



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