**Parcel 4-B**
Cortana Pl, Baton Rouge, Louisiana 70815

**Property Features**
- Price Per SF: $8.57
- Zoning: C-AB-2
- The vacant land tract would be perfect for a fast food/QSR. This land is also an opportunity for a retail strip, entertainment space, small box value retailers, and restaurant/bar.
- This parcel has high daily traffic counts of 44,600+

**SALE PRICE:** $1,150,000
**LOT SIZE:** 3.08 Acres

For more information:
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225 297 7415 • evanscroggs@latterblum.com

**WARNING**
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

NAI Latter & Blum
1700 City Farm Drive, Baton Rouge, LA 70806
225 295 0800
latterblum.com
The vacant land tract would be perfect for a fast food/QSR. This land is also an opportunity for a retail strip, entertainment space, small box value retailers, and restaurant/bar. Great property visibility and frontage of 622’ on E. Airline and 476’ on Cortana Place. Traffic counts over 44,000 daily. All utilities and infrastructure is in place with limited curative costs required to be permit and construction ready. Anchor retailers along Cortana Place include Lowe’s, Sam’s Club, Super Walmart, Big Lots, Old Navy, Bed Bath & Beyond, and Mattress Firm. Proximity and frontage on Airline Hwy and Florida Blvd provide these vacant tracts with excellent visibility and access to all parts of Baton Rouge.

**Property Overview**

**Property Summary**

- **Sale Price:** $1,150,000
- **Lot Size:** 3.08 Acres
- **Price Per SF:** $8.57
- **Zoning:** C-AB-2
- **Market:** Baton Rouge MSA
- **Sub Market:** Cortana Mall Subdivision
- **Cross Streets:** Florida Blvd & Airline Hwy

**Demographics**

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Households:</strong></td>
<td>2,663</td>
<td>29,910</td>
<td>81,971</td>
</tr>
<tr>
<td><strong>Total Population:</strong></td>
<td>6,698</td>
<td>72,934</td>
<td>204,541</td>
</tr>
<tr>
<td><strong>Average HH Income:</strong></td>
<td>$62,511</td>
<td>$58,717</td>
<td>$60,814</td>
</tr>
</tbody>
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PROPERTY DRIVE TIMES

**KEY FACTS**

- **Population**: 195,392
- **Average Household Size**: 2.48
- **Median Age**: 33.9

**INCOME**

- **Average Household Income**: $61,484
- **Median Household Income**: $41,207
- **Average Net Worth**: $375,644

**HOUSING STATS**

- **Average Home Value**: $194,314
- **Average Spent on Mortgage**: $2,708
- **Median Contract Rent**: $649

**BUSINESS**

- **Total Businesses**: 12,326
- **Total Employment**: 150,316