

FLORLINE COMMONS

BATON ROUGE, LOUISIANA



Airline Highway (Route 61) & Florida Boulevard (Route 190)

- Located on the ring road of 1,600,000 SF Cortana Mall
- Florline Commons features a 233,498 SF Walmart and a 136,085 SF Sam's Club
- Baton Rouge is the capital of and second-largest city in Louisiana
- Excellent retail opportunities for in-line space and out-parcels

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	66,250	200,989	429,857
Average HH Income	\$52,886	\$51,951	\$55,854

Total GLA 370,000 SF

TRAFFIC COUNT

23,000 | Airline Highway

KEY TENANTS

Walmart, Lowe's, Sam's Club, Old Navy, Bed Bath & Beyond



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Florline Commons

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|----------------------|---------------------|
| 1) Bed Bath & Beyond | 10) 12,000 SF |
| 2) Office Depot | 11) 6,000 SF |
| 3) Guitar Center | 12) Big Lots |
| 4) Shoe Carnival | 13) Mattress Firm |
| 5) Burger King | 14) Carnival Mart |
| 6) Raising Cane's | 15) American Thrift |
| 7) Old Navy | 16) Police Supply |
| 8) Sportswear | 17) H&R Block |
| 9) 6,750 SF | 18) 5,925 SF |



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