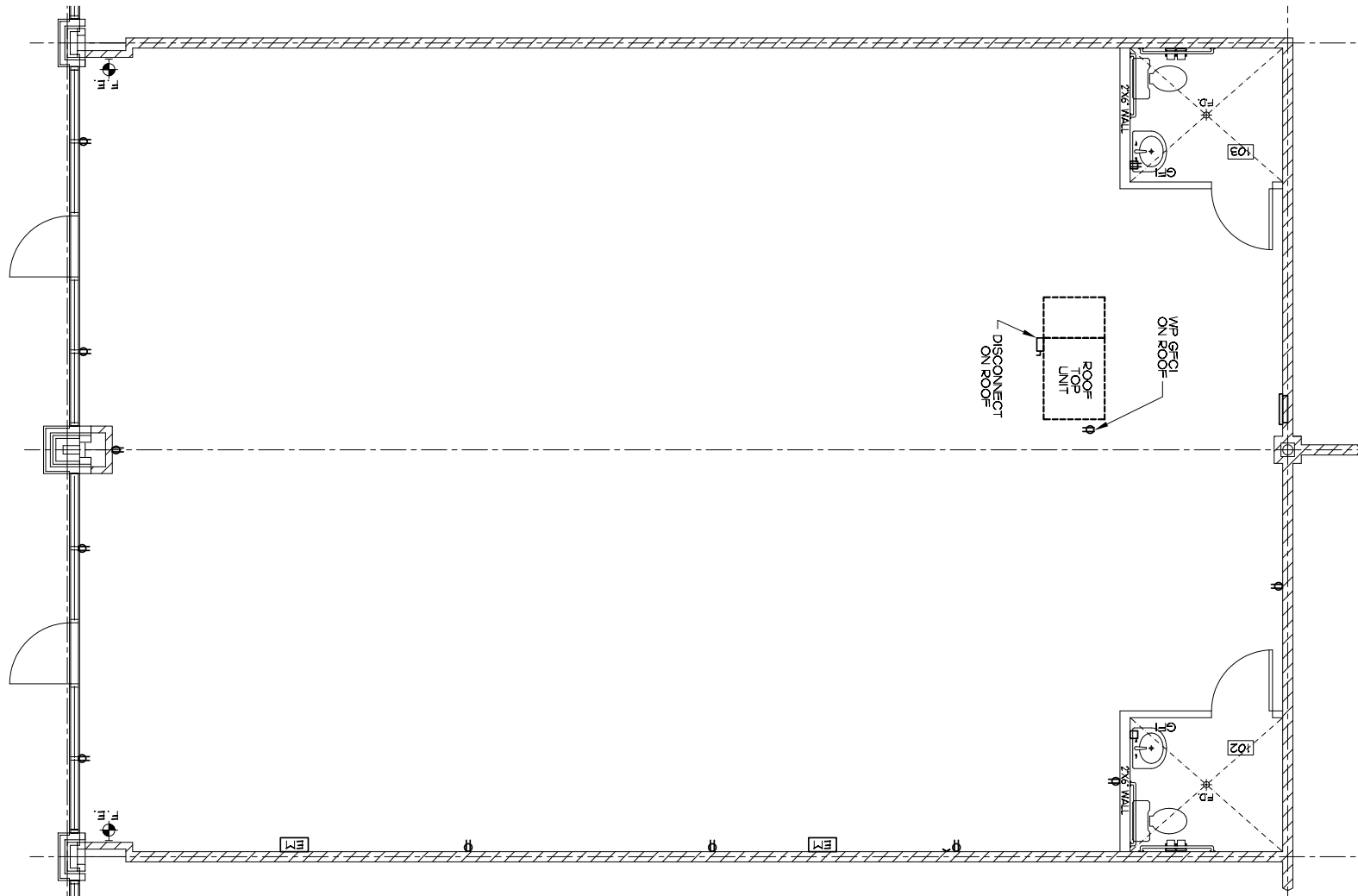


TOTAL SF AVAILABLE:
1,200 SF





RETAIL/OFFICE

Barringer Crossing II

14111 Airline Highway
Baton Rouge, LA 70817

- 60,400 square foot retail/office building anchored by 216,720 square foot Barringer Foreman Technology Park
- Suite sizes starting at 1,800 square feet
- Great visibility, high traffic counts and abundant free parking

For more information on Barringer Foreman Technology Park, visit: sjpi.com/barringer2

TRAFFIC COUNT

Airline Highway: 31,538 vehicles/day

I-10 at Siegen Lane: 65,596 vehicles/day

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,089	47,731	117,000
Avg. Household Income	\$101,992	\$109,870	\$99,928



RETAIL SPACE

RETAIL BUILDING

14111 Airline Highway 33,600 SF



SINGLE-STORY OFFICE SPACE

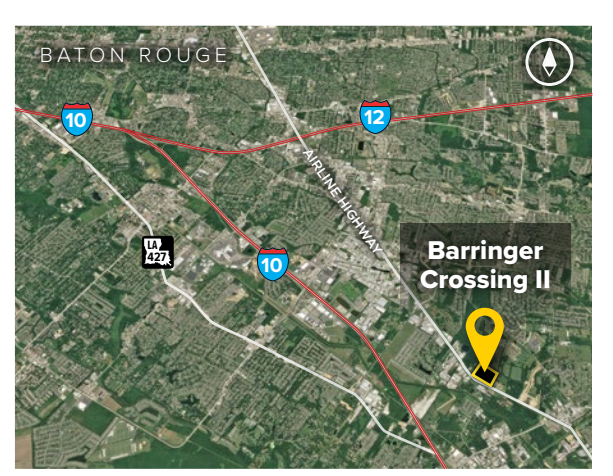
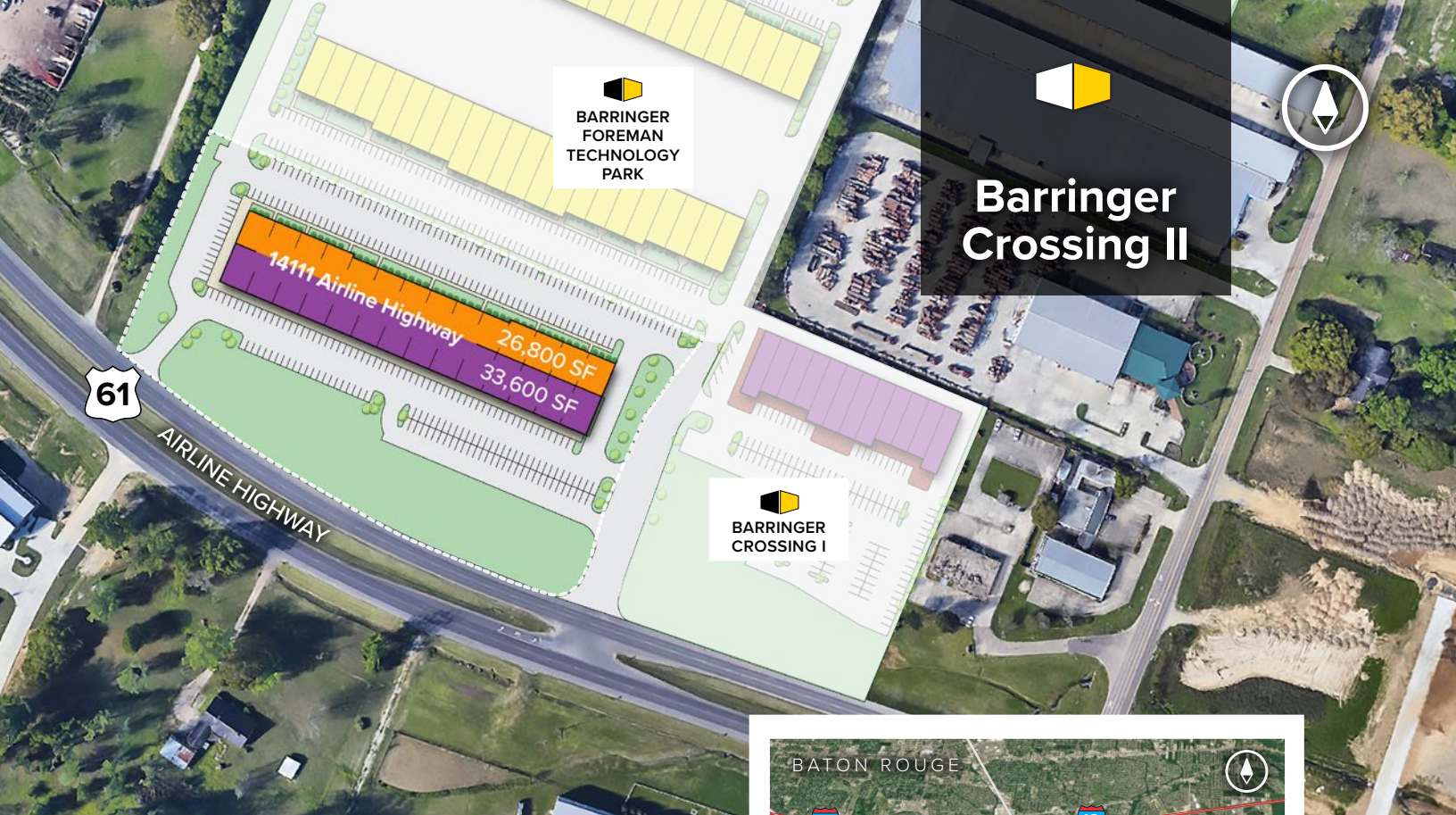
SINGLE-STORY OFFICE BUILDING

14111 Airline Highway 26,800 SF

OFFICE/RETAIL SPECIFICATIONS

Suite Sizes	1,800+ SF
Ceiling Height	10 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO Rubber
Exterior Walls	
Office	Stucco
Retail	Brick
Zoning	M1





Distances to:

- Baton Rouge, LA (Downtown) 15 miles
- New Orleans, LA (Downtown) 70 miles
- I-10 at Highland Road 2 miles
- I-10 at Seigen Lane 3 miles
- I-12 at Airline Highway 5 miles
- New Orleans International Airport 60 miles
- Baton Rouge Metropolitan Airport 25 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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