



# 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](http://sjpi.com/barringer2)*

### Traffic Count (MDOT)

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

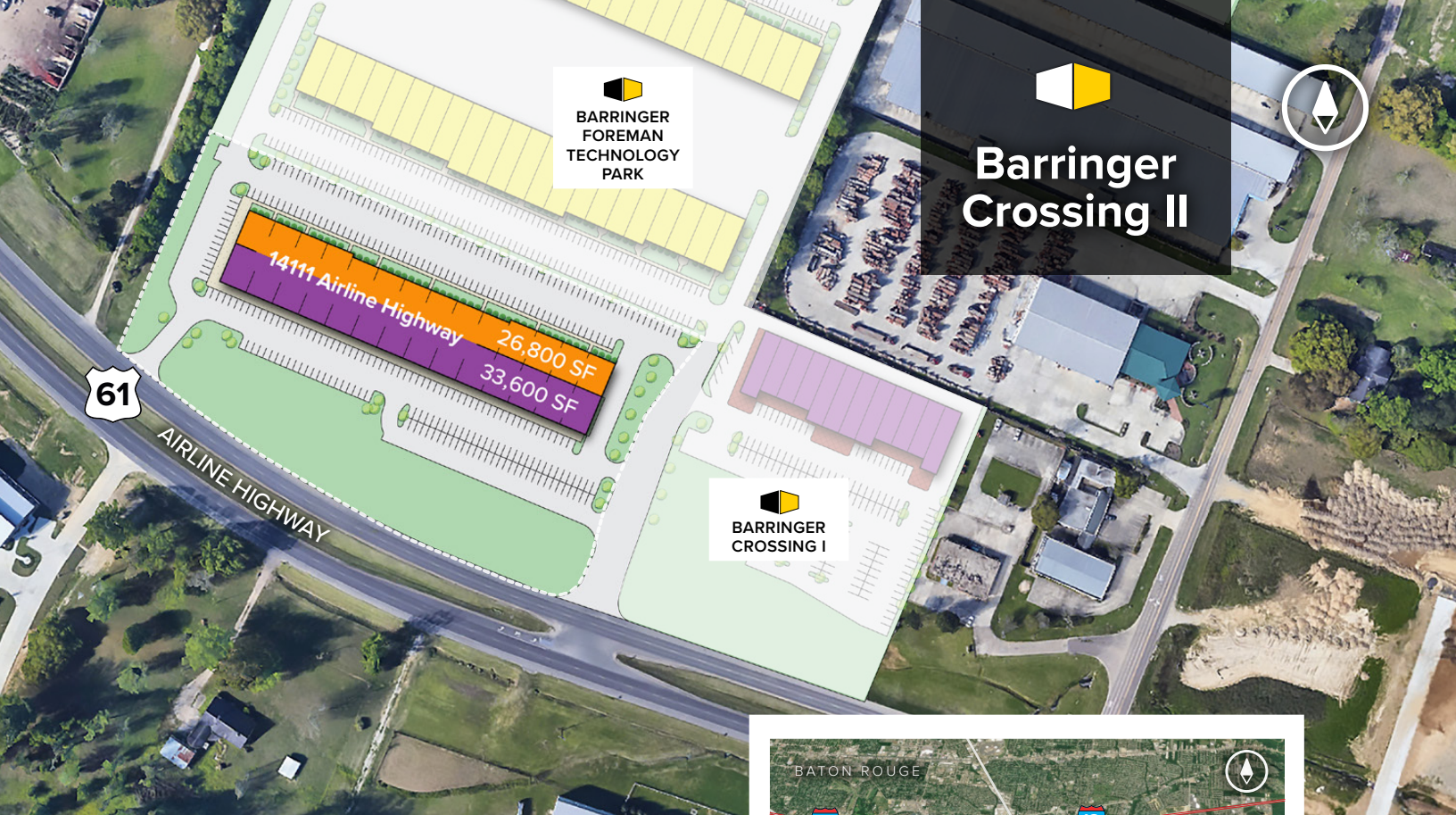
14111 Airline Highway 26,800 SF

#### Office/Retail Specifications

Suite Sizes	1,800 up to 33,600 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

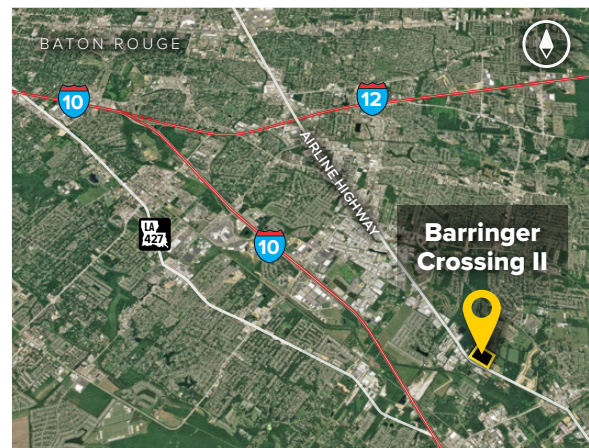






#### Distances to:

Baton Rouge, LA (Downtown)	15 miles
New Orleans, LA (Downtown)	70 miles
Interstate 10 at Highland Road	2 miles
Interstate 10 at Seigen Lane	3 miles
Interstate 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 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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