

AFFORDABLE MID-CITY BUILDING WITH CHARACTER



OFFERING SUMMARY

Sale Price:	\$59,000 \$45.38/SF
Lot Size:	0.08 Acres
Building Size:	1,300
Zoning:	C2
Market:	LA-Baton Rouge
Submarket:	Downtown
Price / SF:	\$45.38



PROPERTY OVERVIEW

This shell condition building sits on Main St - just 0.25 miles from Interstate I-110. The property is approximately 3,400 SF, the building is 1,300 SF, and the concrete lot in the front of the property could accomodate approximately 5-7 cars. The structure is brick construction and consists of two offices, one large meeting room, and two bathrooms.

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640 Main St, Suite A, Baton Rouge, LA 70801

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DIMENSIONS ARE APPROXIMATE

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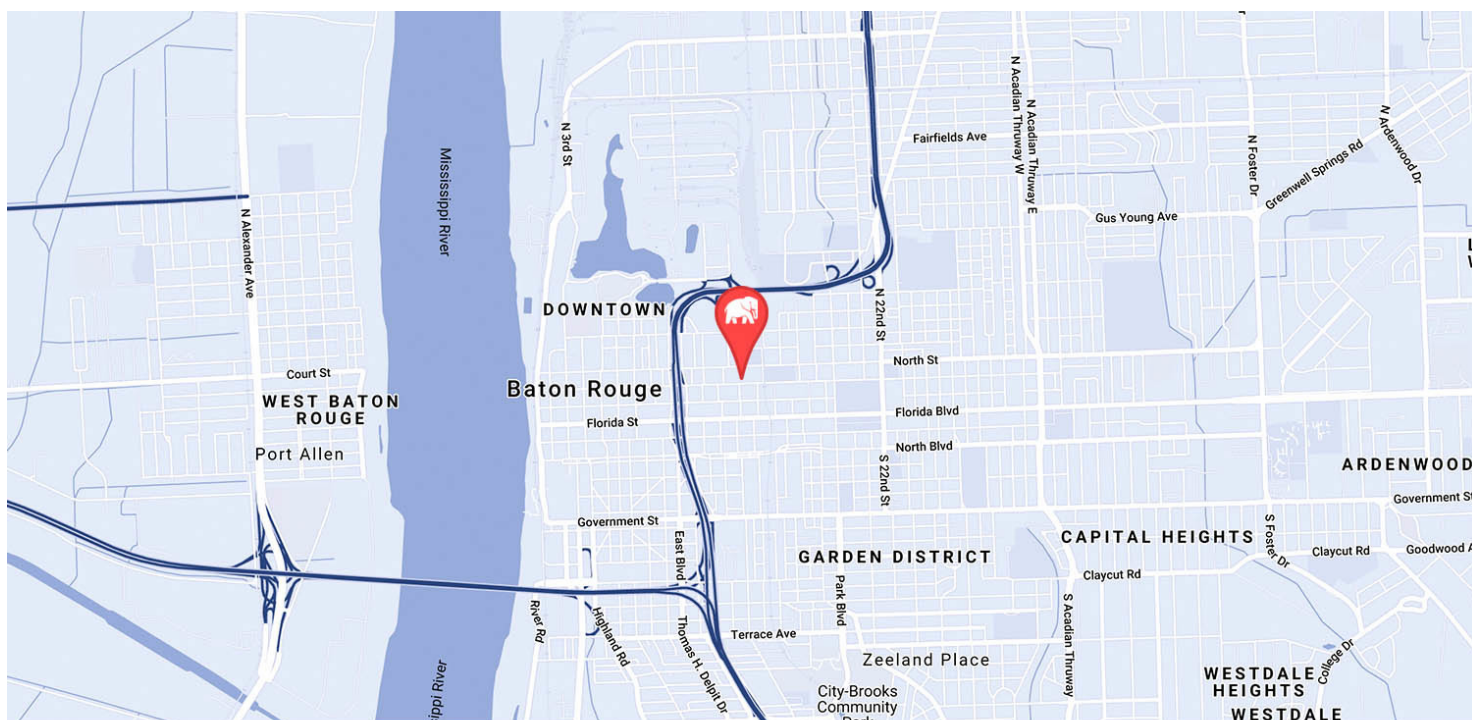
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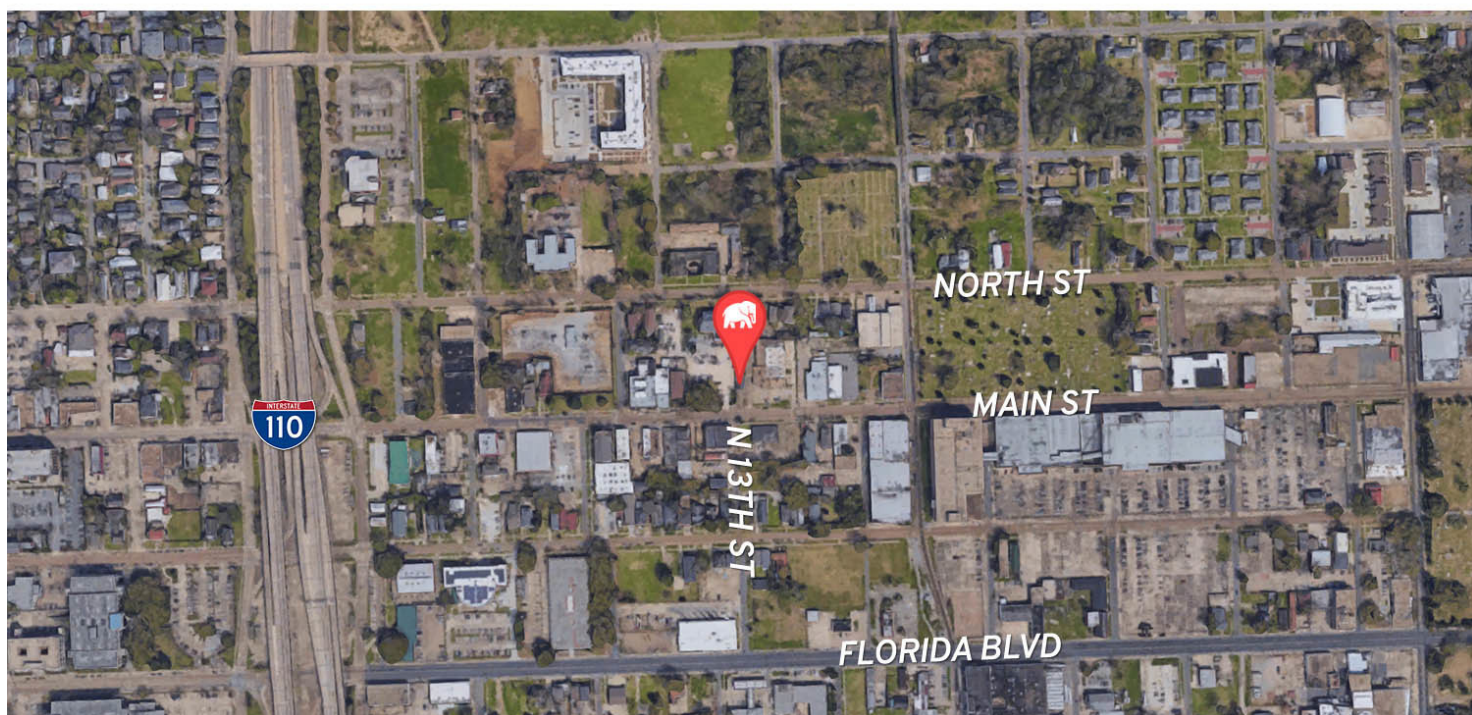
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November 05, 2023

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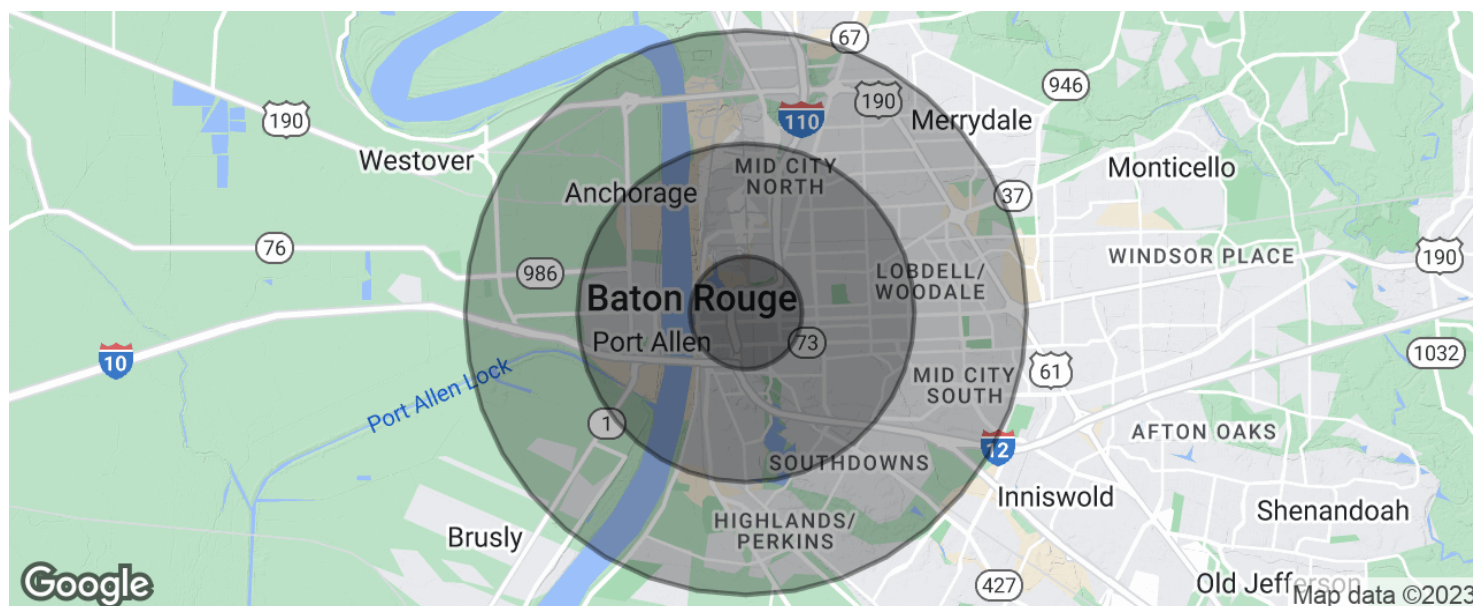
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,651	73,817	156,234
Median age	31.6	31.5	31.0
Median age (Male)	30.5	29.7	29.2
Median age (Female)	32.9	33.4	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,154	27,899	59,793
# of persons per HH	2.4	2.6	2.6
Average HH income	\$40,494	\$47,790	\$51,820
Average house value	\$116,723	\$166,567	\$235,146

* Demographic data derived from 2020 ACS - US Census

