

FLORIDA BLVD RETAIL / OPERATIONS SPACE WITH 49,089 DAILY TRAFFIC



OFFERING SUMMARY

Sale Price:	\$785,000 \$105.20/SF
Lot Size:	0.48 Acres
Building Size:	7,462
Zoning:	C2
Market:	LA-Baton Rouge
Price / SF:	\$105.20

PROPERTY OVERVIEW

Take advantage of the extreme visibility this Florida Blvd property offers. With ±108' of frontage and 49,089 vehicles passing per day, this property is perfect for a retail business seeking a location for sales and operations. The 7,426 SF building features a beautiful showroom in the front and a large warehouse/operations space in the rear. The metal-construction building also has a ±12' roll-up door and a 426 SF Mezzanine area for additional office space or storage.

PROPERTY HIGHLIGHTS

- ±7,426 SF Retail Showroom / Office / Warehouse
- 49,089 Daily Traffic
- ±108' Frontage on Florida Blvd
- 2 Offices, Kitchen, Three 1/2 bath, One full bath, 426 SF Mezzanine

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Mathew Laborde, CCIM (C) 337.326.1368

 **ELIFIN** 800.895.9329 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

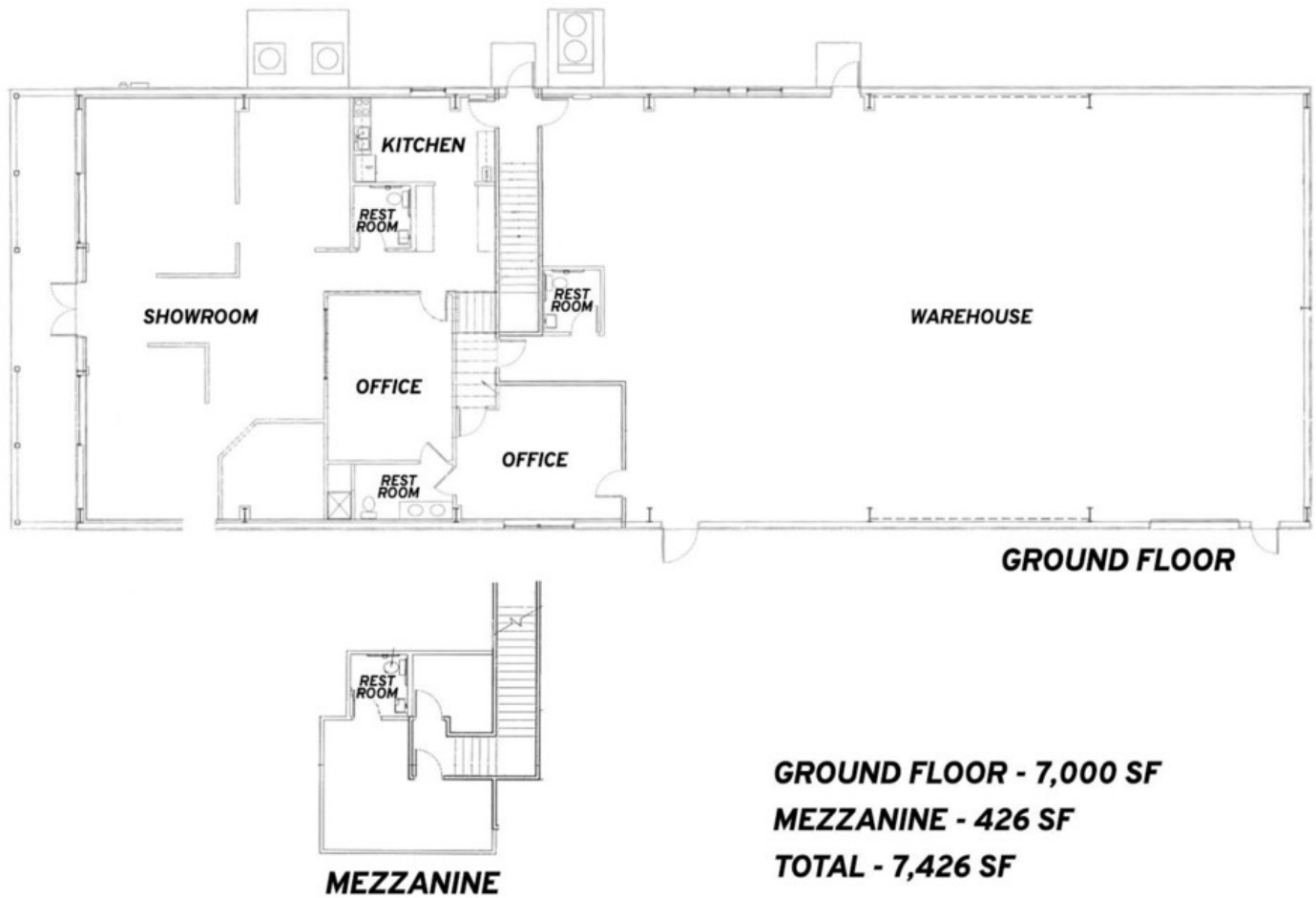
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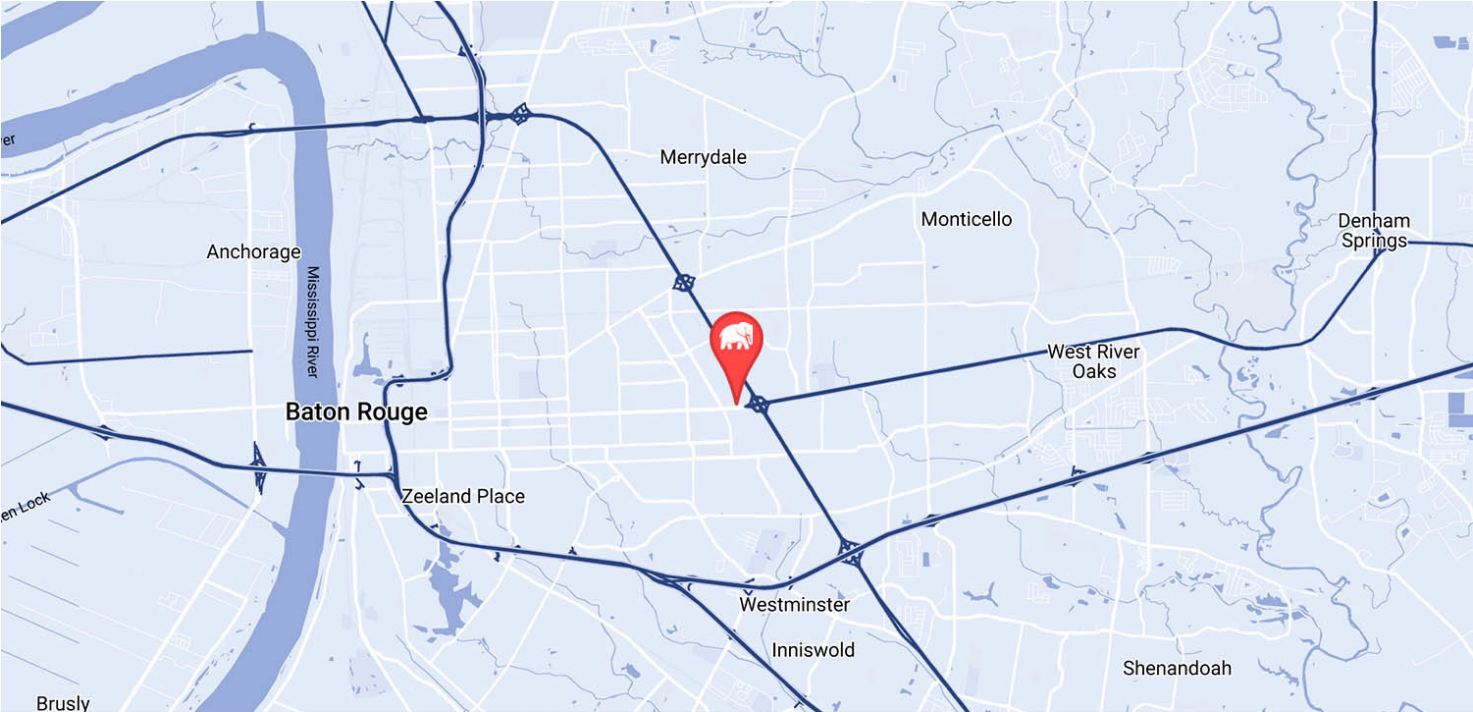


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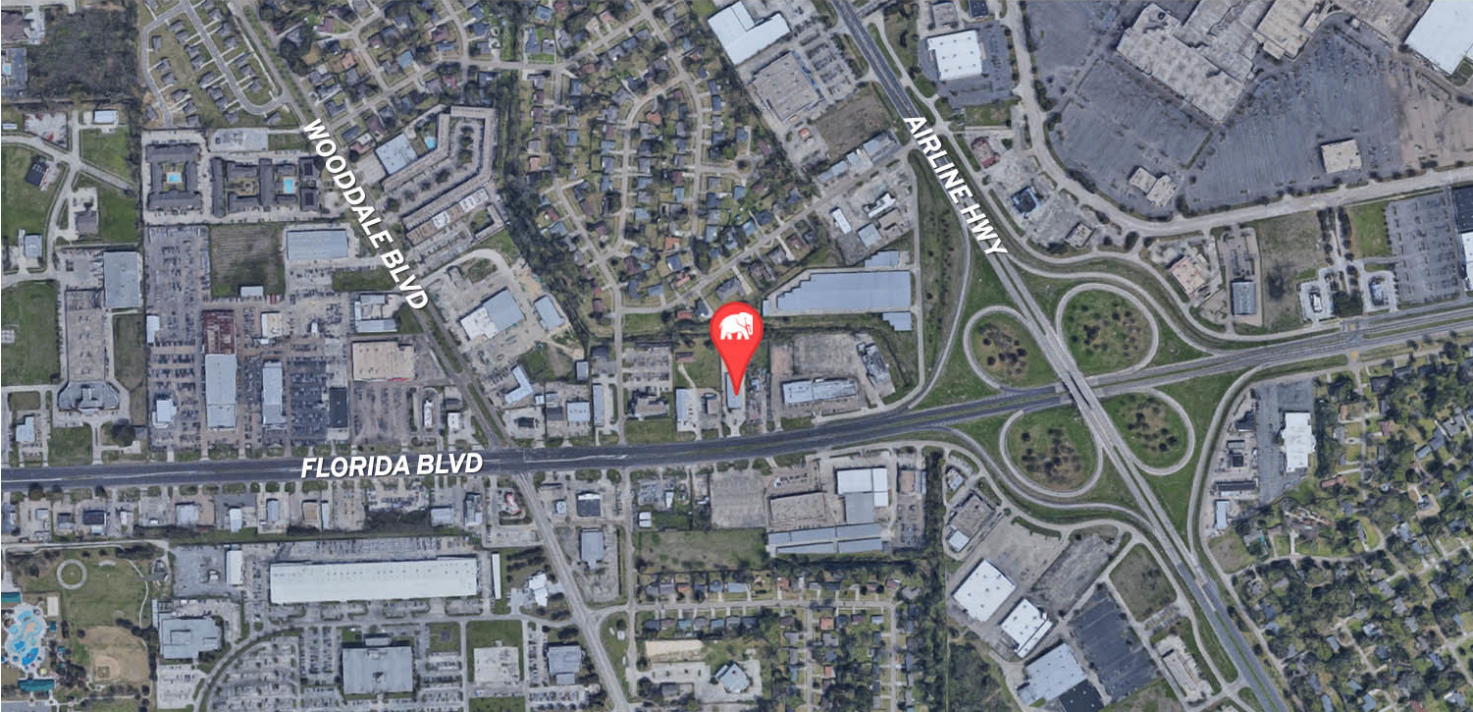
8235 FLORIDA BLVD



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MAP DATA ©2019 GOOGLE

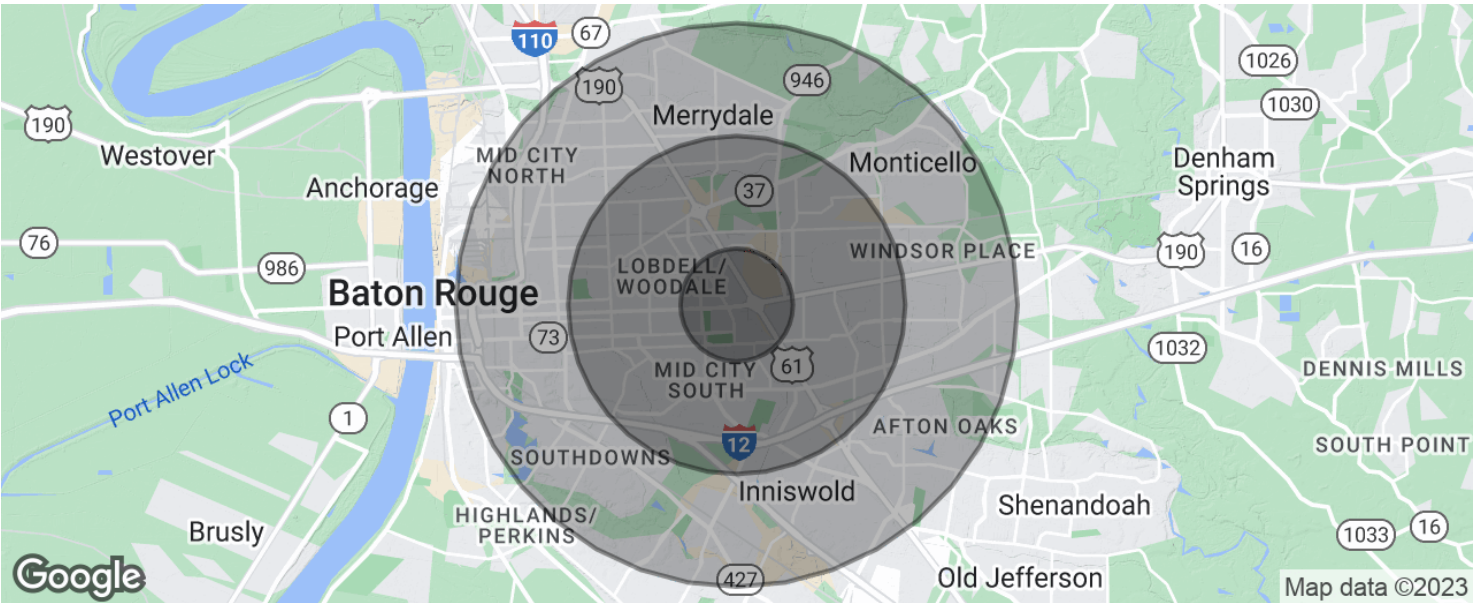


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,314	72,341	214,487
Median age	36.1	35.4	34.3
Median age (Male)	32.5	32.2	31.6
Median age (Female)	40.7	38.0	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,071	29,968	85,667
# of persons per HH	2.4	2.4	2.5
Average HH income	\$57,909	\$61,171	\$61,007
Average house value	\$163,549	\$234,782	\$221,732

* Demographic data derived from 2020 ACS - US Census