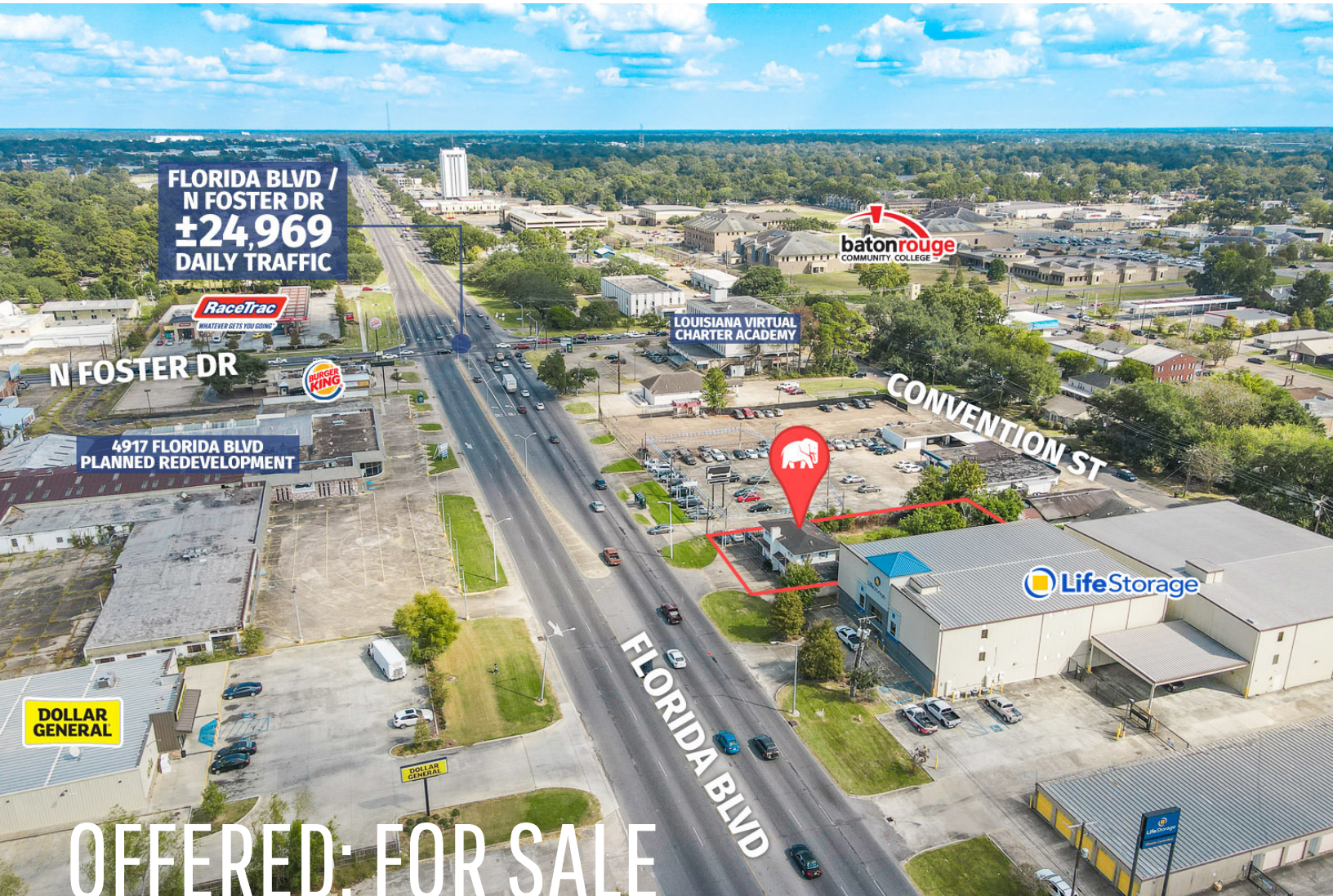




MIXED USE BUILDING ON FLORIDA BLVD

4850 FLORIDA BLVD BATON ROUGE, LA 70806



SALE PRICE: \$155,000 (\$59.32/SF)

±2,613 SF | ±0.293 ACRE LOT | 2 UNITS

- Free-Standing building with two units and multiple potential uses
- ±0.1 Mile west of Florida Blvd / N Foster Dr intersection – ±24,969 daily traffic
- ±0.3 Mile away from BRCC – potential to capitalize on Student / Staff population
- Zoned C2 – Heavy Commercial

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | November 2023

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

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



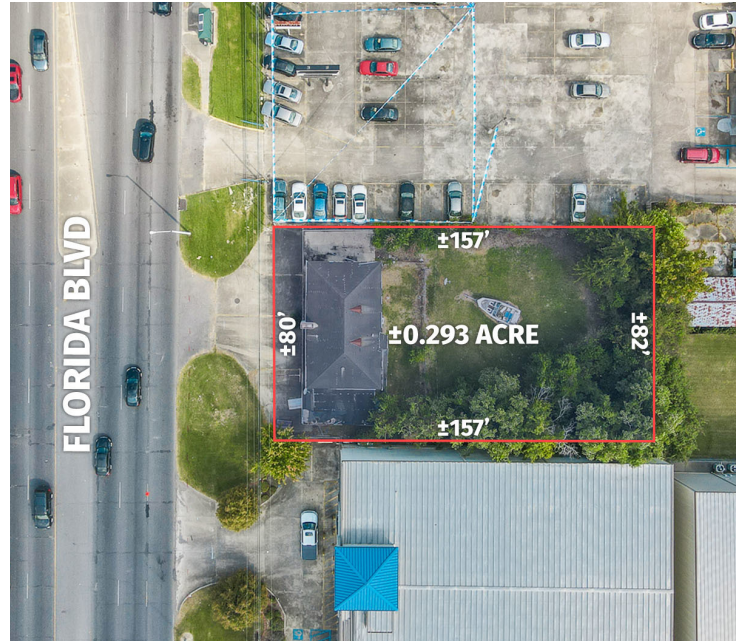
PROPERTY SUMMARY

- This two-story free-standing building with two separate units presents an investment opportunity with multiple potential uses including retail or office.
- The property is highly visible – located ± 0.1 mile west of the Florida Blvd / N Foster Dr intersection which enjoys $\pm 24,969$ daily traffic.
- The property is also ± 0.3 mile away from BRCC and ± 0.1 mile away from Louisiana Virtual Charter Academy.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4850 Florida Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA-Baton Rouge
Subdivision	American Branch Building Corp.
Township	7S
Range	1E
Section	82
Side Of The Street	South
Off-Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Retail General
Zoning	C2
Lot Size	±0.293 Acres
Lot	1-B-2
APN #	903515
Lot Depth	±157 ft
Traffic Count	±24,969

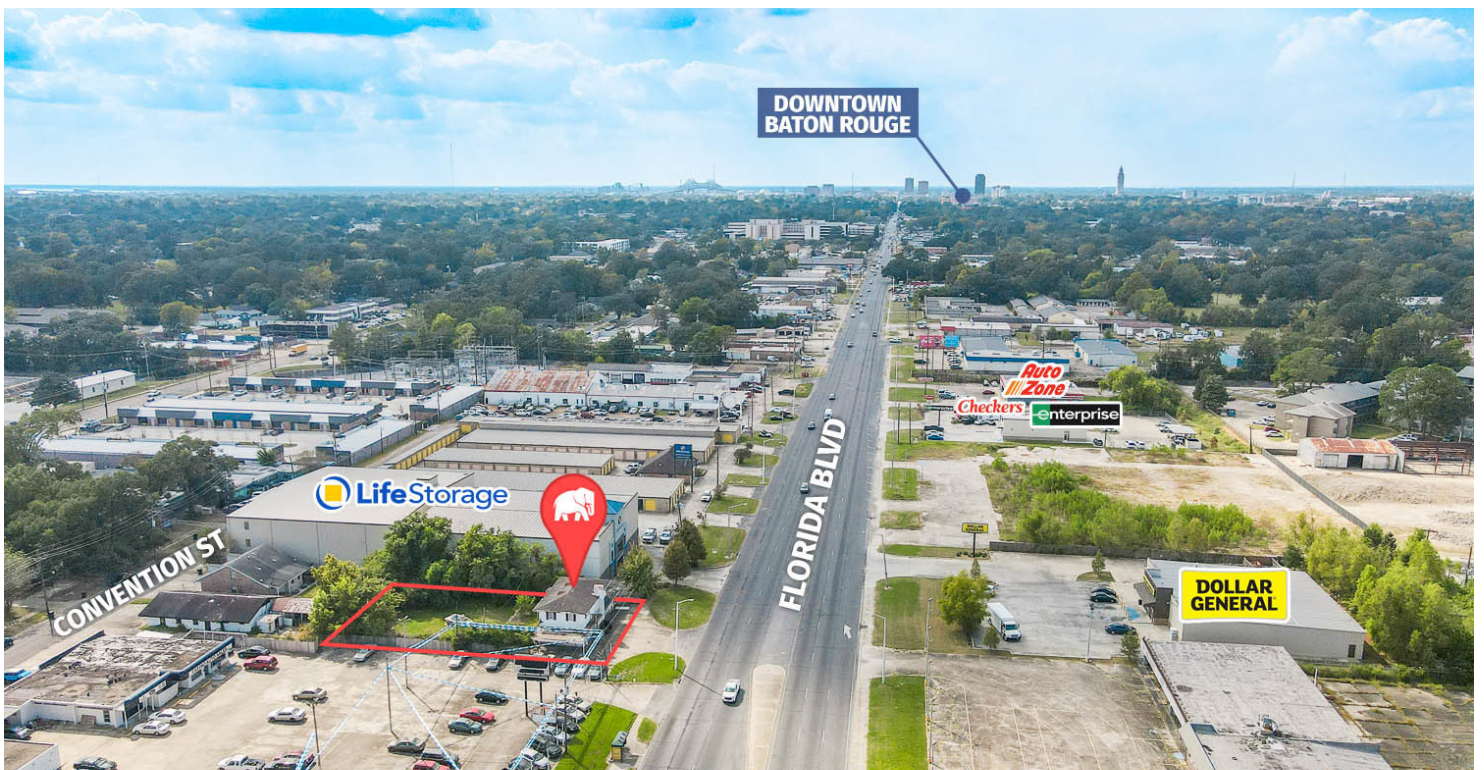
BUILDING INFORMATION

Building Size	±2,613 SF
Number Of Floors	2
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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AERIAL PHOTOS



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EXTERIOR PHOTOS



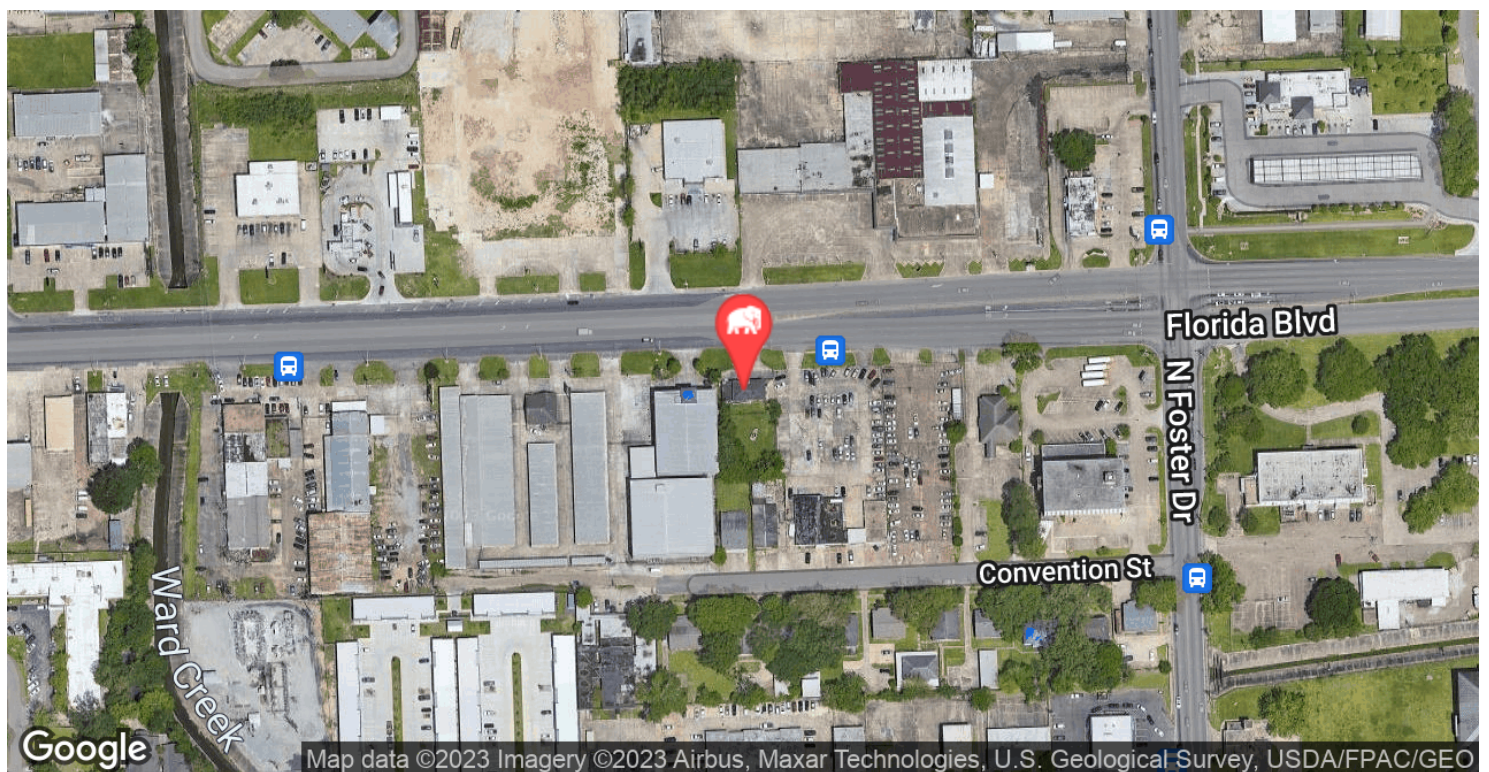
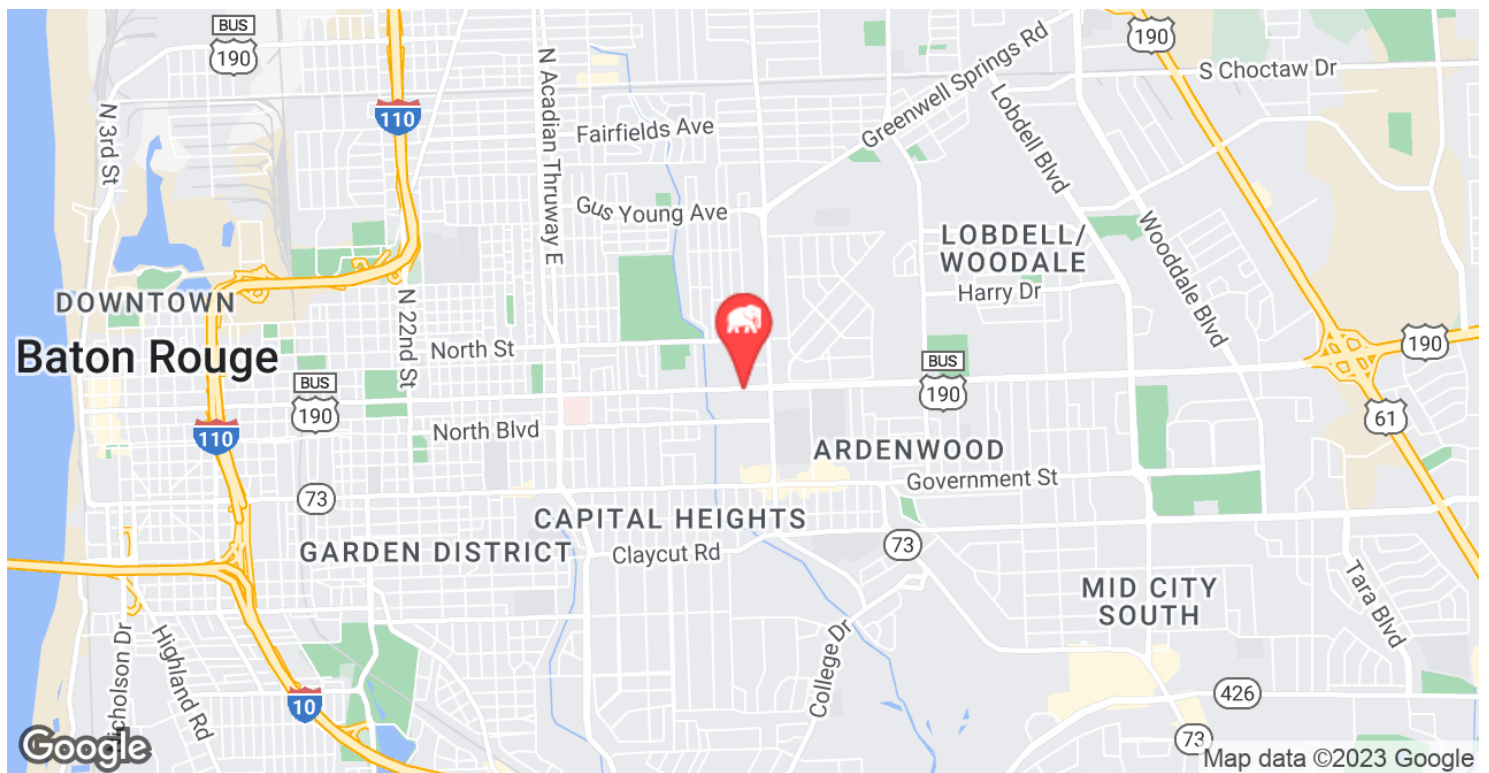
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LOCATION MAP

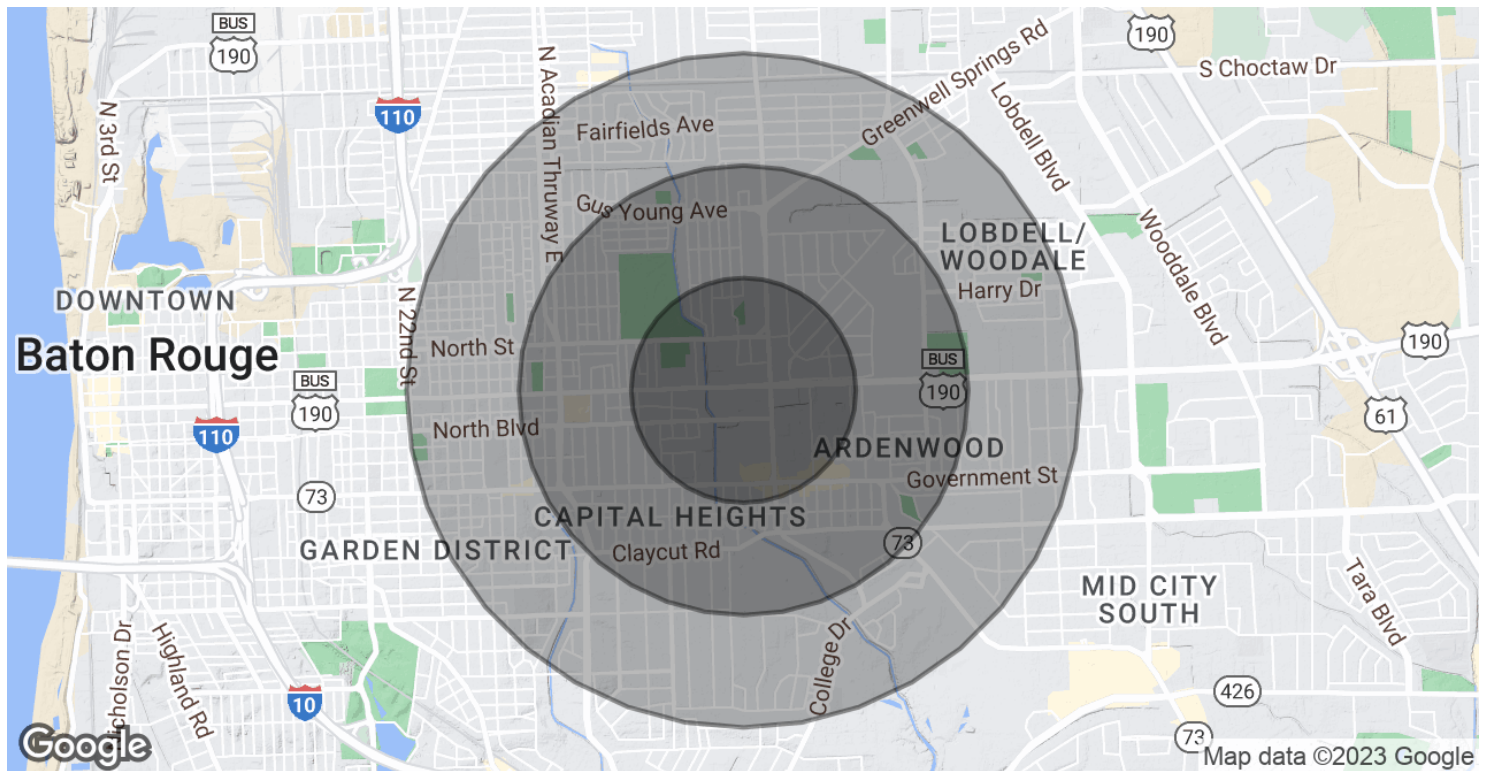
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,330	12,535	29,953
Average Age	42.8	37.3	38.4
Average Age (Male)	39.9	37.1	36.8
Average Age (Female)	44.9	37.5	39.1

HOUSEHOLDS & INCOME

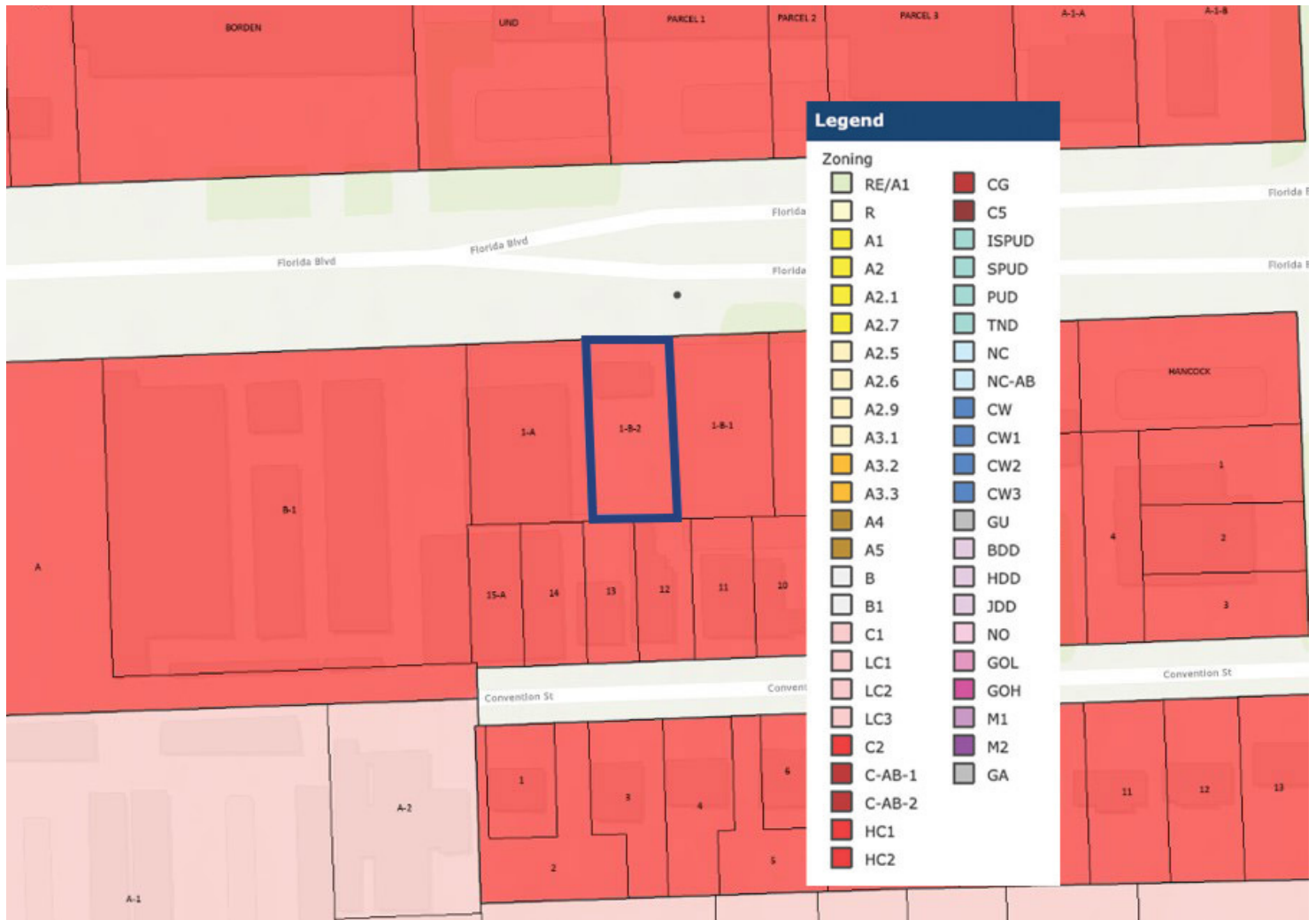
	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,263	6,258	15,407
# of Persons per HH	1.8	2.0	1.9
Average HH Income	\$47,345	\$58,306	\$60,283
Average House Value	\$161,227	\$197,401	\$203,088

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



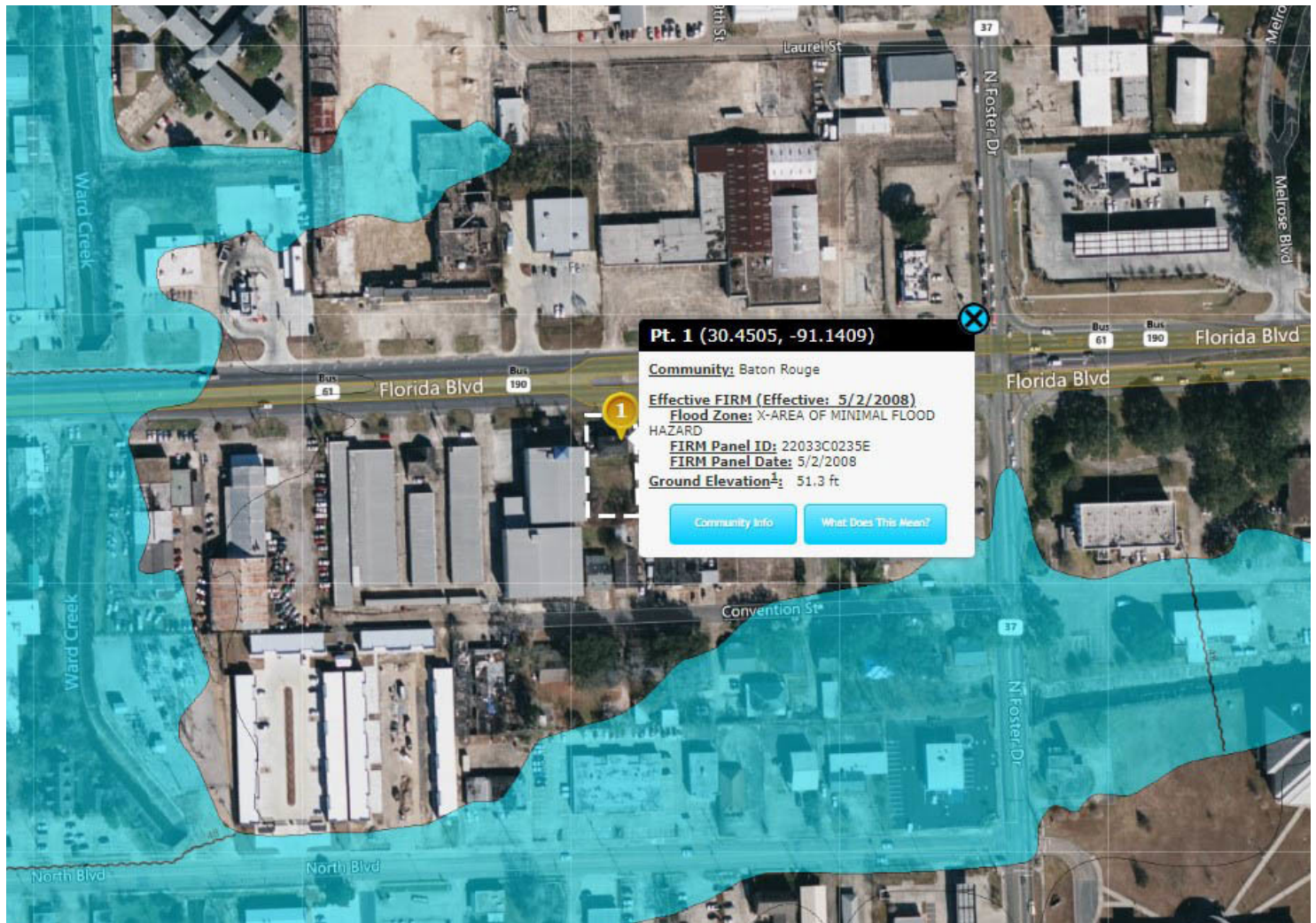
C2 – HEAVY COMMERCIAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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