



## EXTREMELY VISIBLE OPPORTUNITY ADJACENT TO PLANNED REDEVELOPMENT

2726 WOODDALE BLVD BATON ROUGE, LA 70805



# FOR SALE

## SALE PRICE: \$825,000 (\$55/SF)

### ±15,000 SF | ±1 ACRE

- Well maintained property on ±1 acre
- Adjacent to ±8 Acre planned redevelopment
- Multiple renovations completed since 2021
- Highly adaptable facility (office, special purpose, light retail)

#### CONTACT:

JACOB LOVELAND  
225.460.0877

800.895.9329 | <https://elifinrealty.com> | July 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

- 2726 Wooddale Blvd is a well maintained property comprised of two, two-story buildings totaling  $\pm 15,000$  SF and sitting on a  $\pm 1$  acre lot.
- The subject property is adjacent to Windsor Courts Office Plaza, an  $\pm 8$  acre property purchased in February 2023 and currently planned for multifamily redevelopment.
- Numerous suites with separate exterior entrances allow flexibility for an owner occupant or investor.
- There are 8 restrooms on site.
- The property enjoys just  $\pm 1$  minute access to Hwy 37 (Greenwell Springs Rd) and Hwy 61 (Airline Hwy). It is also just  $\pm 5$  minutes from the new  $\pm 3,400,000$  SF Amazon fulfillment center and surrounding development at Airline Hwy / Florida Blvd.
- The property is gated.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	2726 Wooddale Blvd
City, State, Zip	Baton Rouge, LA 70805
County	East Baton Rouge Parish
Market	LA - Baton Rouge
Subdivision	Fred Bahlinger
Nearest Intersection	Wooddale Blvd at Greenwell Springs Rd
Lot	1-A-1-A
Township	6S
Range	1E
Section	64
Side Of The Street	West
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 37 (Greenwell Springs Rd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Office / Special Purpose
Zoning	C-2 – Heavy Commercial
Lot Size	±0.99 Acres
APN #	30835913
Traffic Count	±61,203
Traffic Count Street	Greenwell Springs Rd at Airline Hwy

## BUILDING INFORMATION

Building Size	±15,000 SF
Tenancy	Single or Multiple
Number Of Floors	2
Parking Type	Surface
Free Standing	Yes
Restrooms	8

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# INTERIOR PHOTOS

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# EXTERIOR PHOTOS

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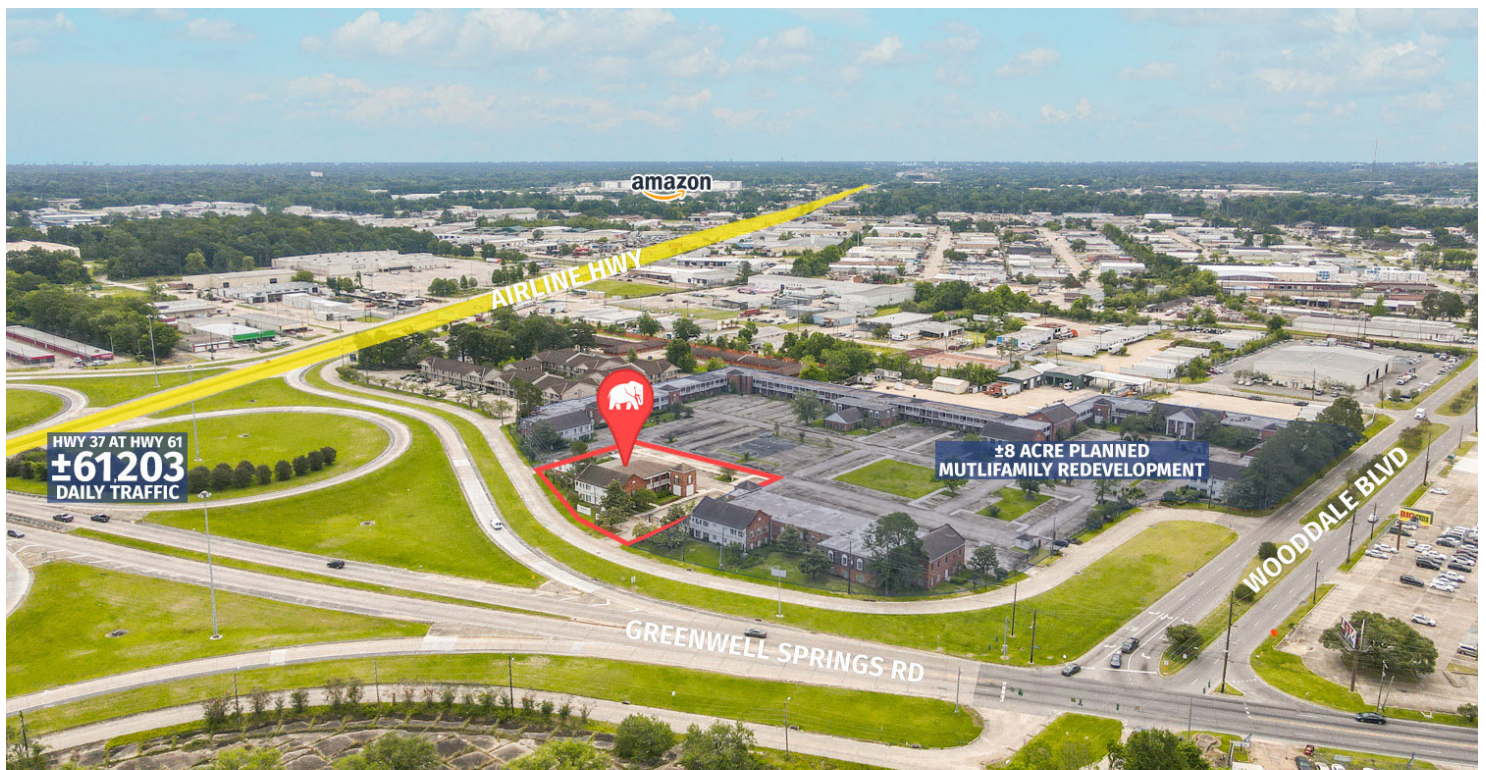
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# AERIAL PHOTOS



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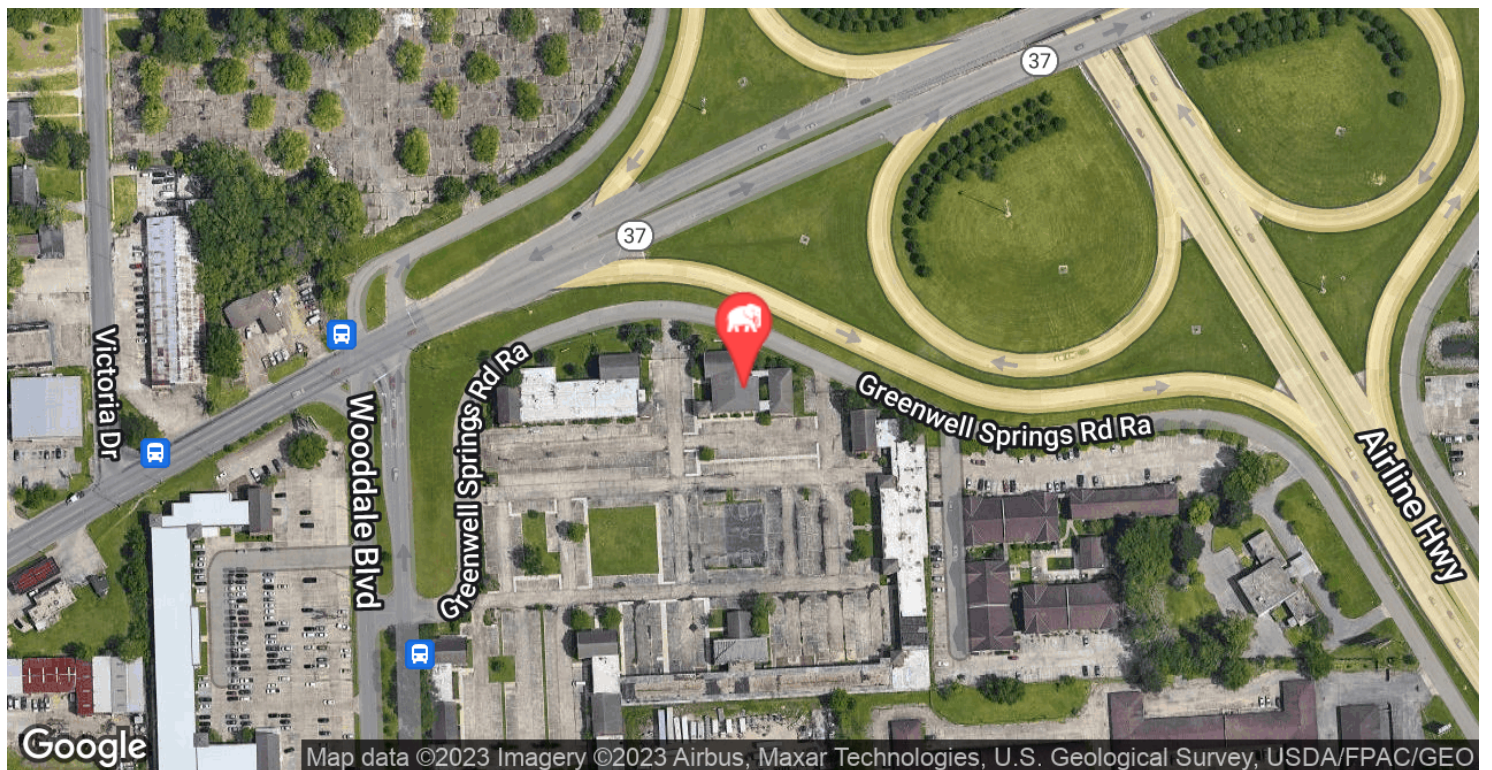
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# LOCATION MAP

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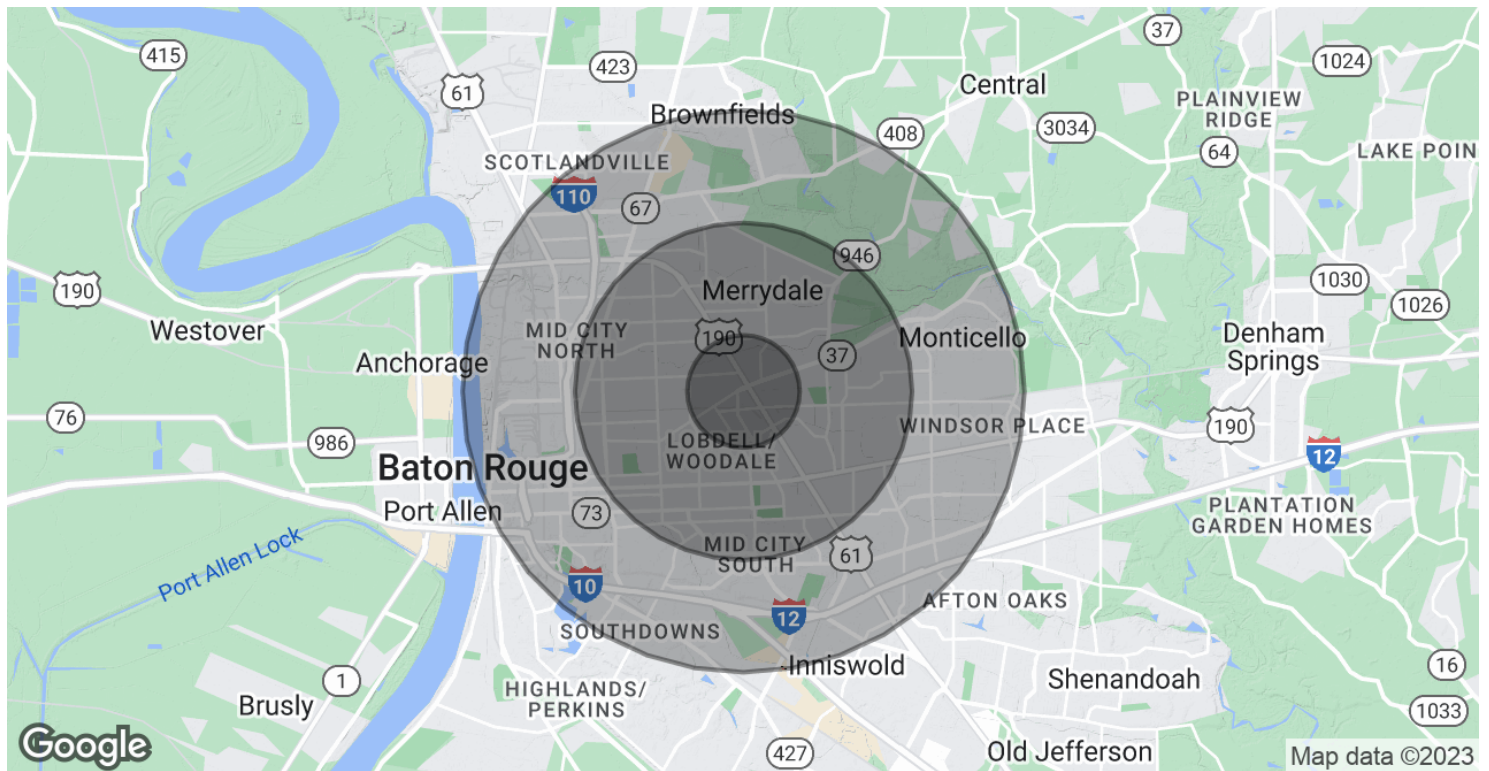
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,570	79,637	180,275
Average Age	34.3	35.3	35.8
Average Age (Male)	39.9	33.7	34.0
Average Age (Female)	34.0	37.7	37.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,834	34,979	81,758
# of Persons per HH	2.0	2.3	2.2
Average HH Income	\$30,160	\$42,920	\$62,125
Average House Value	\$119,855	\$145,617	\$170,385

\* Demographic data derived from 2020 ACS - US Census

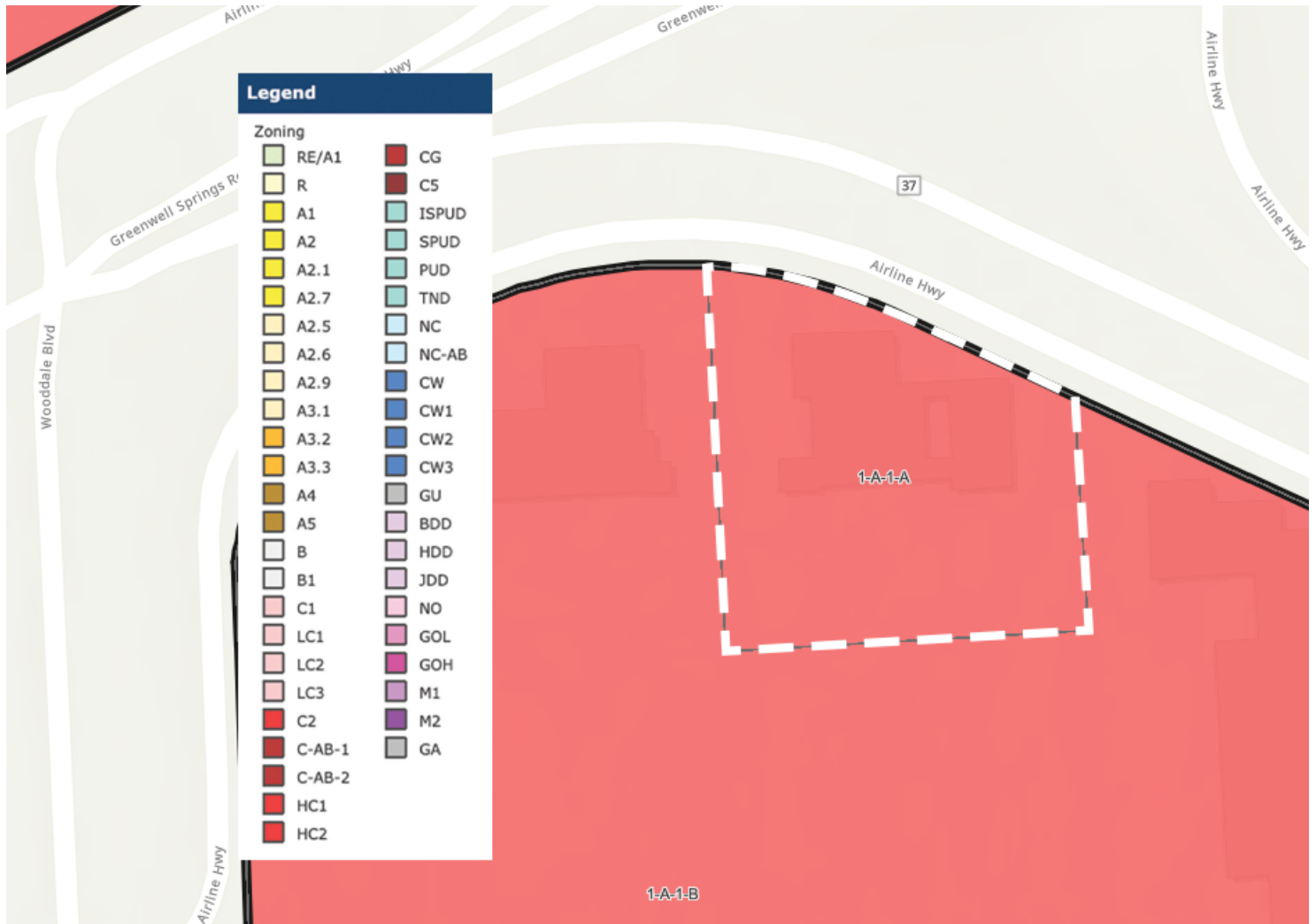
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# ZONING MAP



## C-2 – HEAVY COMMERCIAL

Source: The municipality in which the property is located

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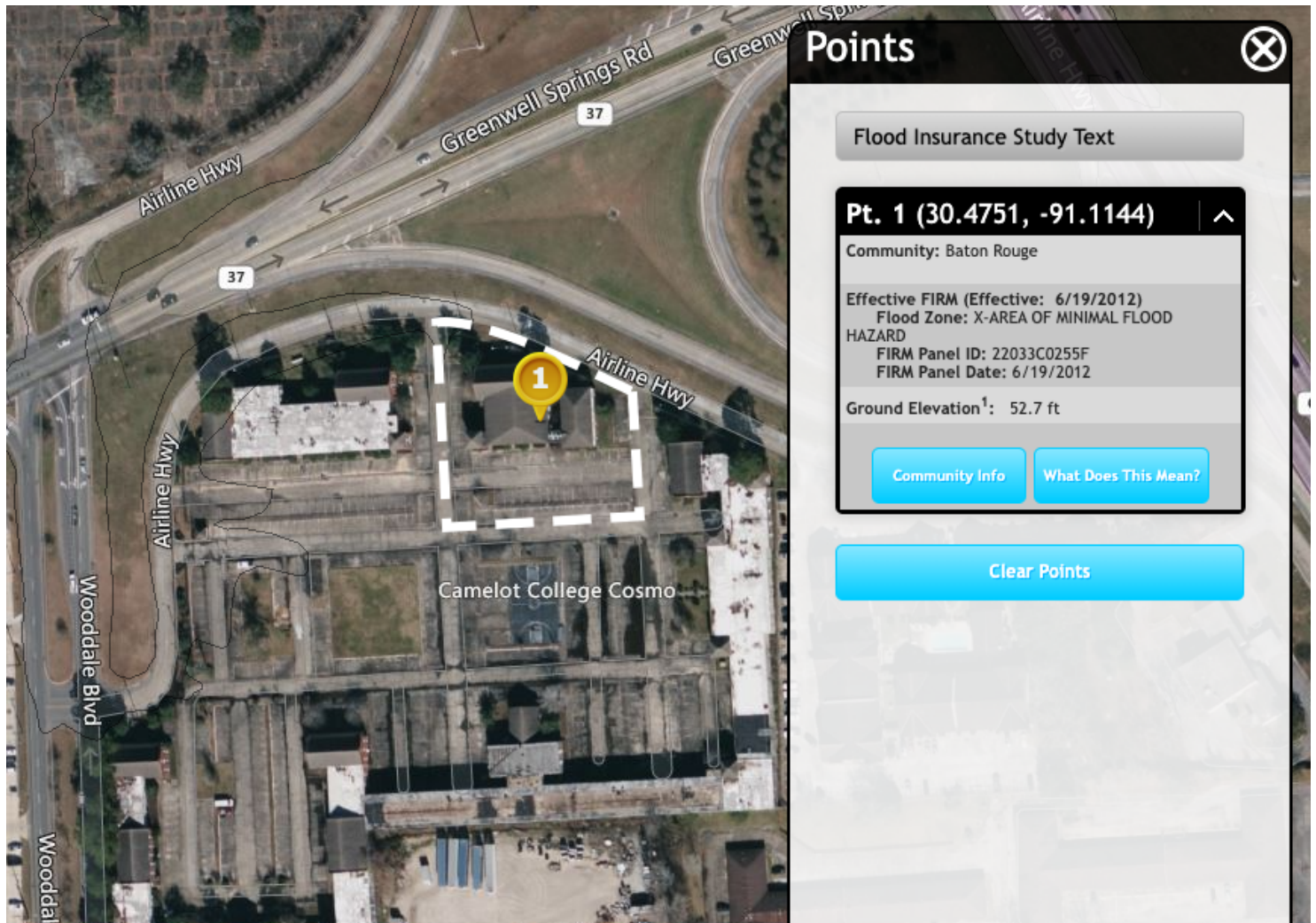
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# FLOOD ZONE MAP



## FLOOD ZONE X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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