



HIGHLY VISIBLE REDEVELOPMENT OPPORTUNITY NEAR AMAZON

10225 FLORIDA BOULEVARD BATON ROUGE, LA 70815



FOR SALE OR LEASE

SALE: \$1,326,000 LEASE: CONTACT BROKER
±102,000 SF | ±3 ACRES

- ±276 FT of frontage on Florida Blvd – ±27,978 daily traffic
- Historical tax credits available
- Building is currently in gutted condition
- ±3 Minute access to Airline Hwy, ±6-8 minute access to I-12

CONTACT:

JACOB LOVELAND
225.460.0877

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

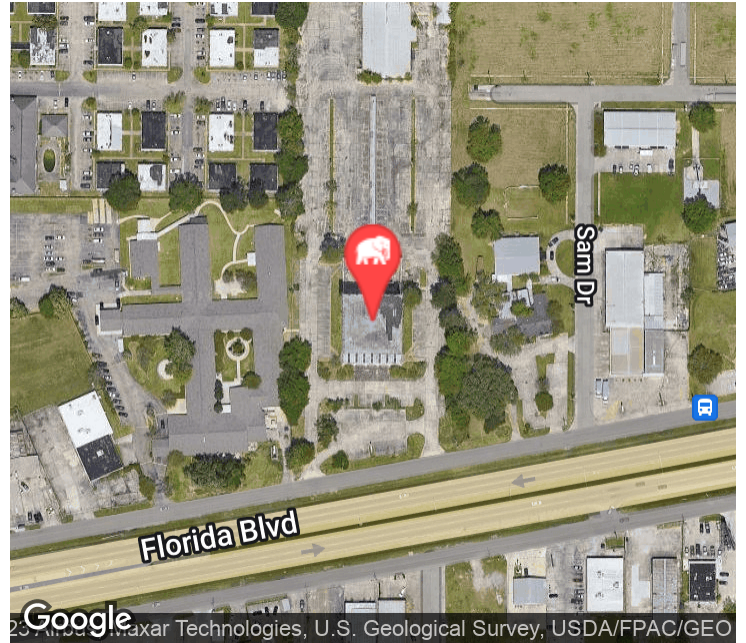
- Now available for sale or lease, 10225 Florida Blvd features this prominent historical office building sitting on ± 3 acres with ± 276 FT of frontage on Florida Blvd ($\pm 27,978$ daily traffic).
- There are historical tax credits available for this property.
- The building has been fully gutted and readied for redevelopment.
- The property enjoys ± 3 minute access to Airline Hwy and $\pm 6-8$ minute access to I-12.
- This location is also ± 3 minutes away from the new $\pm 3,500,000$ SF Amazon fulfillment center, the largest in the region which employs over $\pm 3,500$.
- Real estate includes a portion of the large parking lot with multiple access points.
- The surrounding area is retail dense with national and local retailers including Planet Fitness, Chase, AutoZone, Patient Plus, McDonald's, Raising Cane's, Starbucks, Burger King, and Amazon.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	10225 Florida Boulevard
City, State, Zip	Baton Rouge, LA 70815
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Cross-Streets	Florida Blvd / Sam Dr
Location Description	Sq WD 1, Lot SEC 4
Township	7S
Range	1E
Section	65
Side Of The Street	North
Off-Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	C-2 – Heavy Commercial
Lot Size	±3 Acres
APN #	1894242
Lot Frontage	±276 ft
Lot Depth	±771 ft
Traffic Count	±27,978
Traffic Count Street	Florida Blvd

BUILDING INFORMATION

Building Size	±102,000 SF
Tenancy	Multiple
Number Of Floors	10
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	2

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EXTERIOR PHOTOS

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AERIAL PHOTOS



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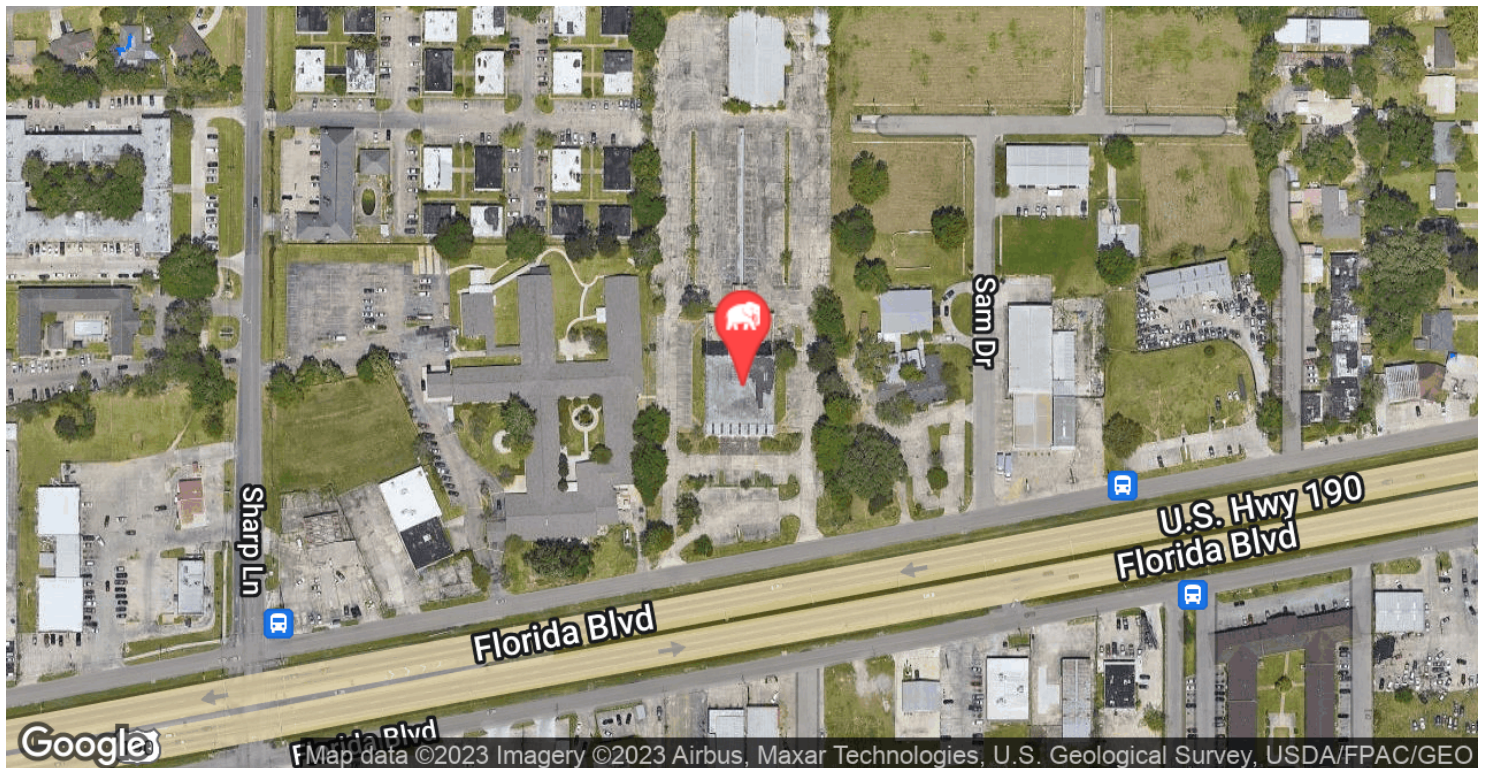
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LOCATION MAP



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A map of Baton Rouge, Louisiana, illustrating the drive time zones from the city center. Three concentric circles are drawn around the center, representing 10, 20, and 30-minute drive times. The map shows various neighborhoods and landmarks, including the Mississippi River, Port Allen Lock, and several major highways. The city center is located near the intersection of I-10 and I-12.

Neighborhoods and landmarks shown on the map include:

- Brownfields
- Central
- Plainview Ridge
- Lake Pointe
- Collins Place
- The Lakes at Fennwood
- Walker
- Woodland Crossing
- Dennis Mills
- South Point
- Shenandoah
- Old Jefferson
- Oak Hills Place
- Highlands/Perkins
- Southdowns
- Port Allen
- Anchorage
- Merrydale
- Monticello
- Windsor Place
- Loebell/Woodale
- Mid City North
- Mid City South
- Afton Oaks
- Inniswold

Major highways shown include:

- I-10
- I-12
- US-190
- US-67
- US-90
- US-16
- US-42
- US-44
- US-49
- US-54
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,604	73,217	175,821
Average Age	35.9	36.9	36.8
Average Age (Male)	33.1	33.8	34.6
Average Age (Female)	38.5	39.7	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,648	31,770	79,312
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$51,731	\$58,129	\$65,049
Average House Value	\$154,402	\$169,265	\$183,261

* Demographic data derived from 2020 ACS - US Census

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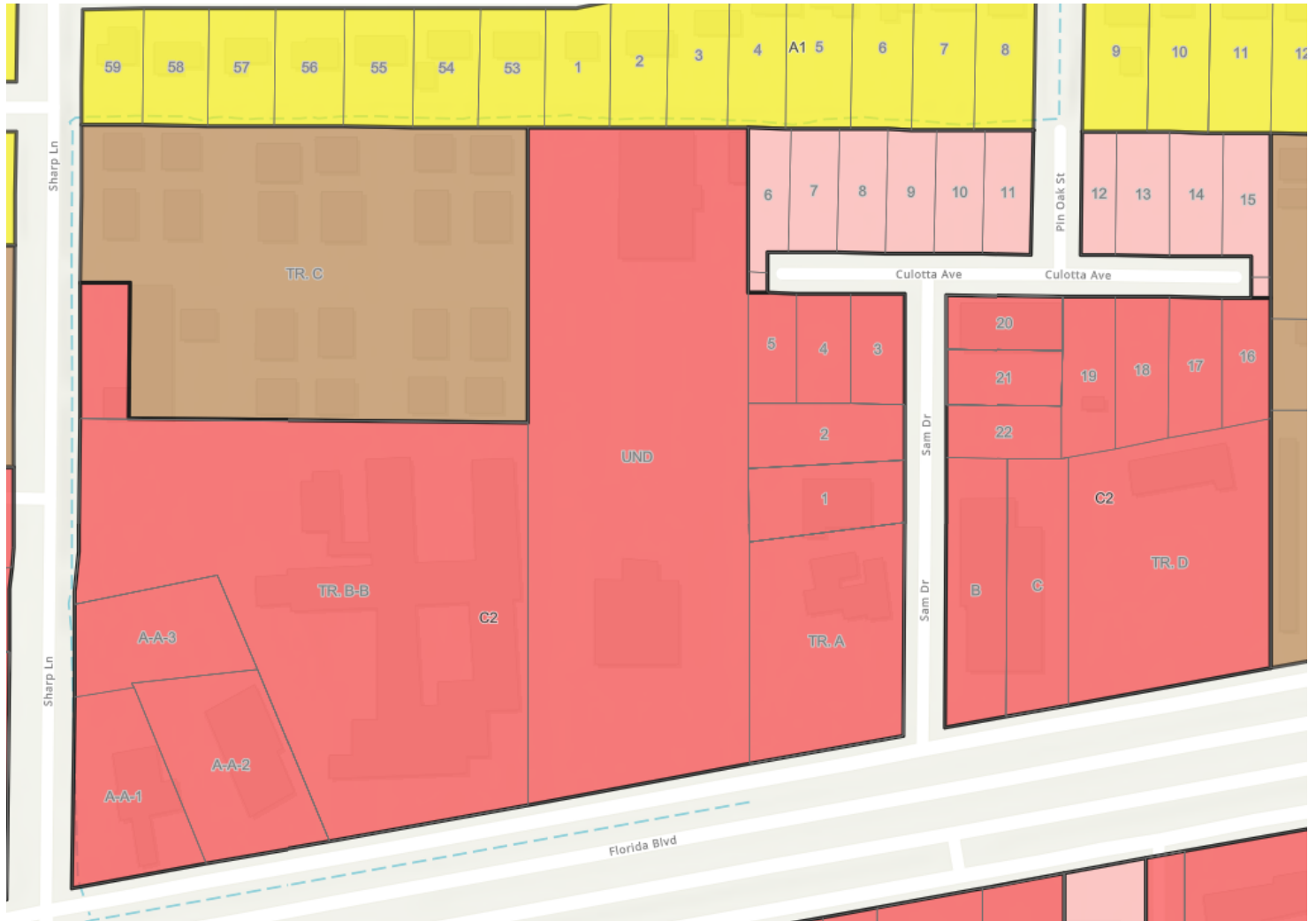
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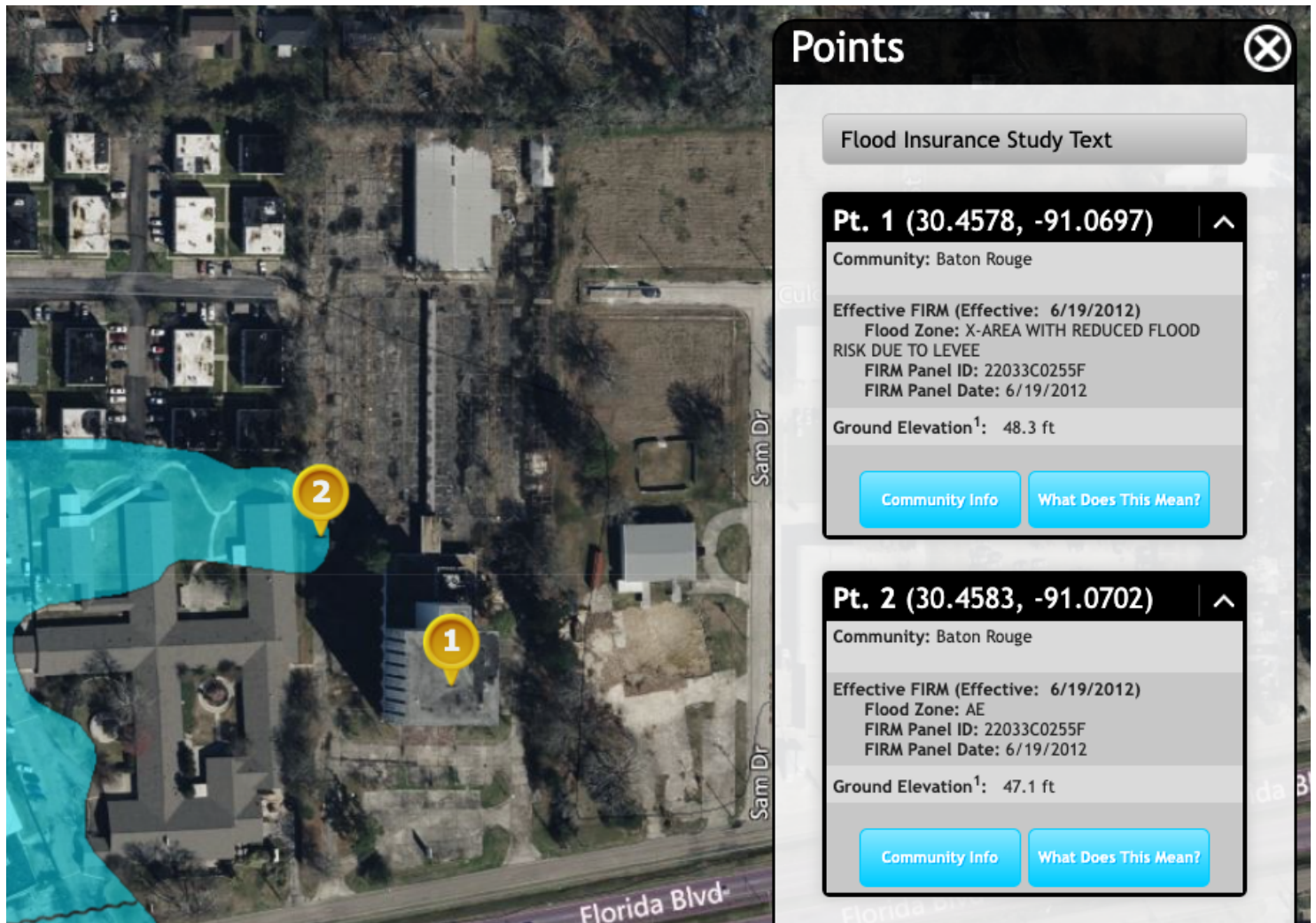
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ZONING MAP



FLOOD ZONE MAP



FLOOD ZONES X, AE

Source: maps.lsuagcenter.com/floodmaps

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