

# HIGH PROFILE CORNER SITE AVAILABLE



## OFFERING SUMMARY

**Location:** Southwest corner of Bluebonnet Blvd and Jefferson Hwy

**Lot Size:** 1.22 Acres

**Lease Rate:** See Agent

**Frontage:** Jefferson Hwy = 120' +/-  
Bluebonnet Blvd = 433' +/-

**Average Daily Traffic:** Jefferson Hwy = 31K +/-  
Bluebonnet Blvd = 36K +/-



## PROPERTY OVERVIEW

One of the last remaining undeveloped marquee corners in all of Baton Rouge. Located at the high profile intersection of Jefferson Hwy and Bluebonnet Blvd. Site fronts approximately 120 Feet +/- on Jefferson Hwy and 433 Feet +/- on Bluebonnet Blvd.

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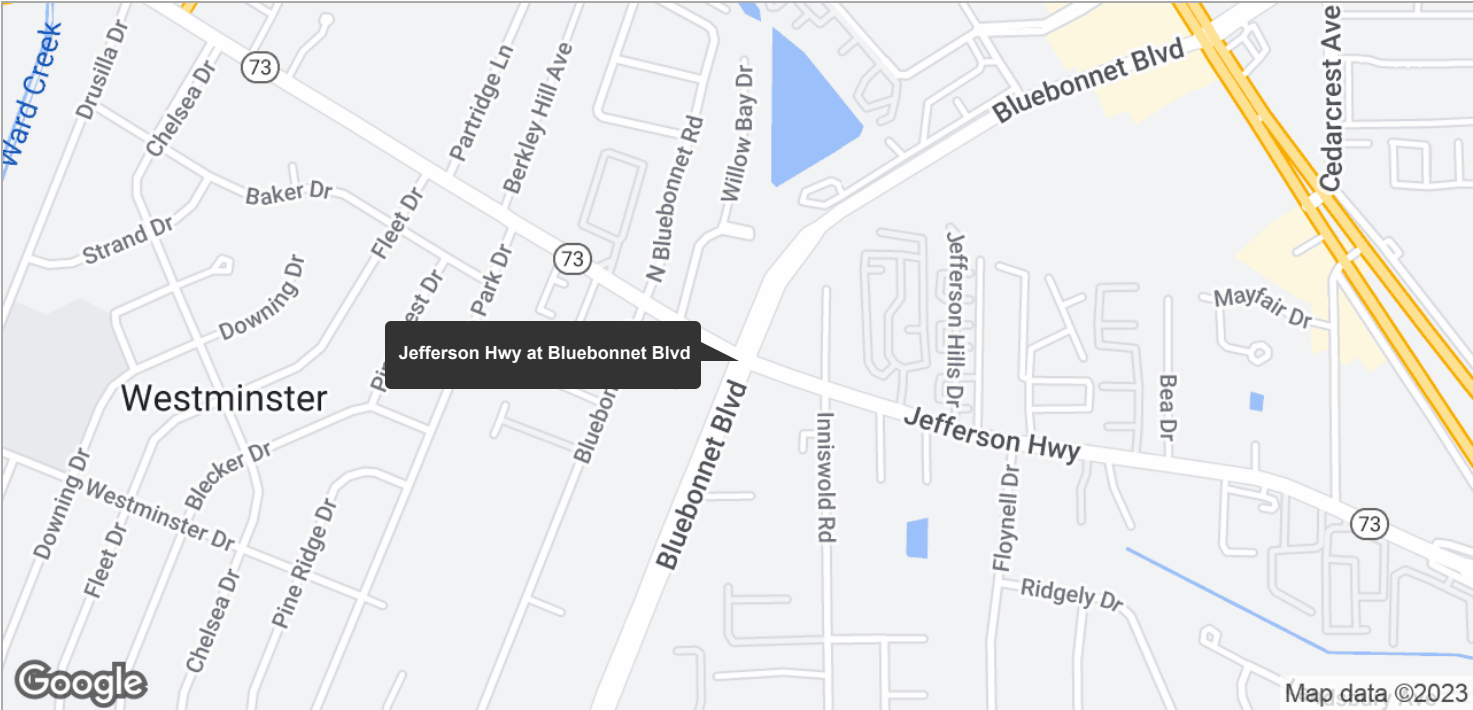
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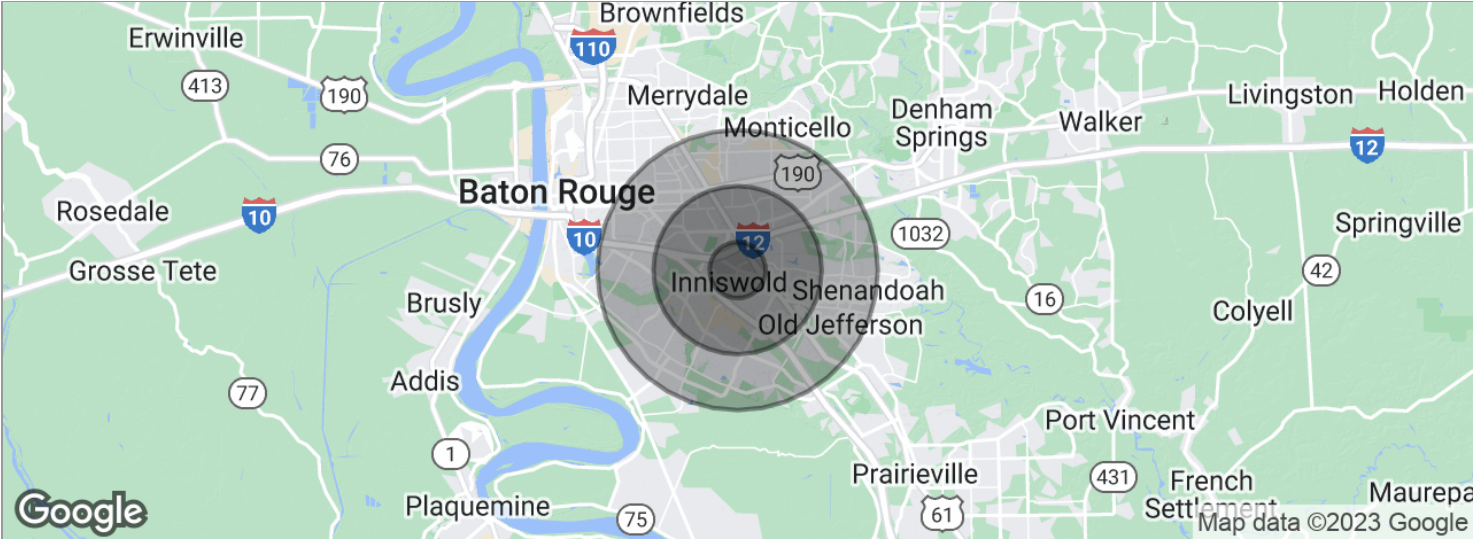


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,746	70,434	185,901
Median age	37.9	37.5	36.2
Median age (Male)	33.9	34.5	33.9
Median age (Female)	39.8	40.0	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,678	31,210	77,784
# of persons per HH	2.1	2.3	2.4
Average HH income	\$71,692	\$75,678	\$75,182
Average house value	\$218,106	\$250,649	\$248,515

\* Demographic data derived from 2020 ACS - US Census