

CORNER PROPERTY AT HWY 19 AND BAKER BLVD



OFFERING SUMMARY

Sale Price:	\$288,933.00
Price / SF:	\$11.00
Lot Size:	0.6 Acres
Zoning:	C2 Heavy Commercial
Flood Zone:	X

PROPERTY OVERVIEW

The property is at the corner of LA-19 (Main St) and Baker Blvd. The land currently has 2 improvements: a small office in the center and a drive thru car wash near the easterly side of the property.

PROPERTY HIGHLIGHTS

- Located at major of intersection of LA-19 (Main St) and Baker Blvd
- Traffic Count: 20,988
- Located on the north side of Baker, just south of Zachary
- Zoned for uses such as a service station, fast food, office, retail, etc.
- Currently has 2 improvements - small office and car wash

Mathew Laborde, CCIM (C) 337.326.1368 Mark Segalla (C) 225.505.4349

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

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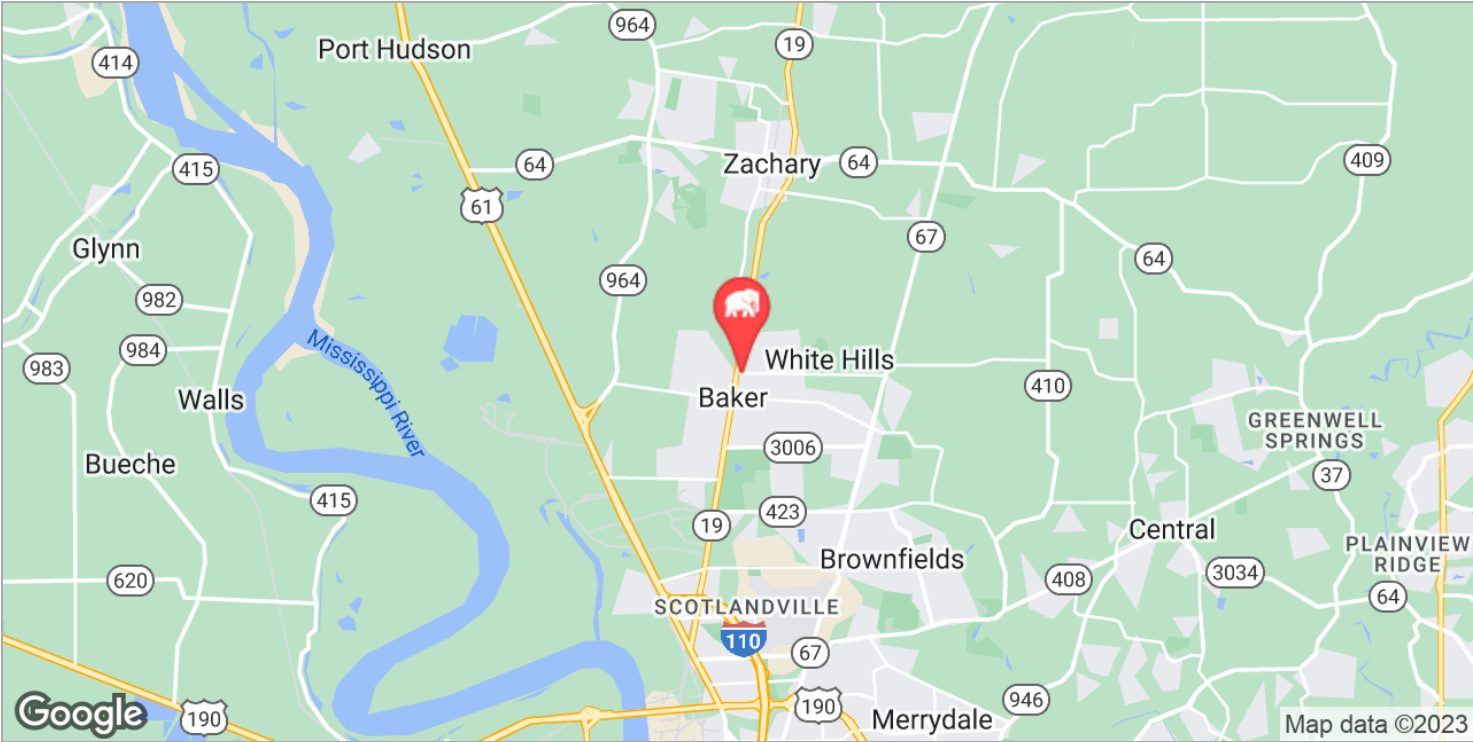
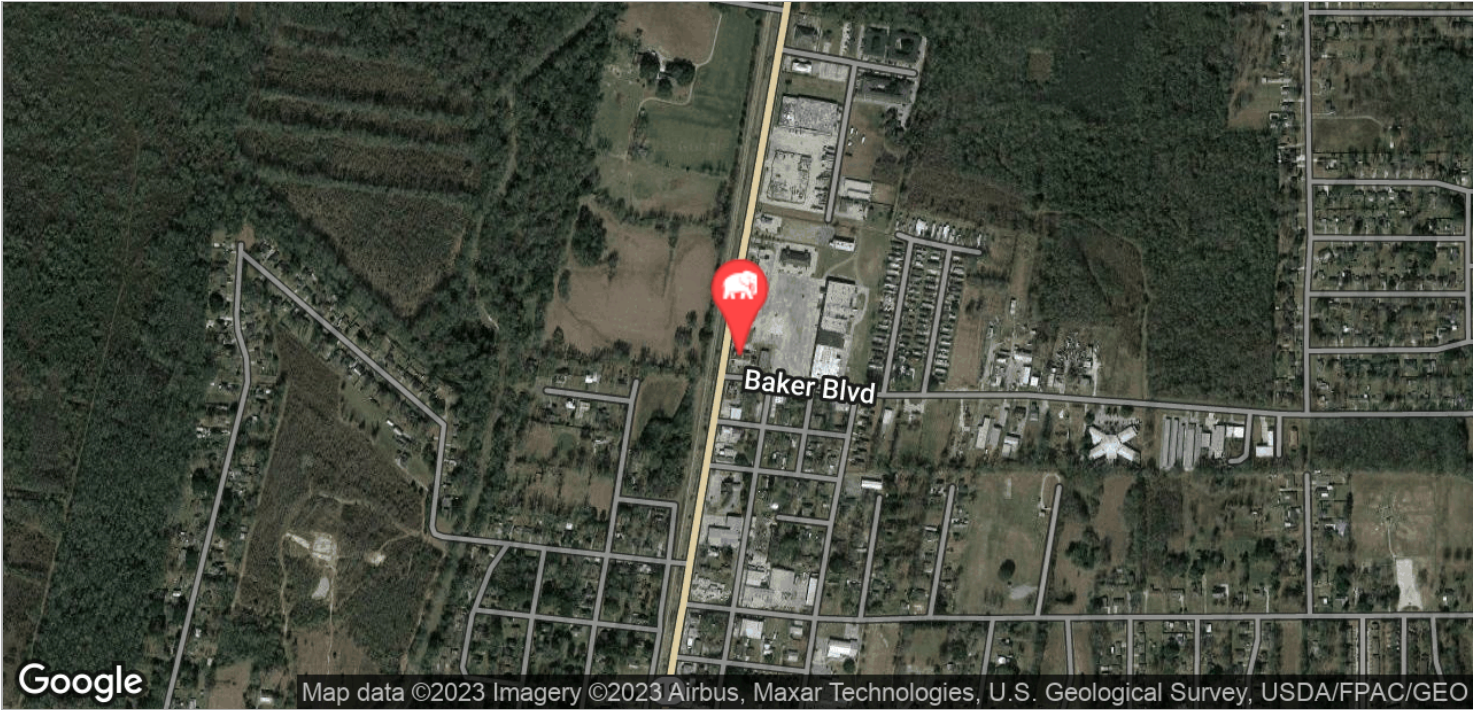


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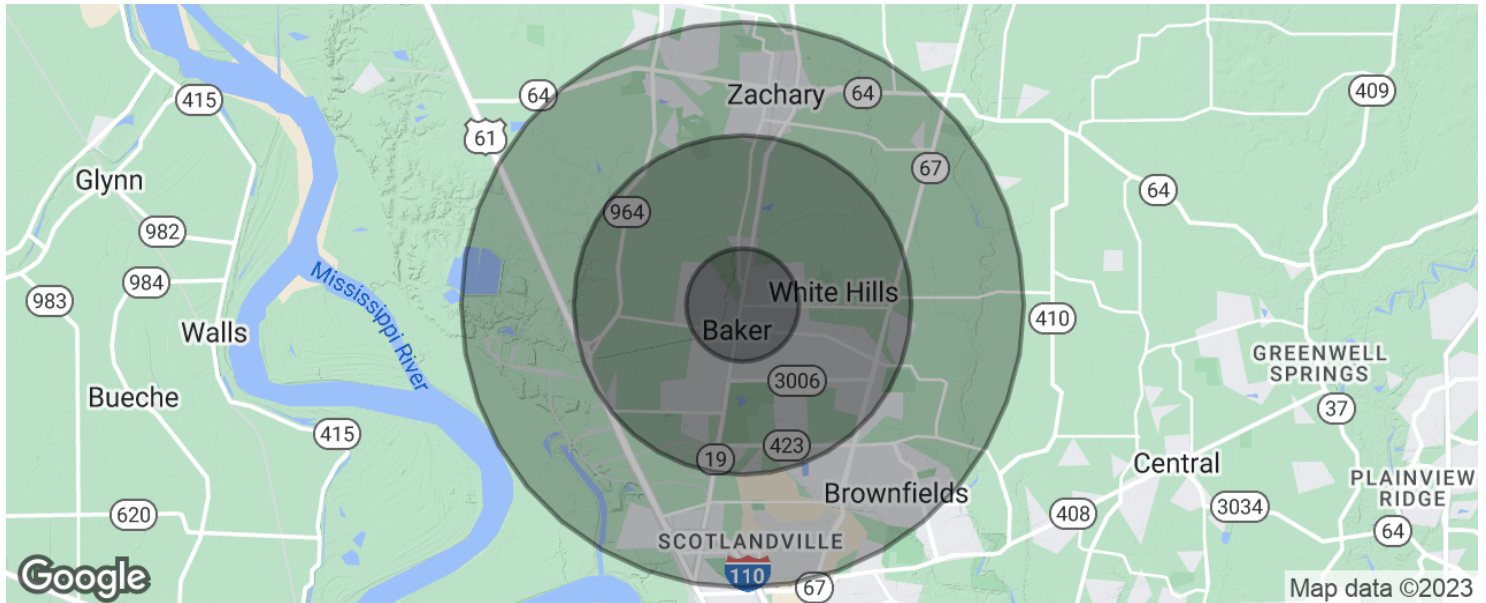


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,082	81,803	165,938
Median age	33.2	31.4	31.4
Median age (Male)	30.7	29.5	29.5
Median age (Female)	35.7	33.6	33.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,540	30,975	63,787
# of persons per HH	2.4	2.6	2.6
Average HH income	\$41,617	\$49,142	\$53,158
Average house value	\$143,279	\$179,078	\$242,249

* Demographic data derived from 2020 ACS - US Census

