

# Bologna Brothers Building

340 S. 14th Street Baton Rouge, LA 70802

**PROPERTY SUMMARY**



**Property Description**

The Bologna Brothers Building at 340 S. 14th Street is a notable building with tremendous character in a diverse part of town experiencing a resurgence. Several buildings along Government Street have been redeveloped or purchased for redevelopment over the last few years. The building was originally owned and operated by the Bologna Family for Baton Rouge Wholesale Liquor Co., and most recently occupied by Discoveries Furniture & Finds, a direct import furniture store.

**Location Description**

Located in the heart of Mid-City off Government Street and less than 0.3 miles to Interstate 110. This property is one block over from the revitalized Electric Depot featuring shops, entertainment and multi-family living. To the east of 14th Street is the Kansas City southern railway and the proposed location of the Baton Rouge passenger train depot, which will eventually connect Baton Rouge to the city of New Orleans by rail.

**Offering Summary**

Sale Price:	\$700,000
Lot Size:	0.69 Acres
Building Size:	22,000 SF

**Will Adams, CCIM**    **Kelly Morgan**  
225.237.3343            225.237.0481  
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ADDITIONAL PHOTOS



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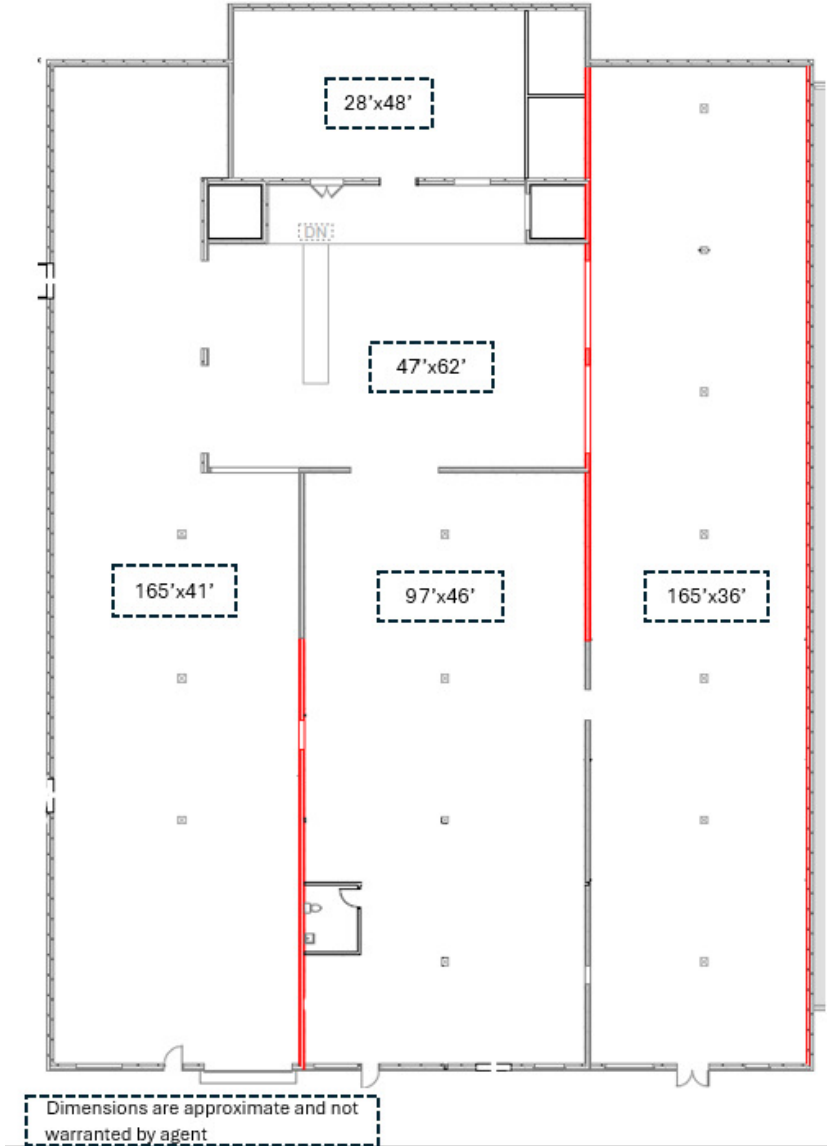
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FLOOR PLAN



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PROPOSED RAIL STATION LOCATION

ExxonMobil



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LOCATION MAP



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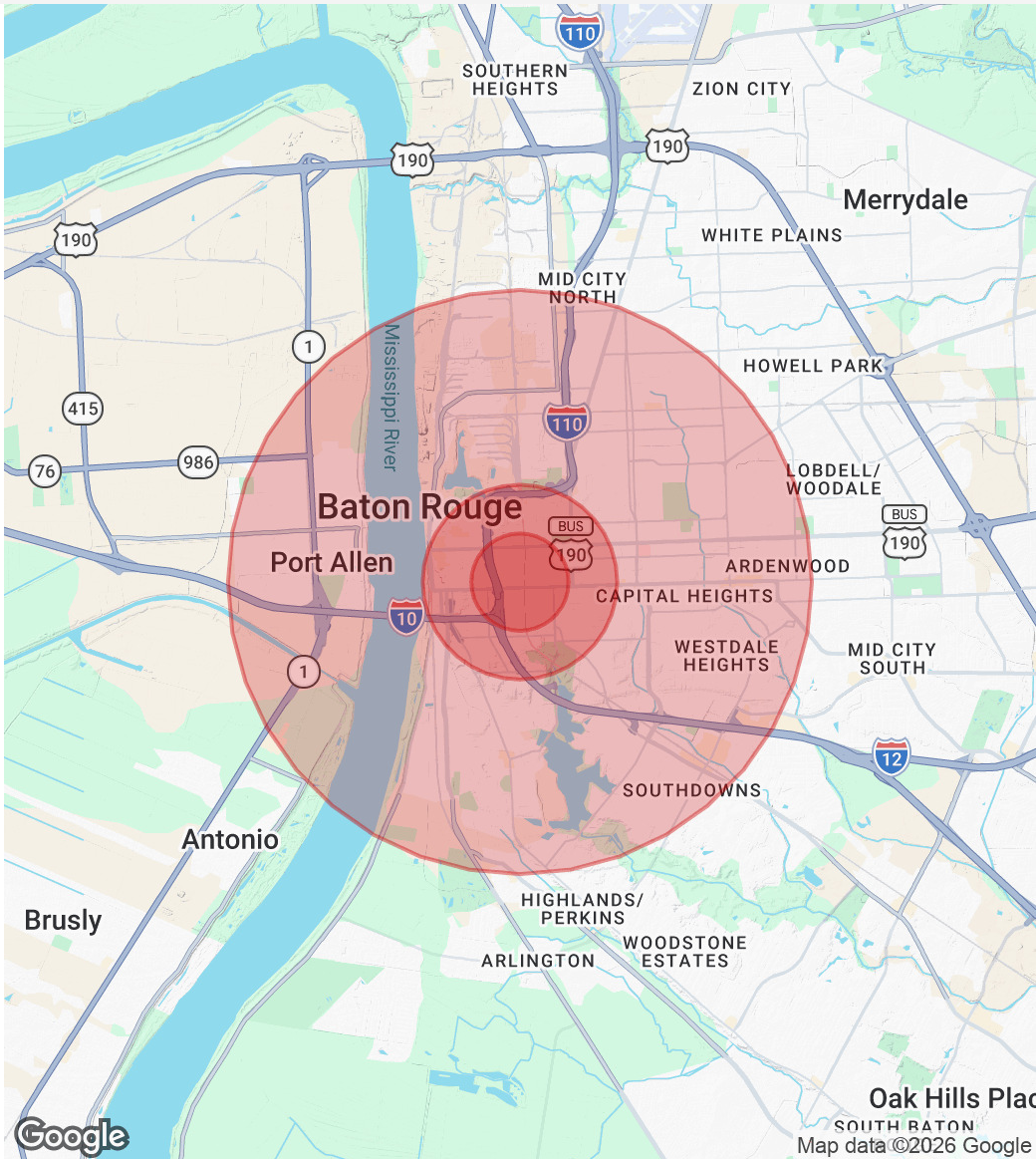
**DEMOGRAPHICS MAP & REPORT**

<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>3 Miles</b>
Total Population	2,737	10,107	70,336
Average Age	38	39	37
Average Age (Male)	38	39	36
Average Age (Female)	39	39	37

<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>3 Miles</b>
Total Households	1,251	4,982	28,524
# Of Persons Per HH	2.2	2	2.5
Average HH Income	\$58,507	\$67,063	\$66,514
Average House Value	\$241,784	\$276,978	\$314,349

*Demographics data derived from AlphaMap*



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