

RETAIL PROPERTY FOR SALE
MAY 2025

216 SOUTH 19TH STREET

BATON ROUGE, LA

The BOOK EXCHANGE
216

stirling



PROPERTY OVERVIEW

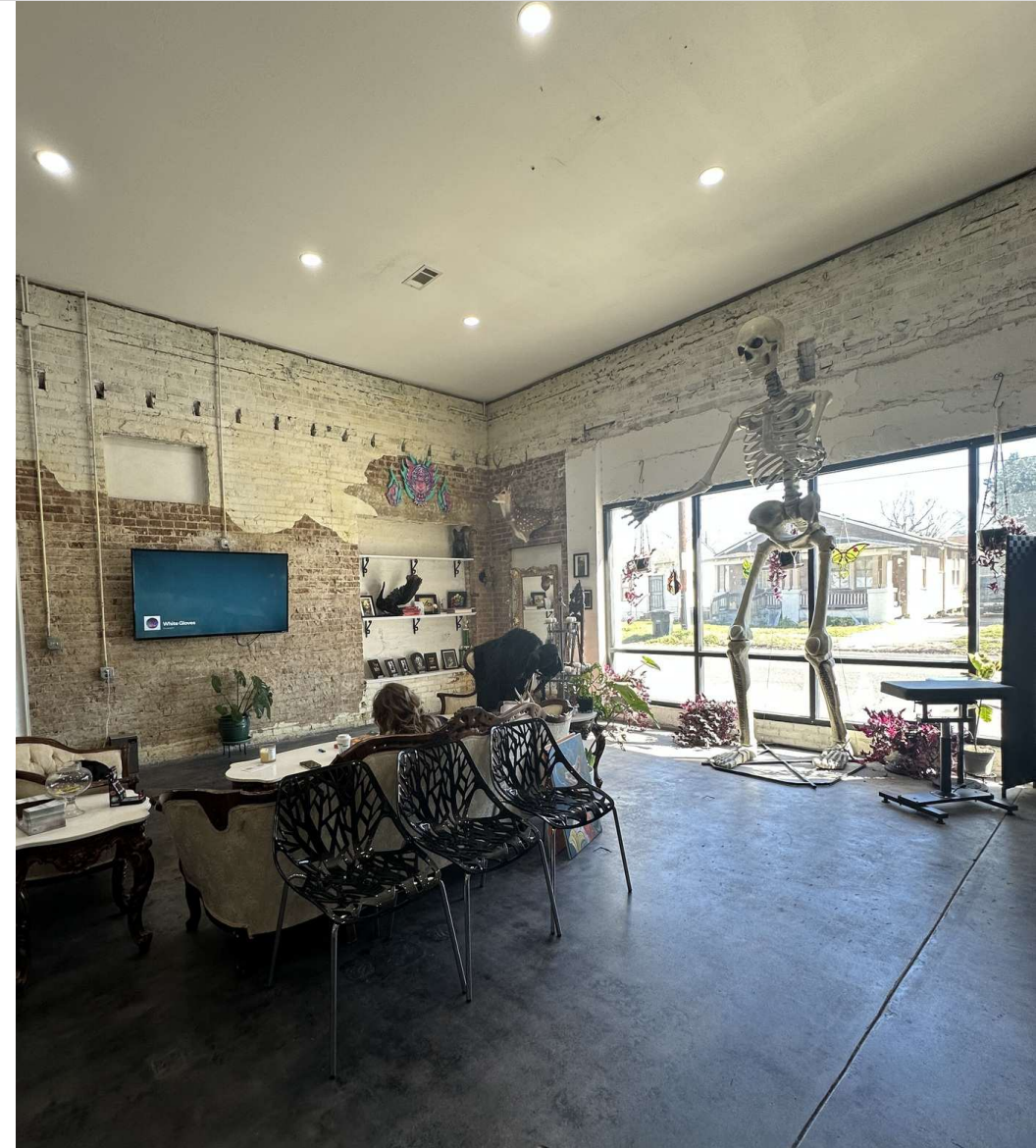
A rare opportunity to acquire a fully leased, mixed-use property in the heart of the Mid City Arts District. 216 South 19th Street blends vintage industrial character with modern functionality, featuring exposed brick, high ceilings, updated systems, and a large gated yard. Currently occupied by a tattoo parlor on the ground floor and a leased upstairs apartment, the asset generates income but offers full flexibility. Both tenants can vacate with 30 days' notice.

OFFERING SUMMARY

Sale Price:	\$430,000
Land Size:	±16,764 SF
Building Size:	±4,119 SF

PROPERTY HIGHLIGHTS

- Fully leased mixed-use asset with flexible 30-day tenant termination.
- 14' ceilings, roll-up door, ADA restrooms, and gated yard access.
- Prime Mid City Arts District location near Government Street and Garden District.
- ±1,014 SF upstairs apartment with full kitchen, private porch, and vaulted ceilings.





Subject Property is Zoned C-1 that permits a variety of commercial activities and multi-family residential uses that serve surrounding local areas.

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Member of RETAIL BROKERS NETWORK

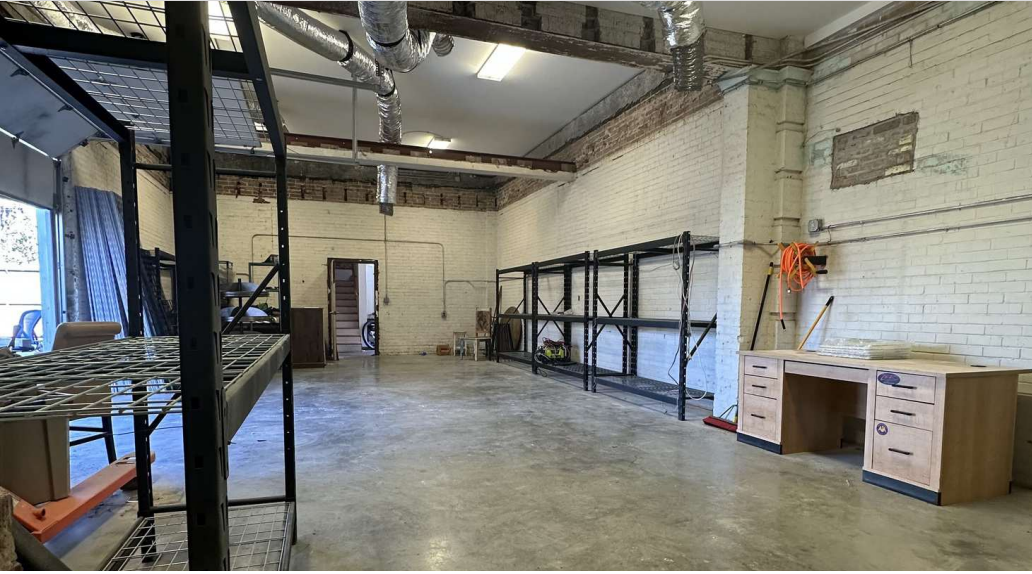
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BATON ROUGE, LA 70802

Retail Property For Sale



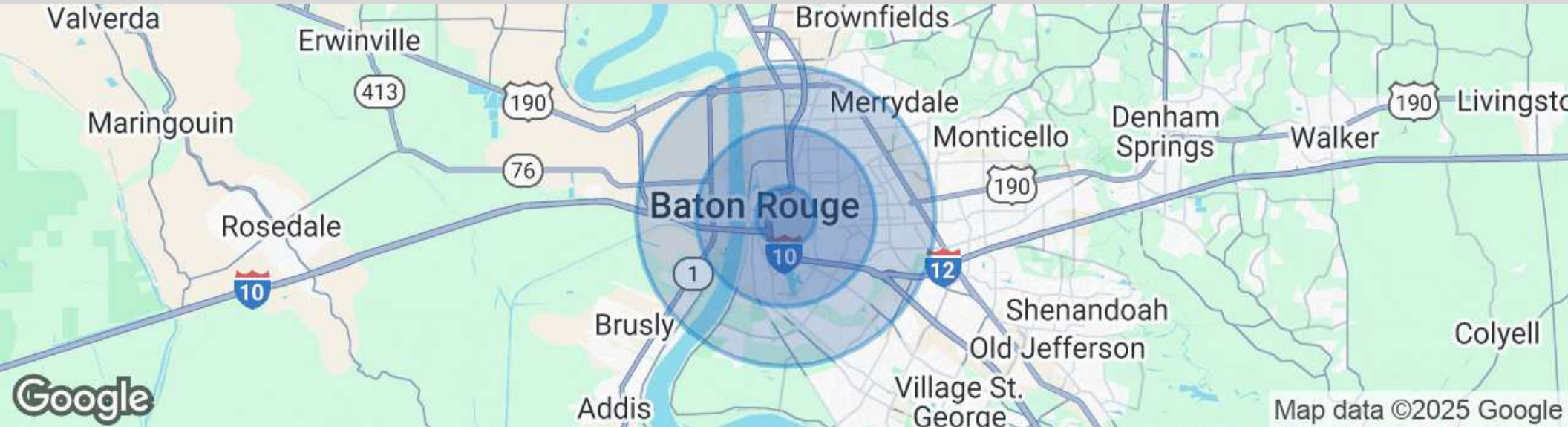
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,789	72,024	150,946
Average Age	39	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,096	29,016	63,552
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$68,855	\$66,885	\$72,450
Average House Value	\$267,290	\$307,111	\$312,067

Demographics data derived from AlphaMap