

COMMERCIAL PROPERTY FOR SALE  
JANUARY 2025

# 9985 GREENWELL SPRINGS RD

BATON ROUGE, LA

stirling





### PROPERTY OVERVIEW

Approximately 1-acre lot on Greenwell Springs Road, adjacent to Holcim concrete facility. The roughly 6,000 SF office building was formerly a medical clinic, and later became a daycare center. The current owner uses the property as a storage facility for his stone countertop company. The roughly 17,000 SF yard is fenced in and paved with concrete. All materials currently remaining on the property can be removed by the owner at the time of sale.

### OFFERING SUMMARY

Sale Price:	\$175,000.00
Building Size:	±6,000 SF
Lot Size:	±43,560 SF

### PROPERTY HIGHLIGHTS

- Paved and fenced yard area.
- Brick storage building with open floorplan.
- Commercial zoning that supports a variety of uses.
- Building and paved area are within Flood Zone X.



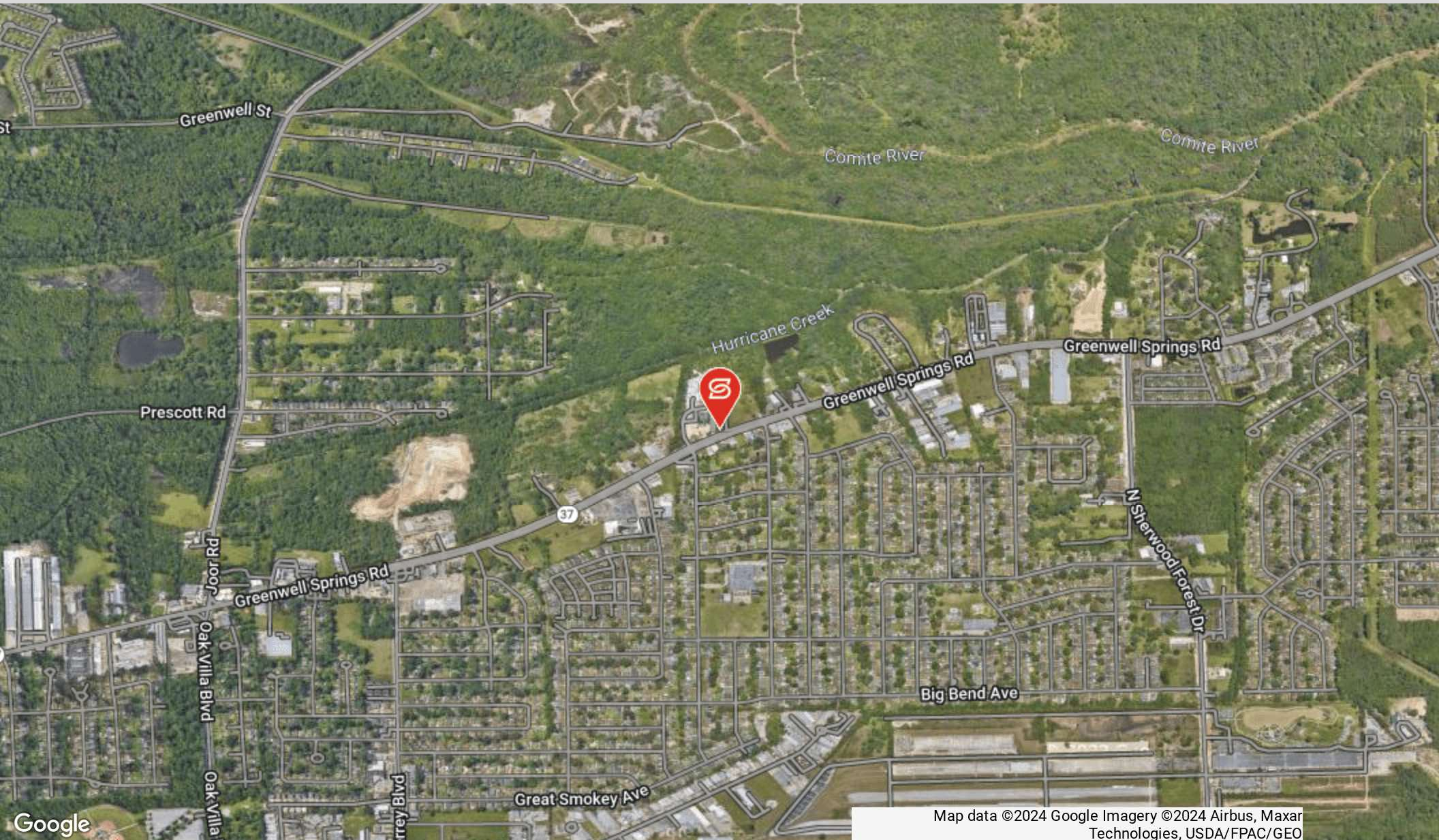








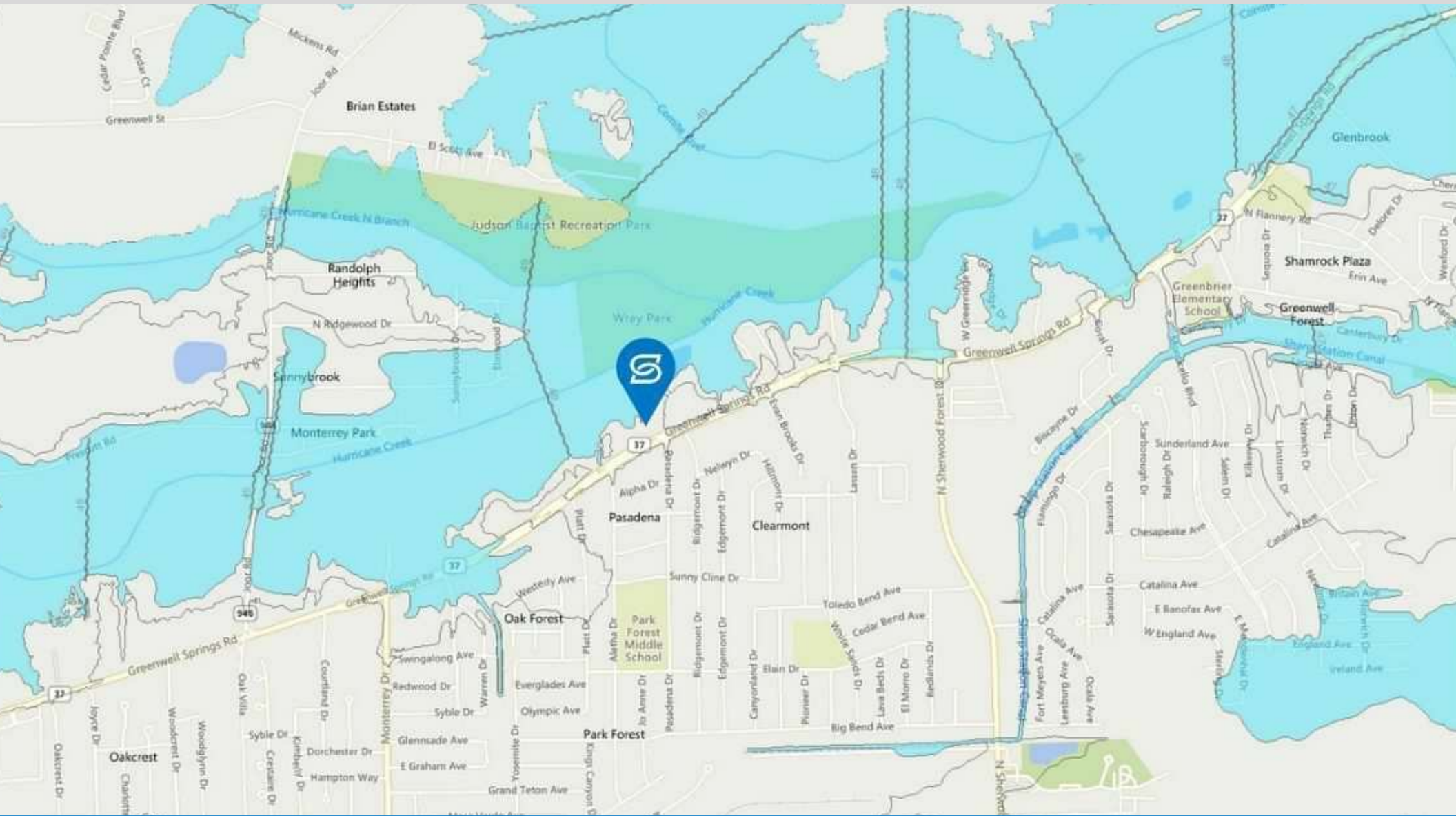






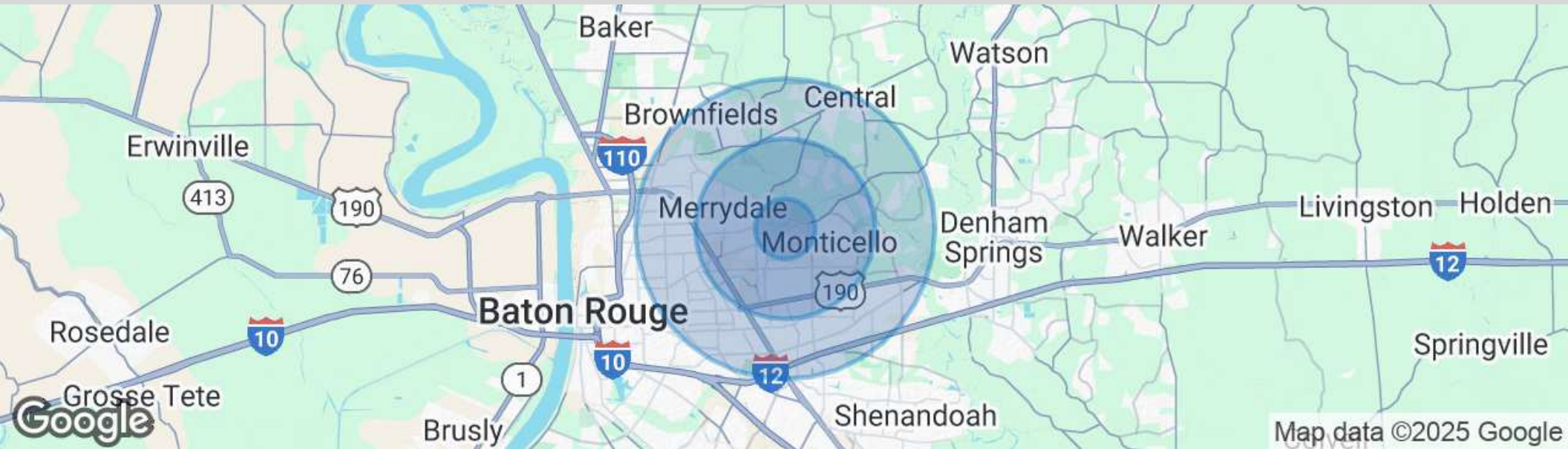


The property is zoned Light Commercial One (LC1) which permits a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Source: brla.gov



The rear of the property is within Flood Zone AE with a ground elevation of 46.9 Ft. The fenced area and building are in Flood Zone X with a ground elevation of 48.8 Ft.





### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,831	41,785	144,799
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	41	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,083	15,410	56,539
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$69,832	\$67,284	\$70,477
Average House Value	\$195,785	\$204,133	\$216,725

Demographics data derived from AlphaMap