



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

FOR SALE

# BEAUREGARD TOWN OFFICE

638 PENALVER ST, BATON ROUGE, LA 70802

1,600 SF

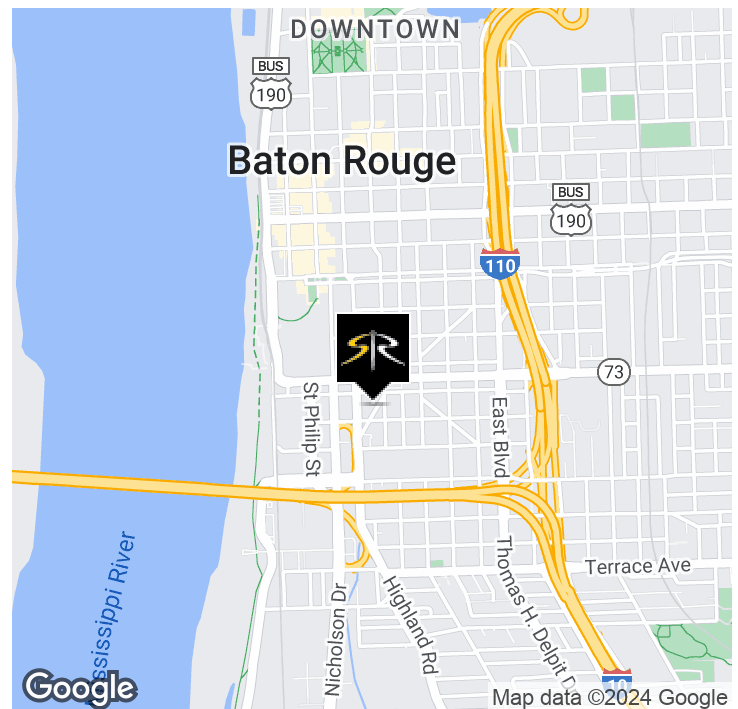


## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$275,000  |
| Building Size: | 1,600 SF   |
| Lot Size:      | 0.14 Acres |
| Price / SF:    | \$171.88   |
| Zoning:        | B-1        |

## PROPERTY HIGHLIGHTS

- Classic Beauregard Town Office Property Available For Sale
- Ideal for Small, Professional Office Use in the CBD
- 1,600 SF (400 SF Warehouse)
- Off Street Parking
- Hard Wood Floors
- Well Maintained



## LARRY DIETZ, CCIM

Associate Broker  
(D)225.315.7686  
larry@sr-cre.com

## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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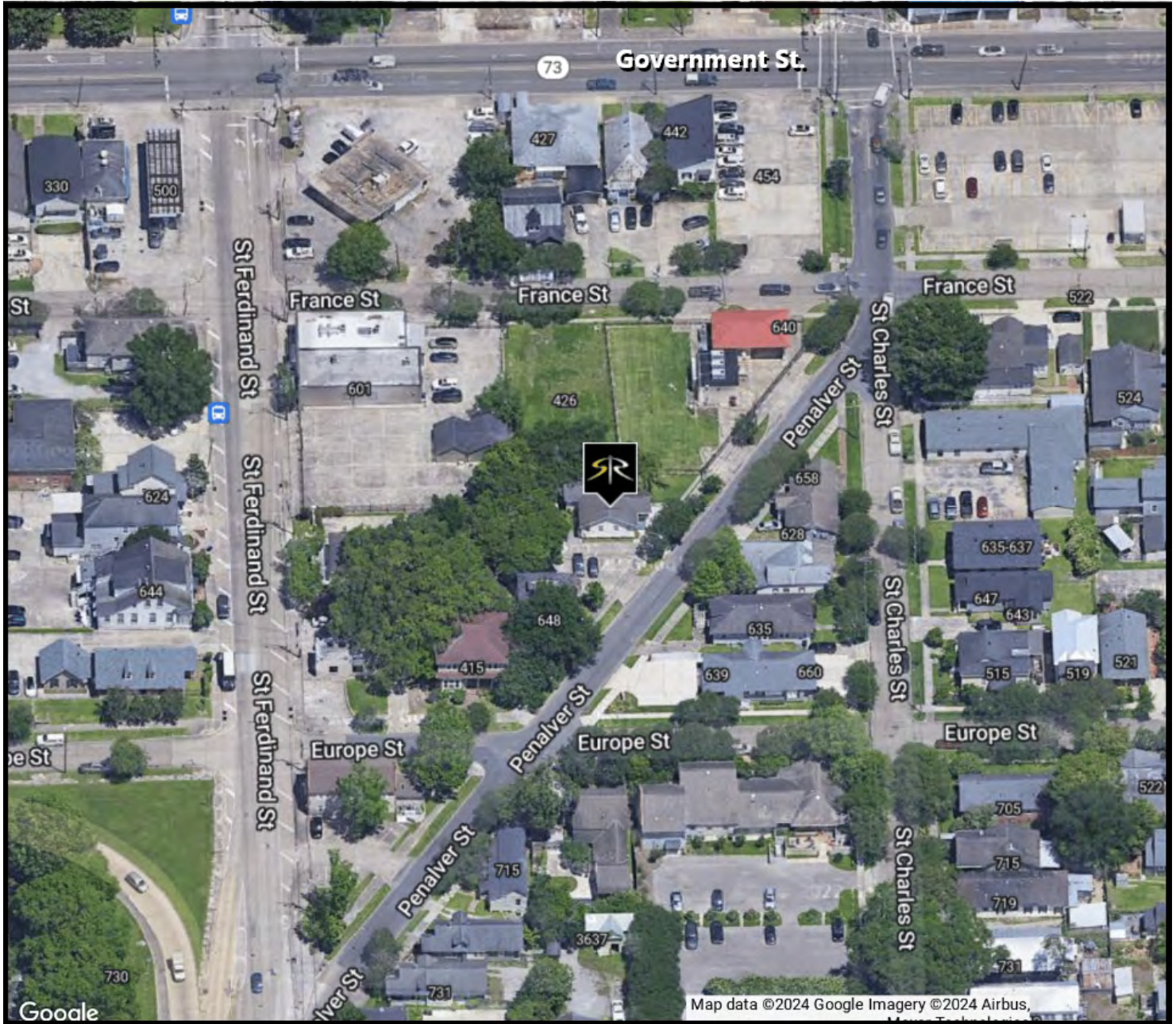
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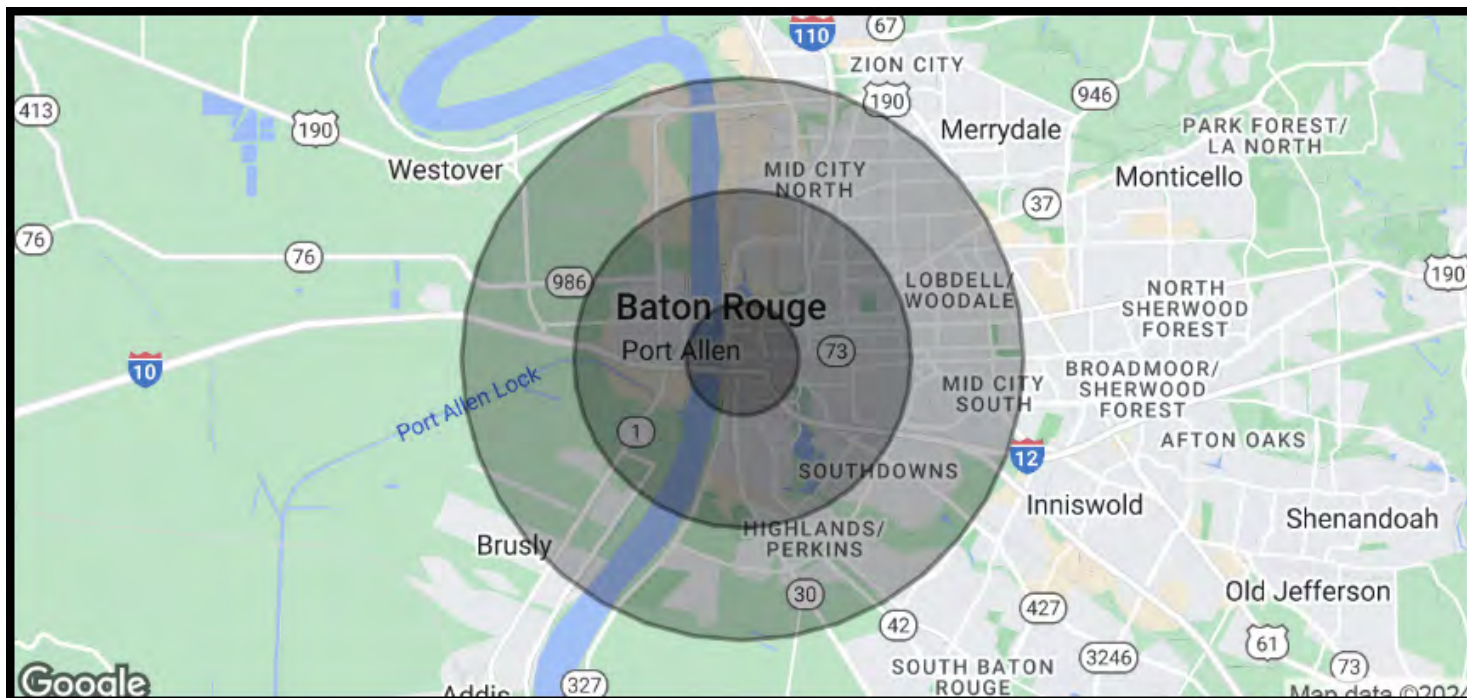


DEMOGRAPHICS

# BEAUREGARD TOWN OFFICE

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1,600 SF



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,674  | 58,865  | 131,308 |
| Average Age          | 39     | 36      | 37      |
| Average Age (Male)   | 39     | 35      | 36      |
| Average Age (Female) | 40     | 37      | 38      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,427     | 23,418    | 54,708    |
| # Of Persons Per HH | 1.9       | 2.5       | 2.4       |
| Average HH Income   | \$56,270  | \$67,197  | \$72,288  |
| Average House Value | \$262,526 | \$315,828 | \$313,271 |

Demographics data derived from AlphaMap

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