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FOR SALE / LEASE

RETAIL PROPERTY

6435 WINBOURNE AVE | BATON ROUGE, LA



PROPERTY DESCRIPTION

6435 Winbourne Avenue is a +/-1,319 commercial building in Baton Rouge offering a opportunity for an owner-user or investor seeking a functional commercial property. Located in Flood Z, ne X and zoned C1, the property supports a variety of potential uses including office, retail, day care, and restaurant without alcohol. Its zoning and utility make it well suited for a range of neighborhood-serving commercial users.

PROPERTY HIGHLIGHTS

- +/-1,319 suitable for a variety of small business uses.
- C1 zoning allows for a range of potential commercial uses, including office, retail, and restaurant without alcohol
- Located in Flood Zone X
- Attractive opportunity for an owner-user or investor

OFFERING SUMMARY

Sale Price:	\$175,000
Lease Rate:	\$1,650 SF/yr (MG)
Available SF:	1,319 SF
Lot Size:	28,308 SF
Building Size:	1,319 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,213	28,859	63,827
Total Population	9,006	75,086	161,186
Average HH Income	\$44,552	\$55,449	\$73,788



