



PROPERTY DESCRIPTION

650 Wooddale Boulevard offer a redevelopment or value-add investment opportunity in the heart of Baton Rouge. The property consists of a 20,100 square foot commercial building situated on 1.21 acres featuring excellent visibility and access along Wooddale Boulevard just off of Florida Boulevard. With flexible C-2 zoning, the site accommodates a wide range of potential uses including retail, office, medical, or service-based operations.

Surrounded by established commercial and residential area, the site benefits from high traffic counts, proximity to major corridors, and strong daytime population. Whether renovated or redeveloped, 650 Wooddale Boulevard presents investors and end users with a strategic opportunity to capture long-term value in a central Baton Rouge location poised for continued growth and reinvestment.

PROPERTY HIGHLIGHTS

- Prime redevelopment or value-add opportunity along a high traffic corridor
- +/- 20,100 SF commercial building on 1.21 acres with flexible C-2 zoning
- Excellent visibility and access near Florida Blvd and Airline Hwy

OFFERING SUMMARY

Sale Price:	\$379,000
Lot Size:	1.21 Acres
Building Size:	20,100 SF



JOHN DEARMOND

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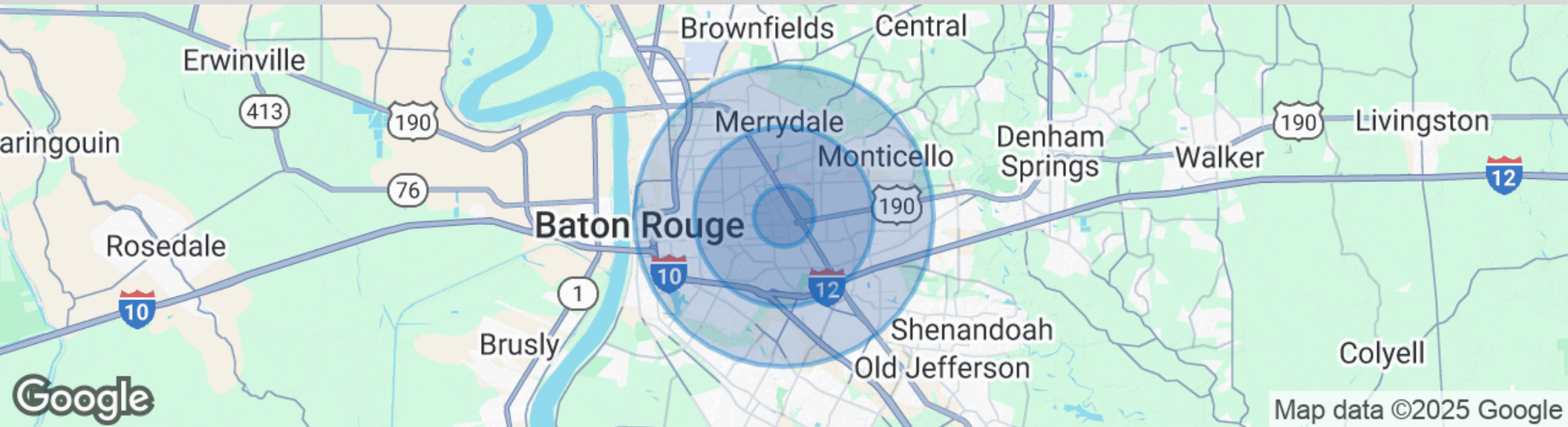
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,485	68,149	198,283
Average Age	39	40	39
Average Age (Male)	37	39	38
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,031	29,231	82,747
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$46,079	\$72,519	\$77,018
Average House Value	\$215,623	\$272,959	\$282,183

Demographics data derived from AlphaMap