

For Sale or Lease

15,000 SF OFFICE / WAREHOUSE
1466 NORTH STREET, BATON ROUGE, LA 70802

SALE: \$495,000
LEASE: \$4.25/SF (NNN)



PROPERTY INFO:

- 13,500 SF Warehouse with 2 dock high bays & large grade level door (bi-fold)
- 1,500 SF Office with 3 private offices, showroom & breakroom
- Fenced & secured rear lot (45' x 140')
- Ideal for distribution and light manufacturing

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com
ANDREW HOOVER d [225] 279-9318 | c [225] 335-6627 | f [225] 408-9596 | andrew@momentum-commercial.com

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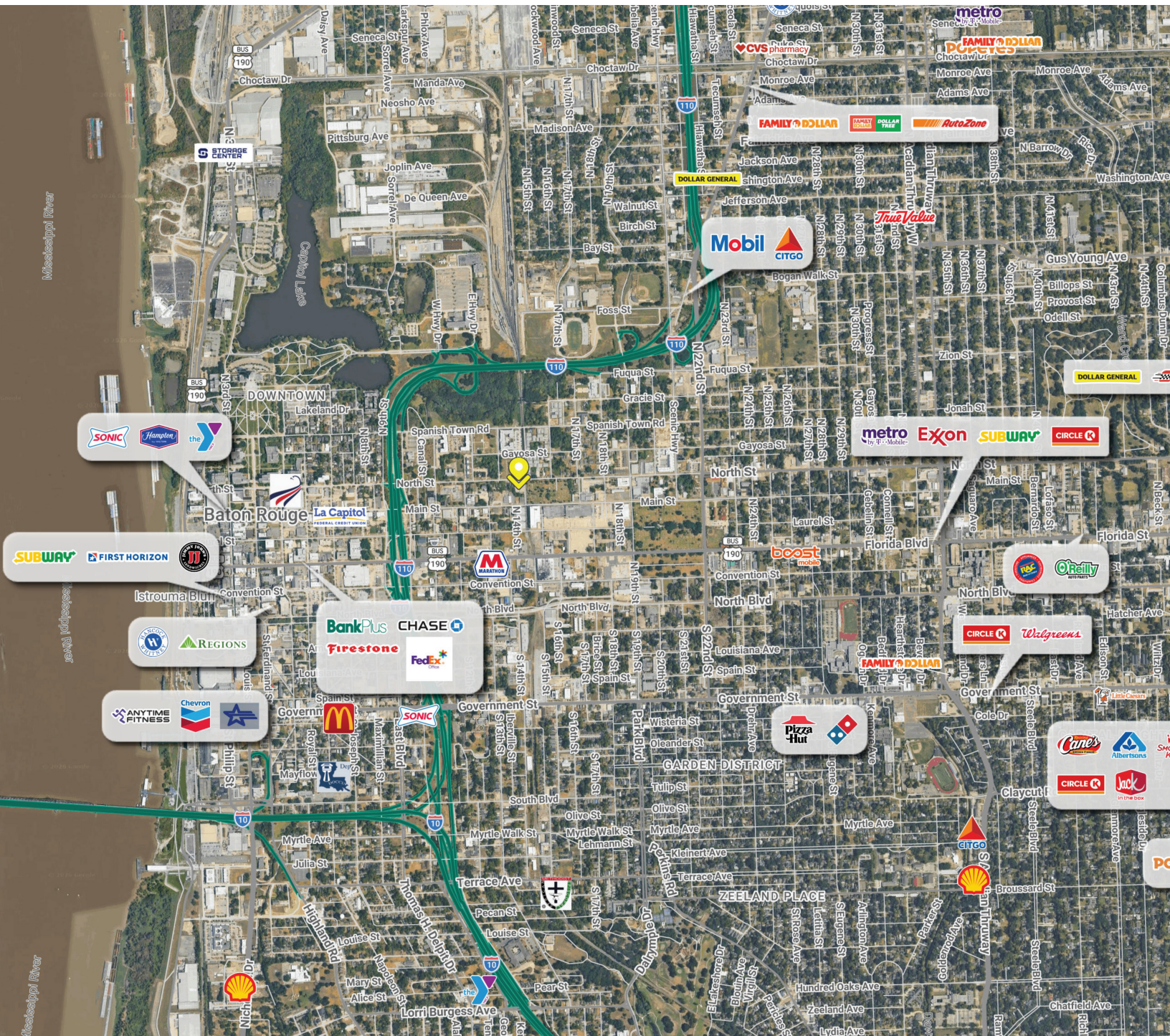
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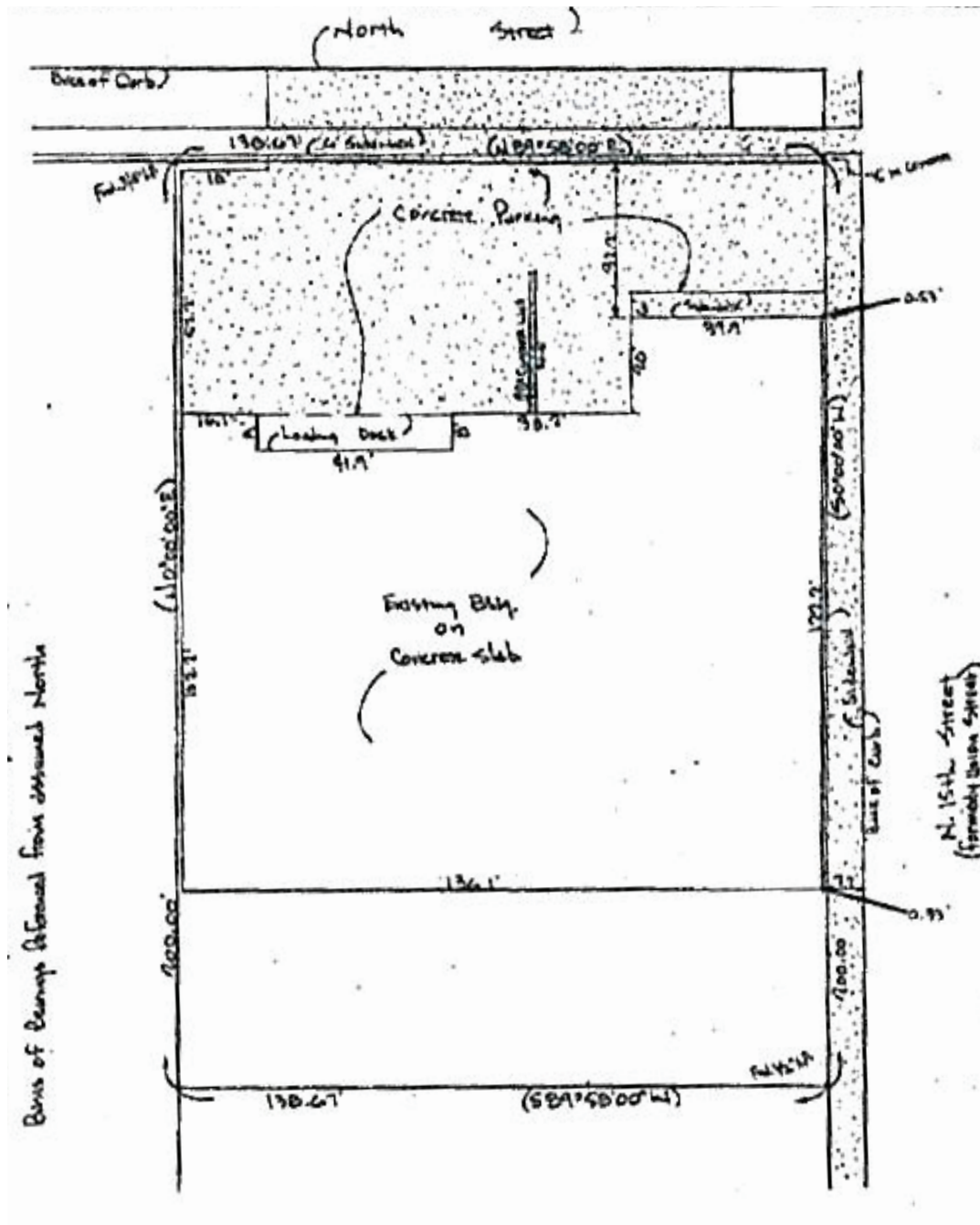
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**1 mi
radius** **3 mi
radius** **5 mi
radius**

Population

2026 Estimated Population	9,439	70,793	153,143
2031 Projected Population	9,608	69,094	149,529
2020 Census Population	9,837	75,024	157,843
2010 Census Population	8,950	73,838	155,631
Projected Annual Growth 2026 to 2031	0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2026	0.3%	-0.3%	-
2026 Median Age	34.3	32.8	32.7

Households

2026 Estimated Households	4,446	27,523	62,726
2031 Projected Households	4,547	27,000	61,822
2020 Census Households	4,326	28,580	63,765
2010 Census Households	3,736	29,704	63,050
Projected Annual Growth 2026 to 2031	0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	1.2%	-0.5%	-

Race and Ethnicity

2026 Estimated White	32.1%	36.6%	38.1%
2026 Estimated Black or African American	62.7%	57.1%	54.1%
2026 Estimated Asian or Pacific Islander	1.9%	1.9%	2.7%
2026 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
2026 Estimated Other Races	3.3%	4.2%	4.9%
2026 Estimated Hispanic	3.2%	4.1%	5.0%

Income

2026 Estimated Average Household Income	\$84,942	\$80,158	\$89,248
2026 Estimated Median Household Income	\$58,203	\$57,425	\$61,635
2026 Estimated Per Capita Income	\$40,490	\$31,896	\$36,974

Education (Age 25+)

2026 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.8%	4.4%
2026 Estimated Some High School (Grade Level 9 to 11)	8.3%	8.1%	7.7%
2026 Estimated High School Graduate	28.8%	29.0%	26.9%
2026 Estimated Some College	16.4%	18.8%	19.0%
2026 Estimated Associates Degree Only	8.0%	5.8%	5.7%
2026 Estimated Bachelors Degree Only	19.1%	18.4%	19.6%
2026 Estimated Graduate Degree	16.4%	16.2%	16.7%

Business

2026 Estimated Total Businesses	1,442	4,337	9,043
2026 Estimated Total Employees	23,650	59,963	107,723
2026 Estimated Employee Population per Business	16.4	13.8	11.9
2026 Estimated Residential Population per Business	6.5	16.3	16.9

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