SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FREE-STANDING BUILDING - FOR SALE

MAIN, 11TH, & NORTH STREET FRONTAGE

1037 MAIN ST., BATON ROUGE, LA 70802

26,929 SF

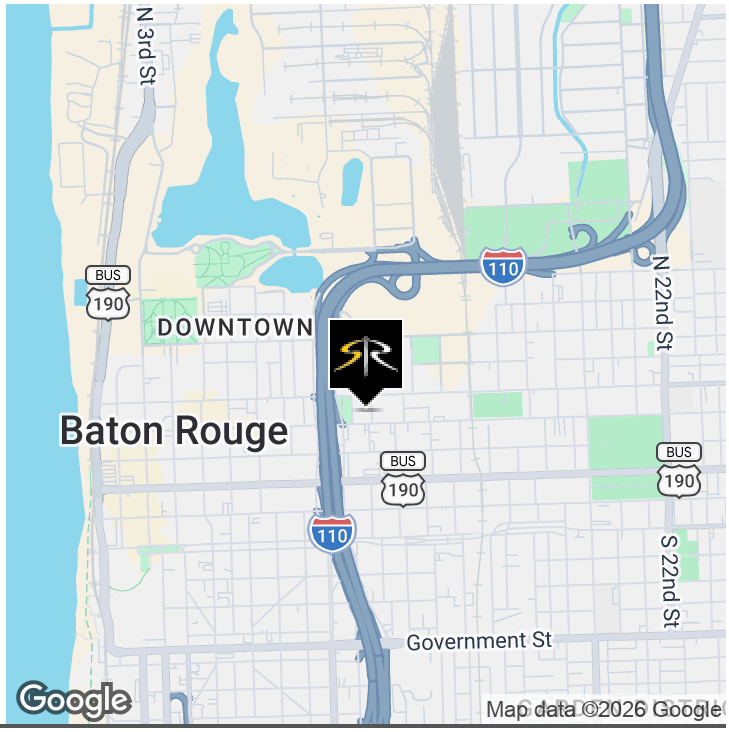


OFFERING SUMMARY

Sale Price:	$798,500
Building Size:	26,929 SF
Price / SF:	$29.65

PROPERTY HIGHLIGHTS

- 26,929 SF Free-Standing Building on 1 Acre Lot
- Original Studebaker's Dealership in Baton Rouge
- 230' Main St. Frontage & North St. Frontage
- 7 Roll-Up Doors: 5 Grade Level / 2 Dock High
- 3-Phase Electrical
- 20' - 40' Ceiling Height
- 20 Parking Spaces
- Solid Brick Masonry
- Zoned C-2 (Heavy Commercial)
- Flood Zone "X"
- Perfect Investment Opportunity



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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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TRAFFIC COUNT

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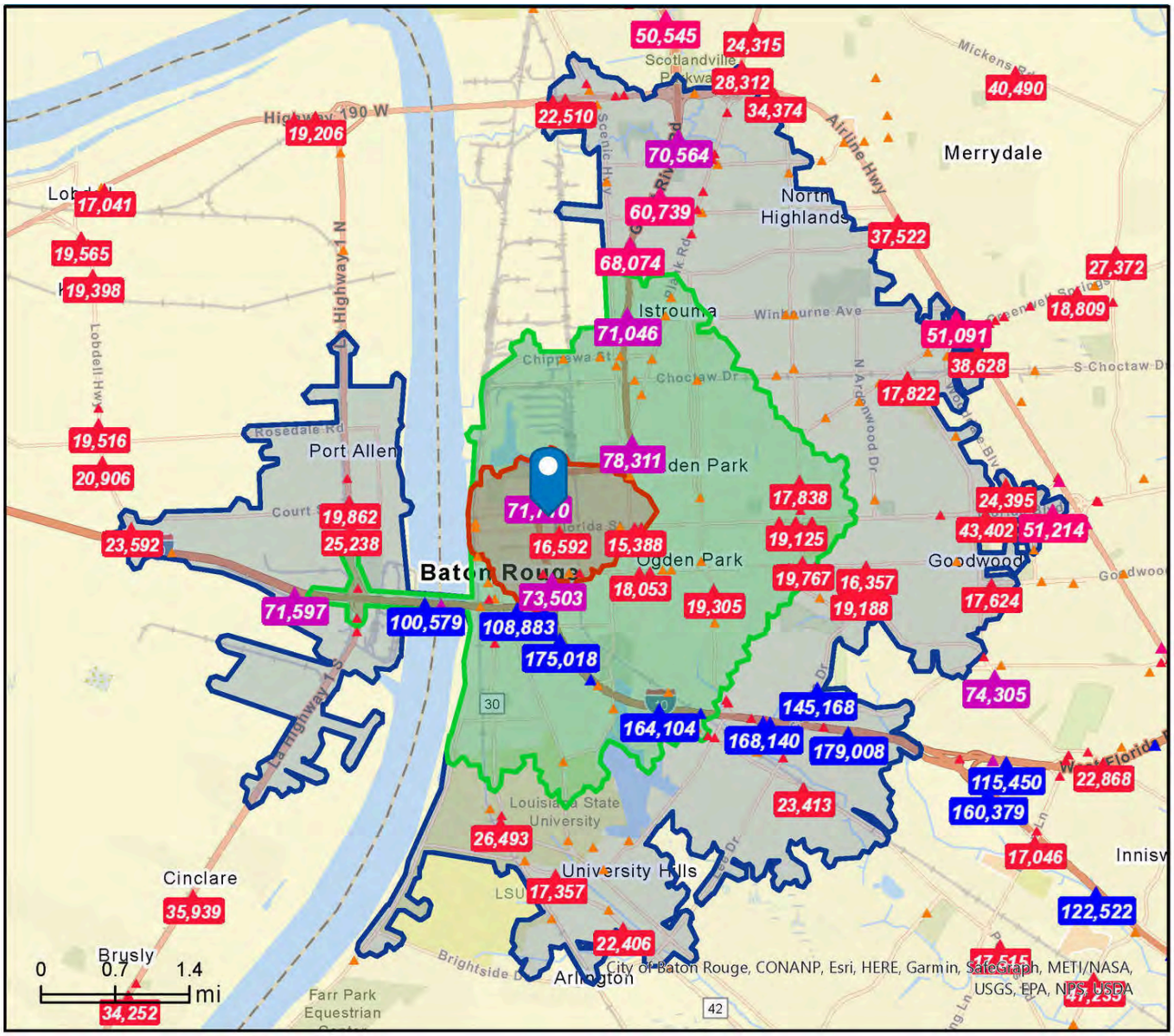

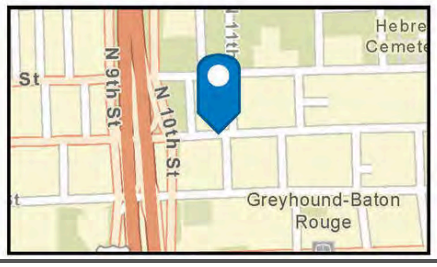

Average Daily Traffic Volume

- ***Up to 6,000 vehicles per day***
- ***6,001 - 15,000***
- ***15,001 - 30,000***
- ***30,001 - 50,000***
- ***50,001 - 100,000***
- ***More than 100,000 per day***



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DEMOGRAPHICS

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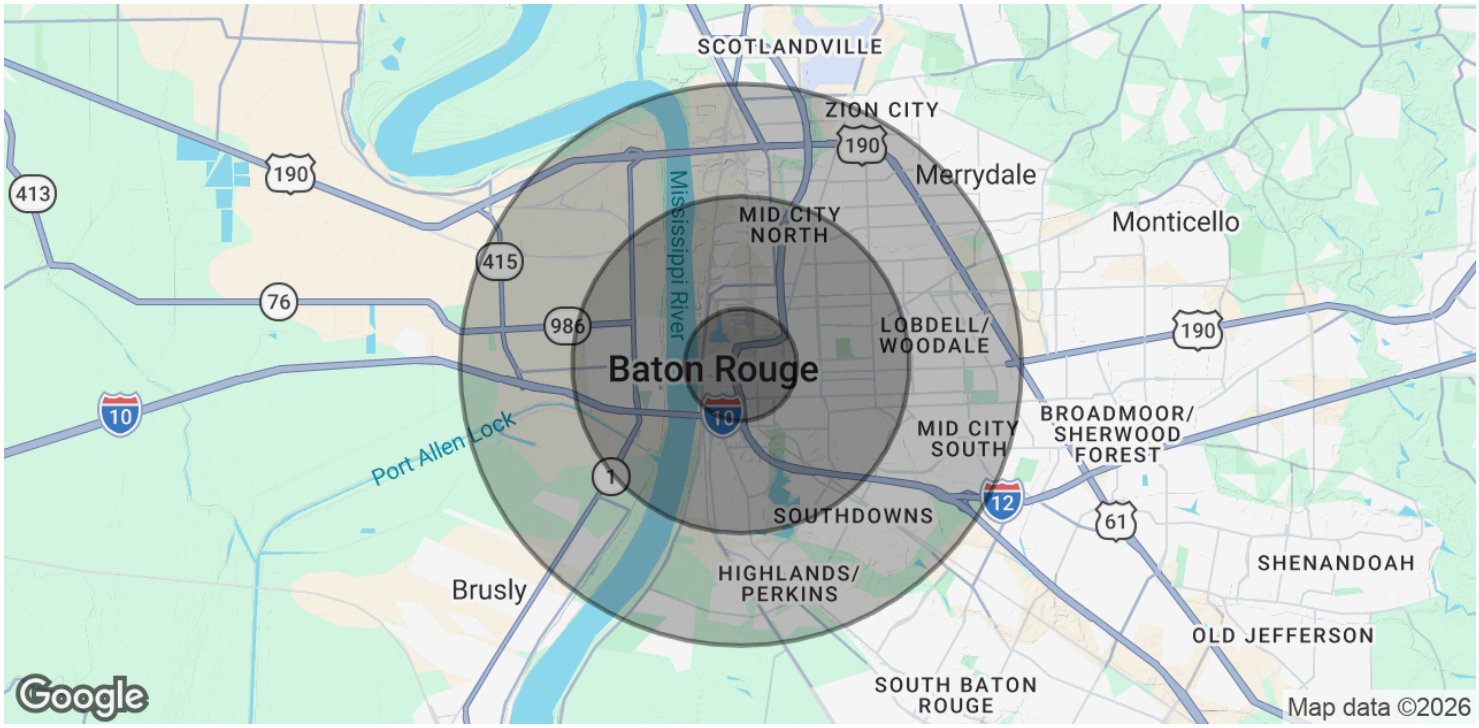

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,684	70,521	152,121
Average Age	31.0	31.5	30.8
Average Age (Male)	30.5	29.8	29.0
Average Age (Female)	31.7	33.3	32.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,765	26,729	58,257
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	$40,521	$47,564	$51,425
Average House Value	$103,483	$164,704	$232,644

2020 American Community Survey (ACS)

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