



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

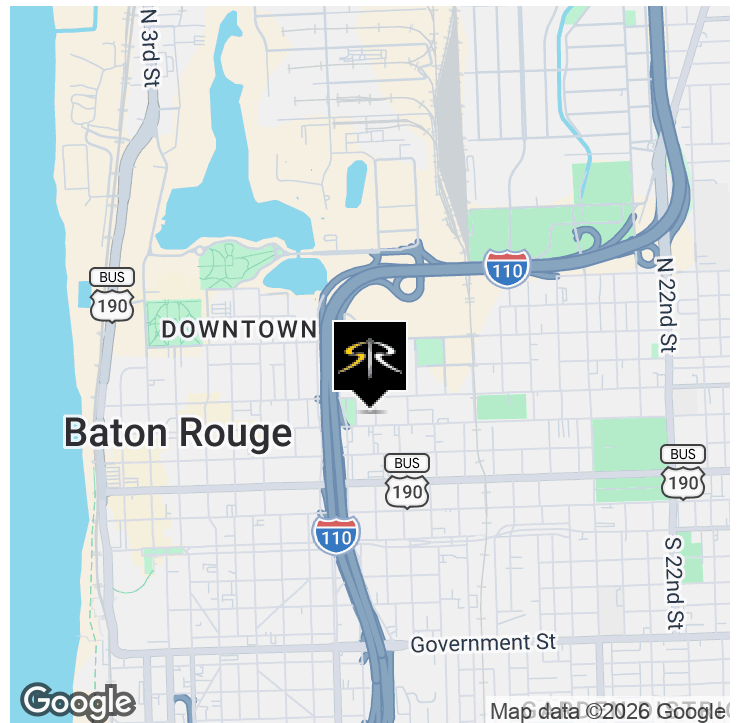


OFFERING SUMMARY

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



JIM ALLEN

Commercial Sales & Leasing
225.287.2999
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5135 Bluebonnet Boulevard
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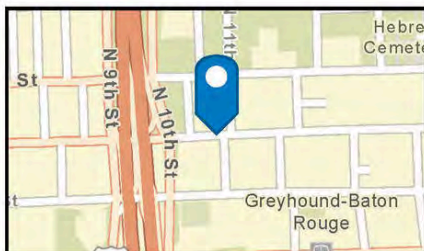
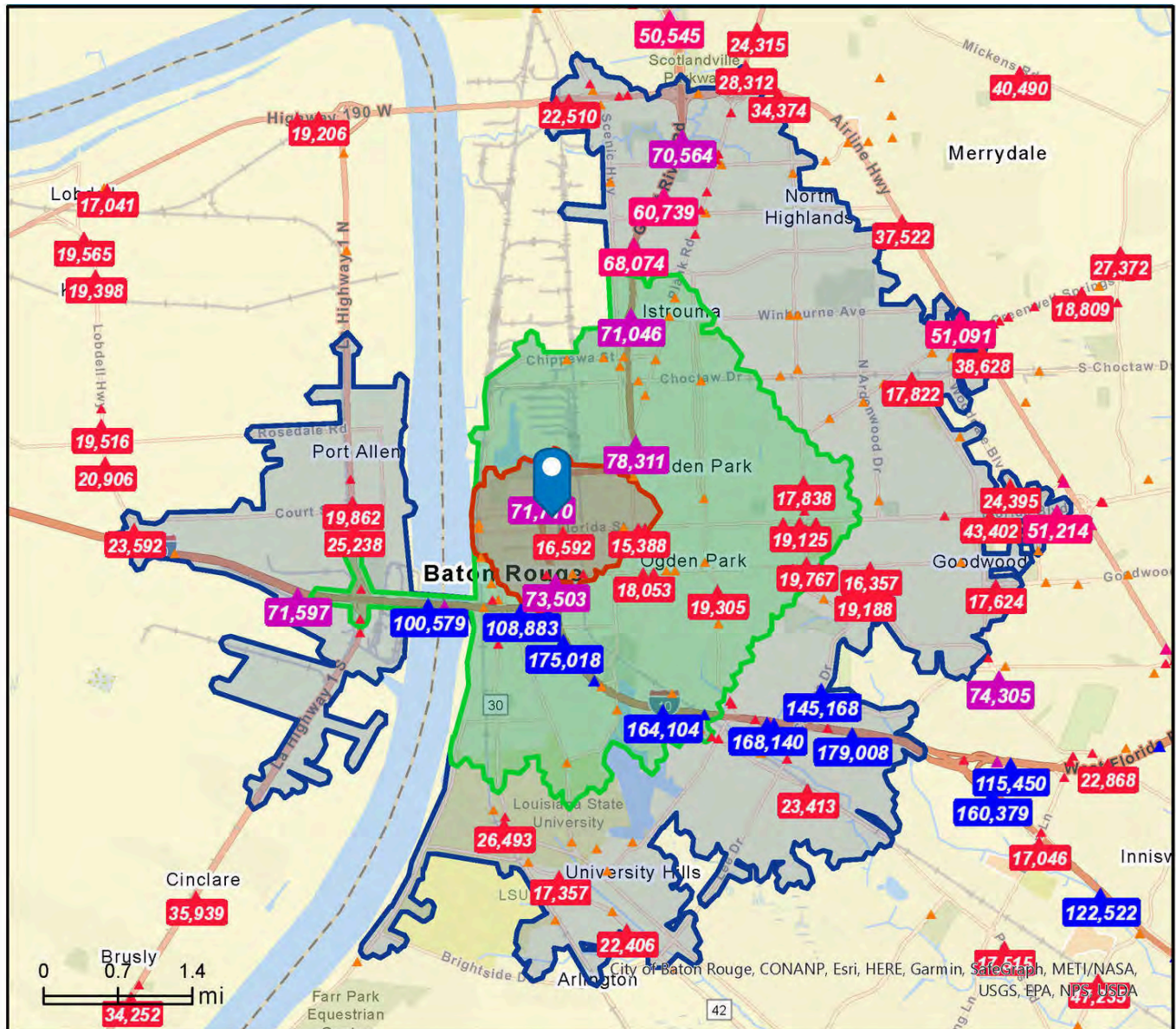


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TRAFFIC COUNT MAIN, 11TH, & NORTH STREET FRONTAGE

1037 MAIN ST., BATON ROUGE, LA 70802

26,929 SF



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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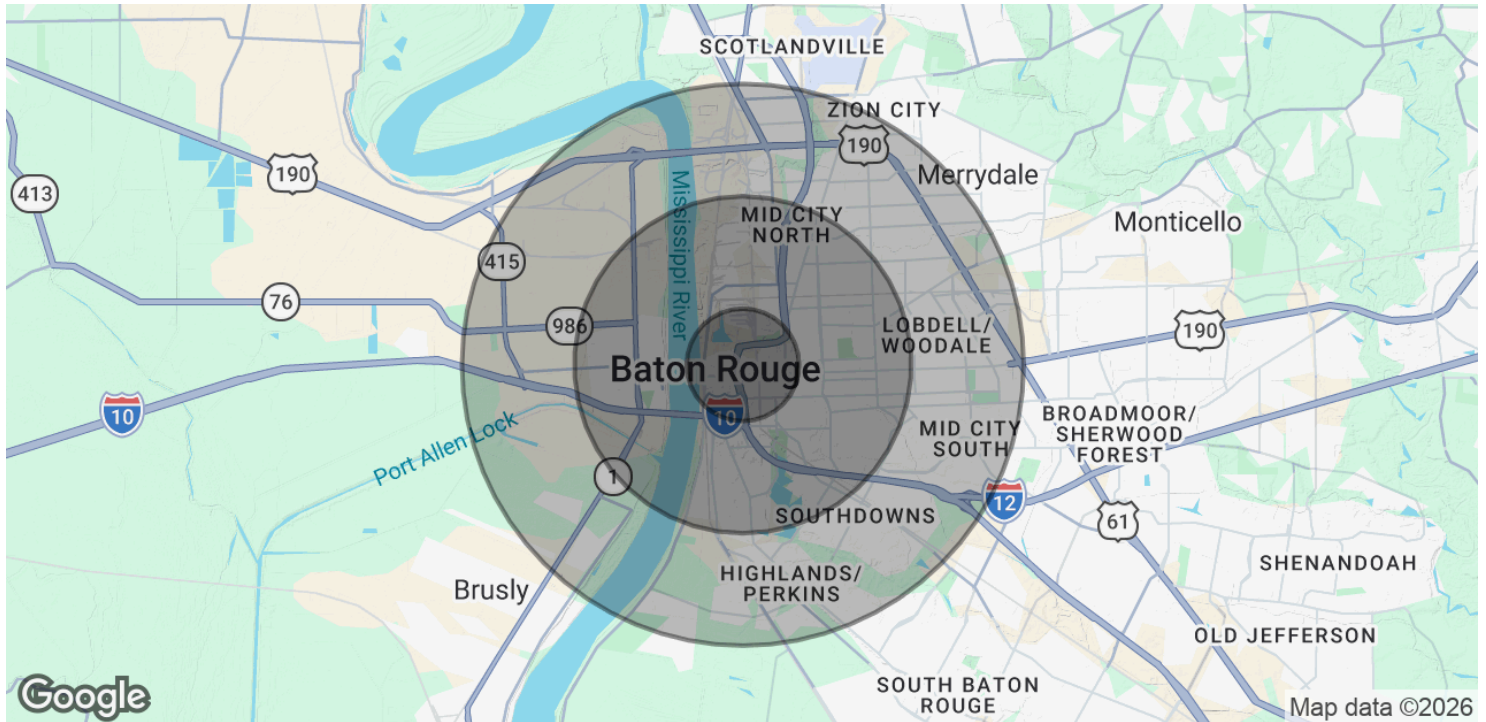
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DEMOGRAPHICS
FREE-STANDING - MAIN, 11TH AND NORTH STREET FRONTAGE
1037 MAIN ST., BATON ROUGE, LA 70802

26,929 SF



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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