

For Sale

FORMER BANK BRANCH

11880 GREENWELL SPRINGS RD, BATON ROUGE, LA 70814

\$335,000



PROPERTY INFO:

- 2,675 +/- Square Feet
- 0.71 Acre Site
- Signalized intersection on Greenwell Springs Rd and Monticello Blvd
- 19,300 Average Daily Traffic on Greenwell Springs Road
- Former Bank Branch with 4 Drive Thru Lanes plus separate ATM

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com

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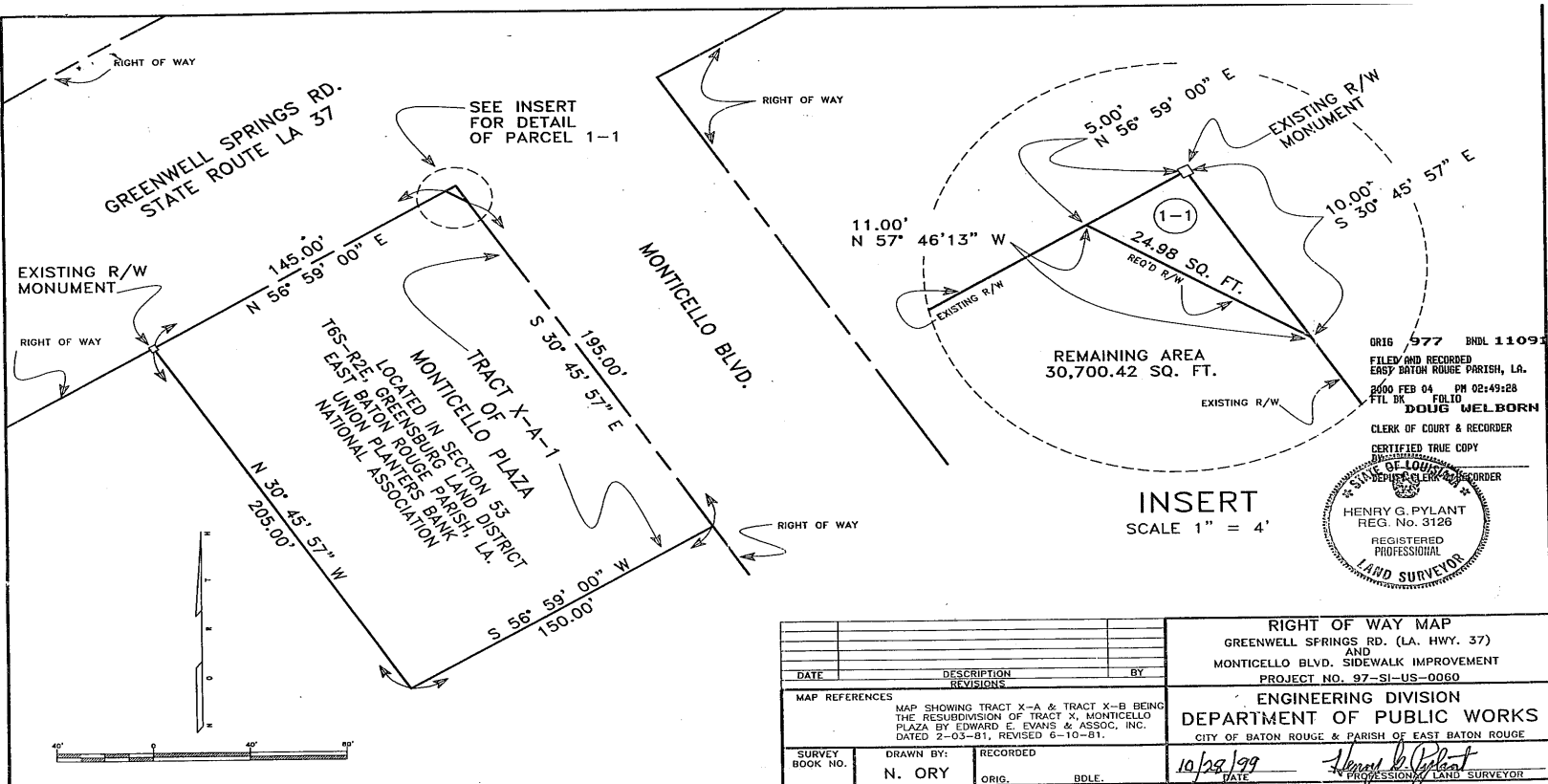
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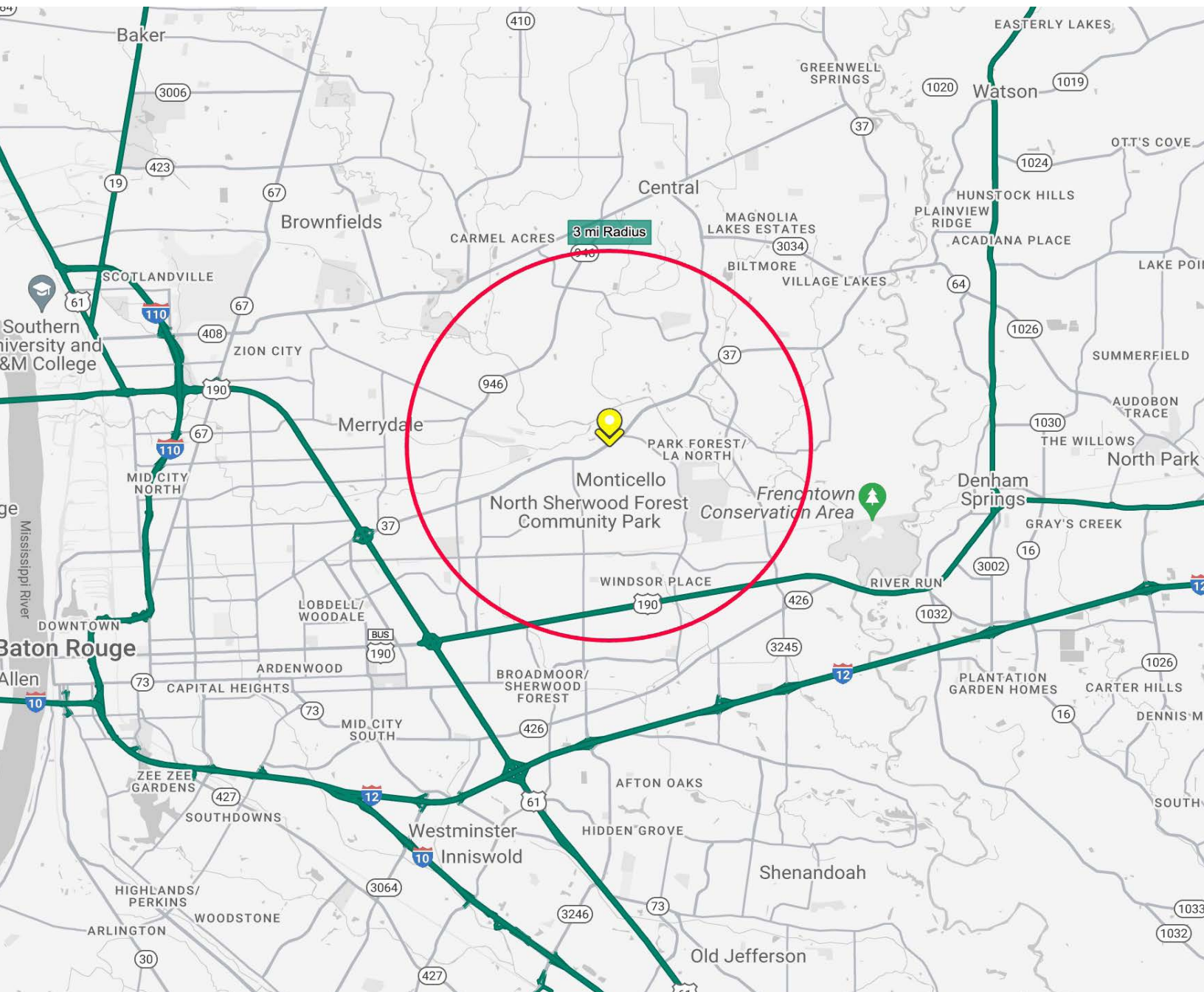


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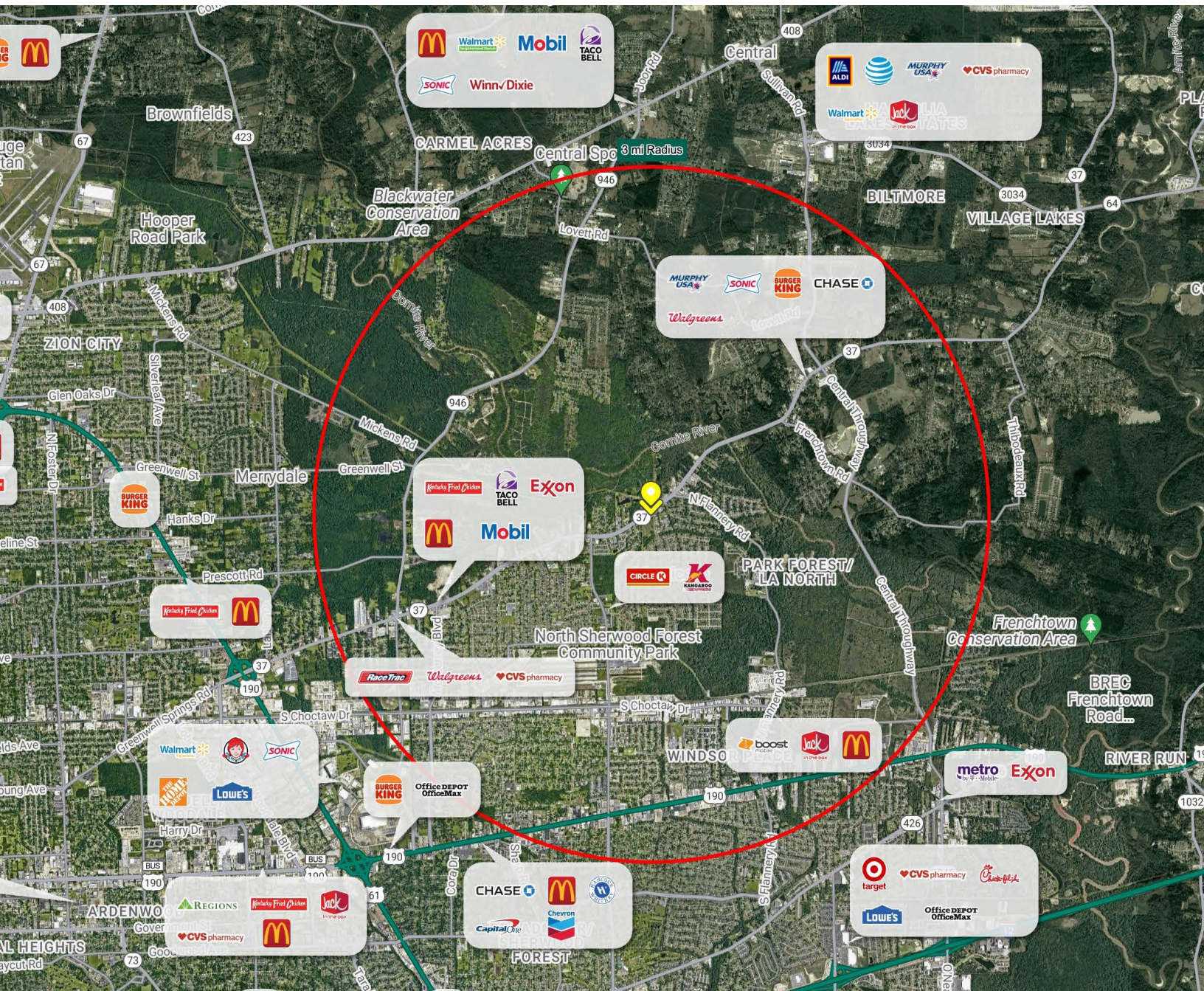
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	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2023 Estimated Population	5,666	35,863	115,644
2028 Projected Population	5,617	35,541	114,387
2020 Census Population	5,767	36,240	116,716
2010 Census Population	5,676	37,810	118,704
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	-	-0.4%	-0.2%
2023 Median Age	36.4	36.0	35.7
HOUSEHOLD			
2023 Estimated Households	2,071	13,236	45,494
2028 Projected Households	2,012	12,859	44,081
2020 Census Households	2,075	13,209	45,398
2010 Census Households	1,976	13,540	45,191
Projected Annual Growth 2023 to 2028	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2023	0.4%	-0.2%	-
RACE & ETHNICITY			
2023 Estimated White	13.1%	29.4%	34.4%
2023 Estimated Black or African American	83.1%	60.4%	55.5%
2023 Estimated Asian or Pacific Islander	1.1%	3.8%	3.6%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
2023 Estimated Other Races	2.4%	6.3%	6.3%
2023 Estimated Hispanic	2.4%	6.2%	6.1%
INCOME			
2023 Estimated Average Household Income	\$64,597	\$75,444	\$79,194
2023 Estimated Median Household Income	\$58,813	\$65,557	\$64,983
2023 Estimated Per Capita Income	\$23,609	\$27,929	\$31,276
EDUCATION (25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.7%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	7.2%	7.2%
2023 Estimated High School Graduate	30.1%	33.8%	30.3%
2023 Estimated Some College	27.5%	23.5%	24.2%
2023 Estimated Associates Degree Only	5.1%	5.0%	5.8%
2023 Estimated Bachelors Degree Only	15.6%	16.6%	18.6%
2023 Estimated Graduate Degree	13.0%	10.2%	10.6%
BUSINESS			
2023 Estimated Total Businesses	219	1,764	6,120
2023 Estimated Total Employees	1,431	12,888	48,883
2023 Estimated Employee Population per Business	6.5	7.3	8.0
2023 Estimated Residential Population per Business	25.8	20.3	18.9

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