

**8428 Scotland Ave**  
**Baton Rouge, LA 70807**

## PROPERTY SUMMARY



## Property Description

Approx. 3,180 SF commercial building fronting Scotland Avenue adjacent to Southern University. Property is suitable for retail, restaurant, or entertainment concepts, benefitting its university-adjacent location. The building interior is currently in shell condition, ready for tenant or owner specific buildout. The Property is bank-owned - please contact for additional details.

## Highlights

- Adjacent to Southern University
- Opportunity for Retail, Restaurant, Or Entertainment Concept
- Excellent Street-Front Visibility

## Offering Summary

Sale Price:	\$175,000
Building Size:	3,180 SF
Lot Size:	5,280 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,111	9,831	31,550
Total Population	6,472	28,925	85,317
Average HH Income	\$51,351	\$46,250	\$52,098

## Bryant Butler

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