

INDUSTRIAL PROPERTY FOR SALE
JULY 2025

2215 KING ARTHUR BLVD

BATON ROUGE, LA

stirling





PROPERTY DESCRIPTION

This property presents a compelling investment or owner-user opportunity in a well-trafficked commercial pocket of Baton Rouge. 2215 King Arthur Blvd is being offered for sale as a standalone building with long-term potential for redevelopment or adaptive reuse. Whether you're expanding a business or entering the market for the first time, this site offers affordability, location strength, and upside through repositioning or leasing. Its proximity to both residential neighborhoods and key arterials enhances its long-term value.

PROPERTY HIGHLIGHTS

- Standalone commercial building in established Baton Rouge submarket
- Located just off S Harrels Fairy Road with excellent accessibility
- Ideal for Industrial or service-based businesses
- +/- .30 acre laydown yard for ample storage
- Significant portion of the building is climate-controlled, providing flexibility for various storage and operational needs

LOCATION DESCRIPTION

Strategically located just off S Harrels Fairy Road and near Sherwood Forest Blvd, 2215 King Arthur Blvd benefits from strong connectivity to major Baton Rouge thoroughfares. The property is surrounded by dense residential communities, retail centers, and schools, making it an ideal location for service-based businesses or offices looking to tap into steady local demand. The area offers strong population density, consistent traffic, and continued commercial growth.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	30,976 SF
Building Size:	10,000 SF
Zoning:	C1



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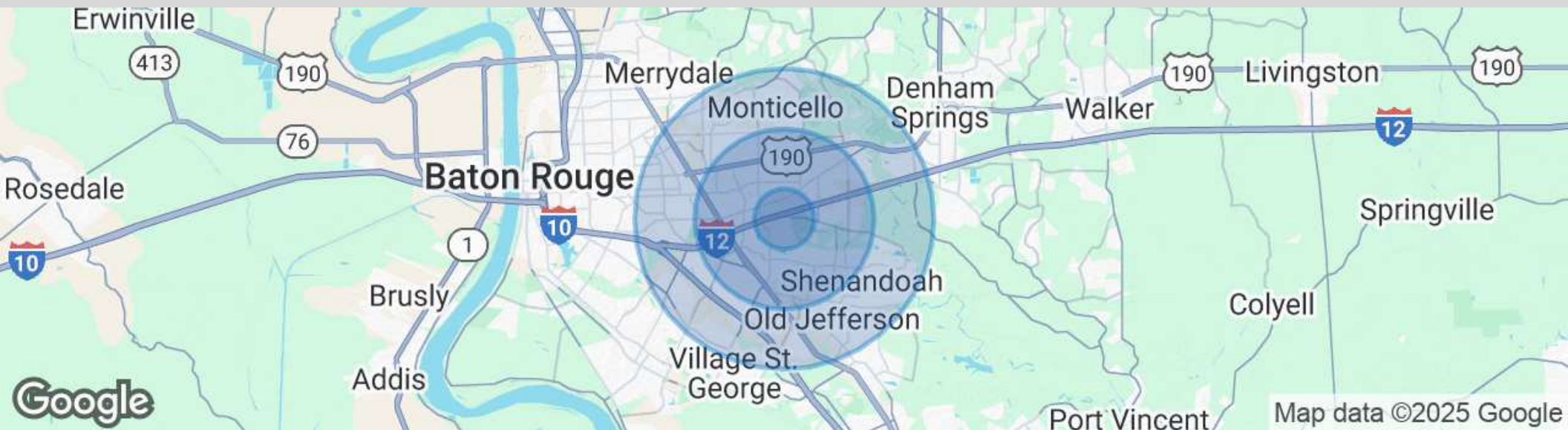
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,503	87,752	168,673
Average Age	36	39	40
Average Age (Male)	35	38	38
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,778	36,233	70,494
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$73,499	\$86,258	\$93,335
Average House Value	\$247,405	\$249,245	\$299,503

Demographics data derived from AlphaMap