



# FOR SALE

PRIME CORNER INVESTMENT OPPORTUNITY  
O'NEAL & FLORIDA

## PROPERTY INFORMATION

**LIST PRICE:** \$899,000 (\$179.80/SF)

### PROPERTY ADDRESS

15840 FLORIDA BLVD, BATON ROUGE, LA 70819  
15848 FLORIDA BLVD, BATON ROUGE, LA 70819

**BUILDINGS:** 2  
**TOTAL BUILDING SF:** 5,000 SF  
**TRACTS:** 2  
**TOTAL ACREAGE:** 0.85 ACRES



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# PROPERTY OVERVIEW

## Prime Corner Investment Opportunity – O’Neal & Florida

15840 Florida Blvd & 15848 Florida Blvd | Baton Rouge, LA

This offering presents a unique opportunity to acquire a highly visible commercial property located near the intersection of O’Neal Lane and Florida Boulevard, one of Baton Rouge’s most active commercial corridors.

The property consists of two adjacent tracts totaling approximately  $\pm 0.85$  acres with two metal buildings totaling approximately  $\pm 5,000$  square feet, offered together as a single investment opportunity at 15840 Florida Blvd and 15848 Florida Blvd. The property is currently fully leased to an automotive sales and repair tenant, providing immediate in place income.

While the existing tenant provides stable cash flow that helps support the asking price, the long term value of the property lies in the highly visible corner location and redevelopment potential. As the Florida Boulevard corridor continues to evolve, the site offers flexibility for future owner user occupancy, redevelopment, or repositioning when the opportunity presents itself.

Positioned along Florida Boulevard with traffic counts of approximately 35,000 vehicles per day, the property benefits from excellent visibility and convenient access to Interstate 12, providing strong connectivity between Baton Rouge and Denham Springs, while remaining close to the O’Neal Lane and Central Thruway commercial corridor and nearby medical and retail amenities.

This opportunity allows investors to secure a well located commercial corner with current income and long term development upside in one of Baton Rouge’s most established commercial corridors.

### Highlights

- Two adjacent parcels totaling  $\pm 0.85$  acres.
- Two buildings totaling  $\pm 5,000$  SF.
- Fully leased to automotive sales and repair tenant.
- Buy and hold investment with redevelopment potential.
- Prime location near O’Neal Lane & Florida Boulevard.
- Approximately 35,000 vehicles per day along Florida Blvd.
- Strong visibility along major Baton Rouge commercial corridor.
- Yard space suitable for automotive, contractor, or service uses.
- Convenient access to Interstate 12 with connectivity between Baton Rouge and Denham Springs.

