

FOR SALE

SUMMARY

- 5,000 SF Total (2 buildings)
- 0.85 Acres Total (2 Tracts)

PROPERTY DESCRIPTION

The property consists of two adjacent tracts totalling approximately ± 0.85 acres with two metal buildings totalling 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.

LIST PRICE

- \$899,000 (\$179.80/SF)

PROPERTY HIGHLIGHTS

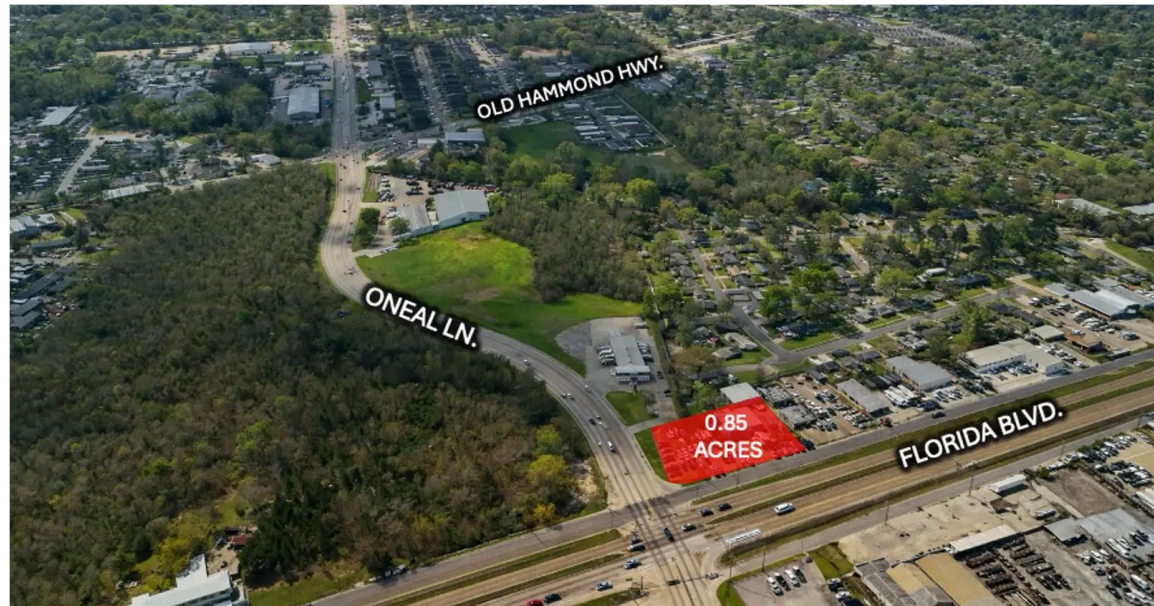
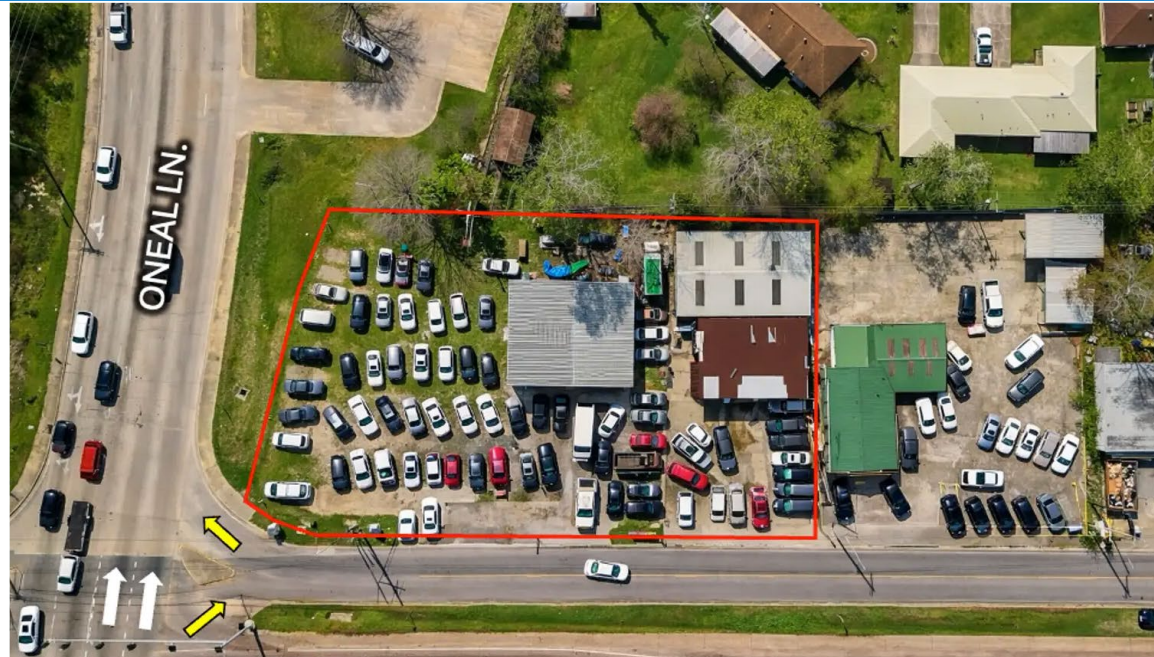
- Fully leased to automotive sales and repair tenant.
- Buy and hold investment with redevelopment potential.
- Prime location near O'Neal Lane & Florida Boulevard.
- Yard space suitable for automotive, contractor, or service uses

TRAFFIC COUNTS (ADT 2025)

- Florida Boulevard: 17,035
- O'Neal Lane: 24,478

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,060	45,391	135,301
Avg. HH Income	\$91,790	\$90,278	\$101,150



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