

RETAIL FOR SALE FREE STANDING RETAIL BUILDING

8602 Greenwell Springs Rd. , Baton Rouge, LA 70814



PROPERTY DESCRIPTION

The subject property is a 2,000 SF, free standing retail building located on the south side of Greenwell Springs Road just east of the Greenwell Springs - Airline Hwy. intersection. The subject property is on a corner lot that measures 0.48 acres. Previously operated as a local food mart.

PROPERTY HIGHLIGHTS

- Centrally located within the Baton Rouge MSA
- Excellent Access and Visibility
- Great connectivity to Airline Hwy., Choctaw Drive, and Florida Blvd.
- Ideal for owner/occupant
- Convenient Access to North Baton Rouge and City of Central

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	0.48 Acres
Building Size:	2,000 SF

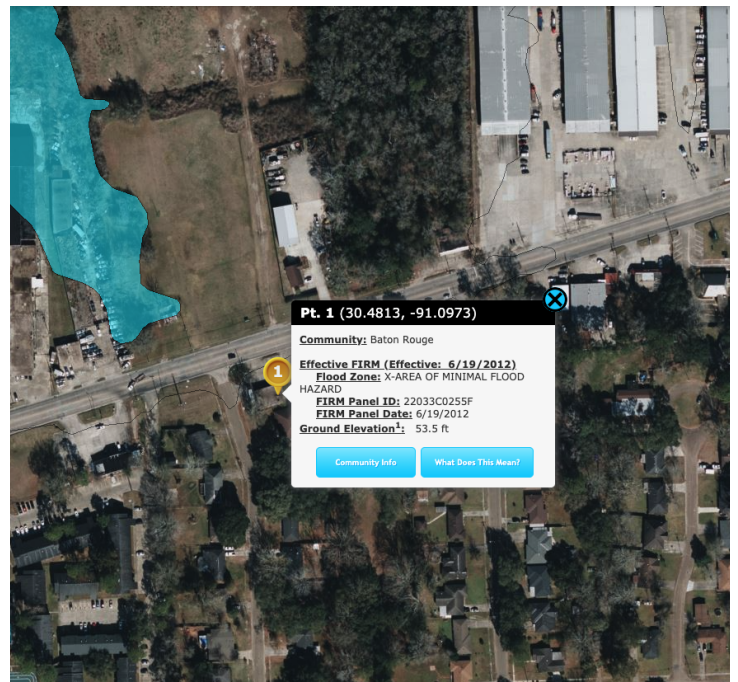
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,510	7,875	31,286
Total Population	2,215	11,828	56,825
Average HH Income	\$64,530	\$65,020	\$63,041

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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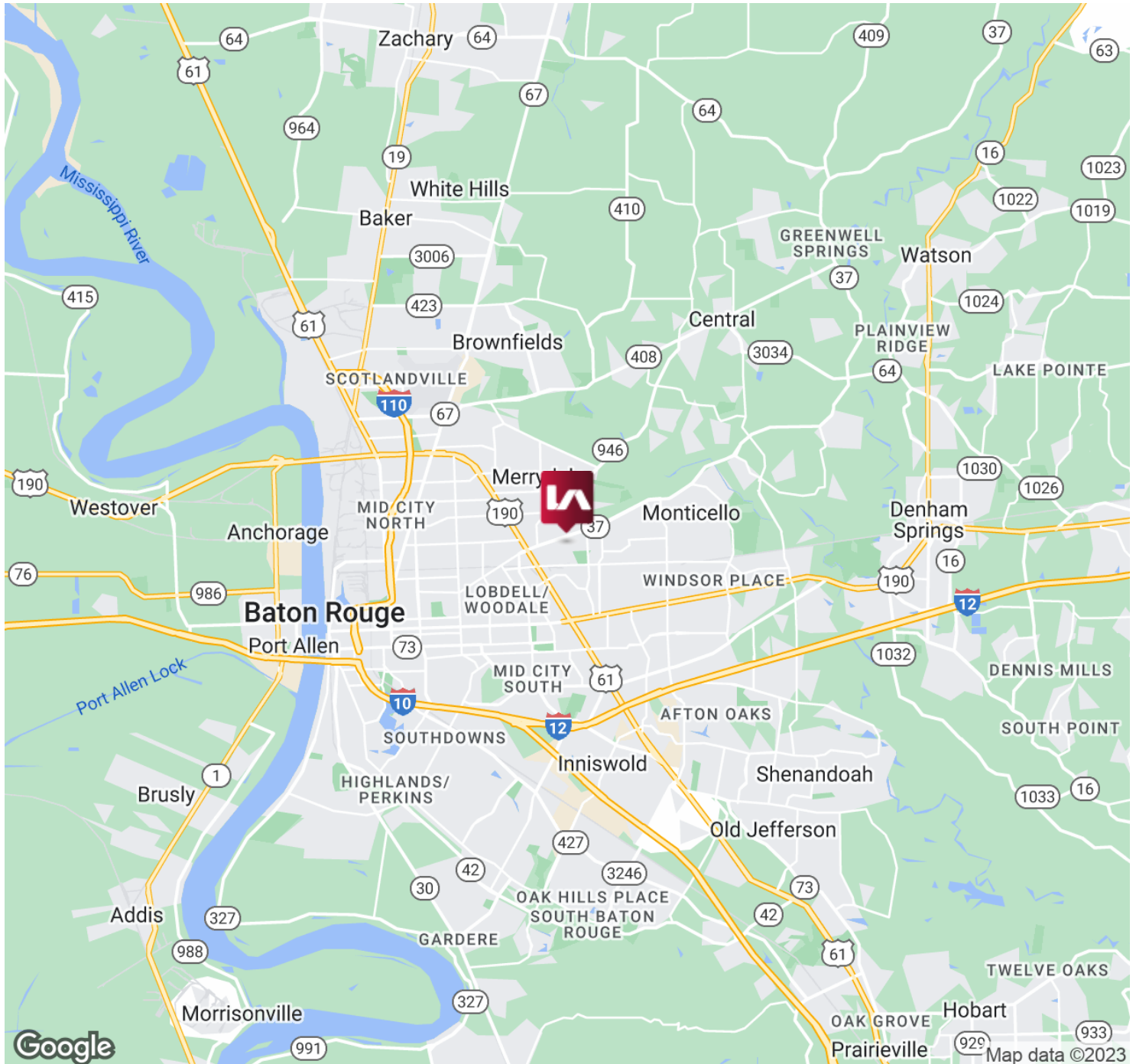


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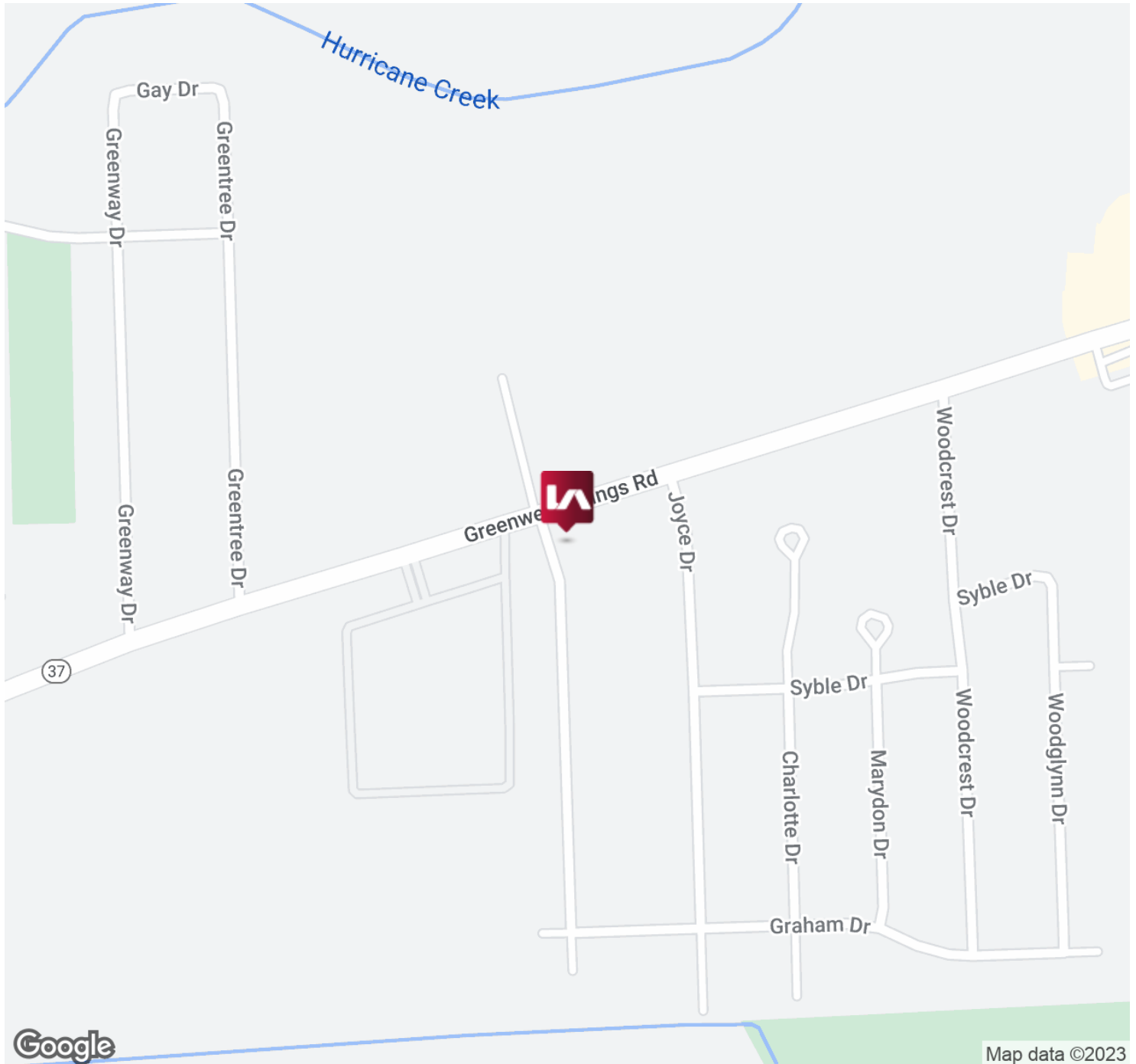


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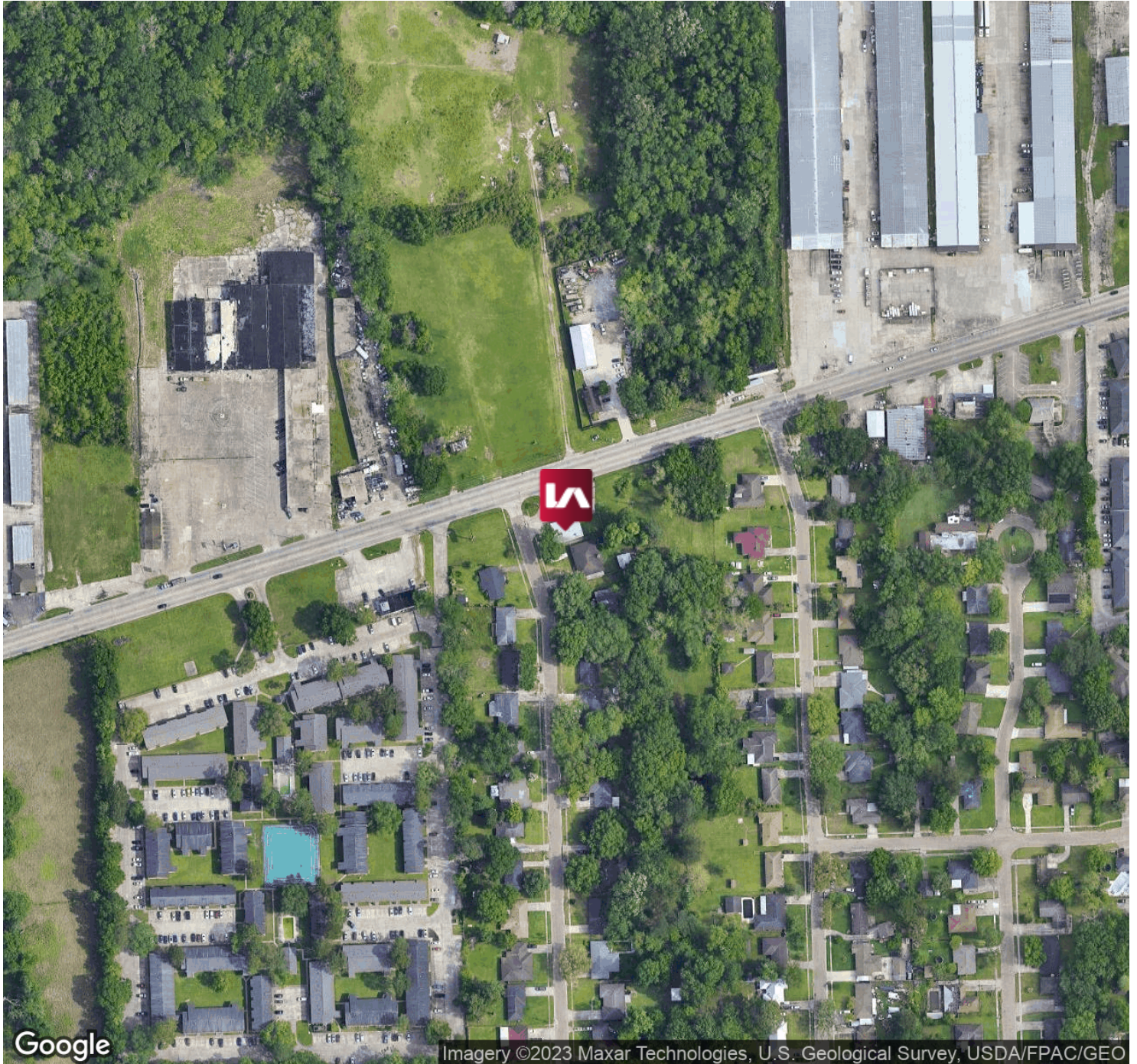
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

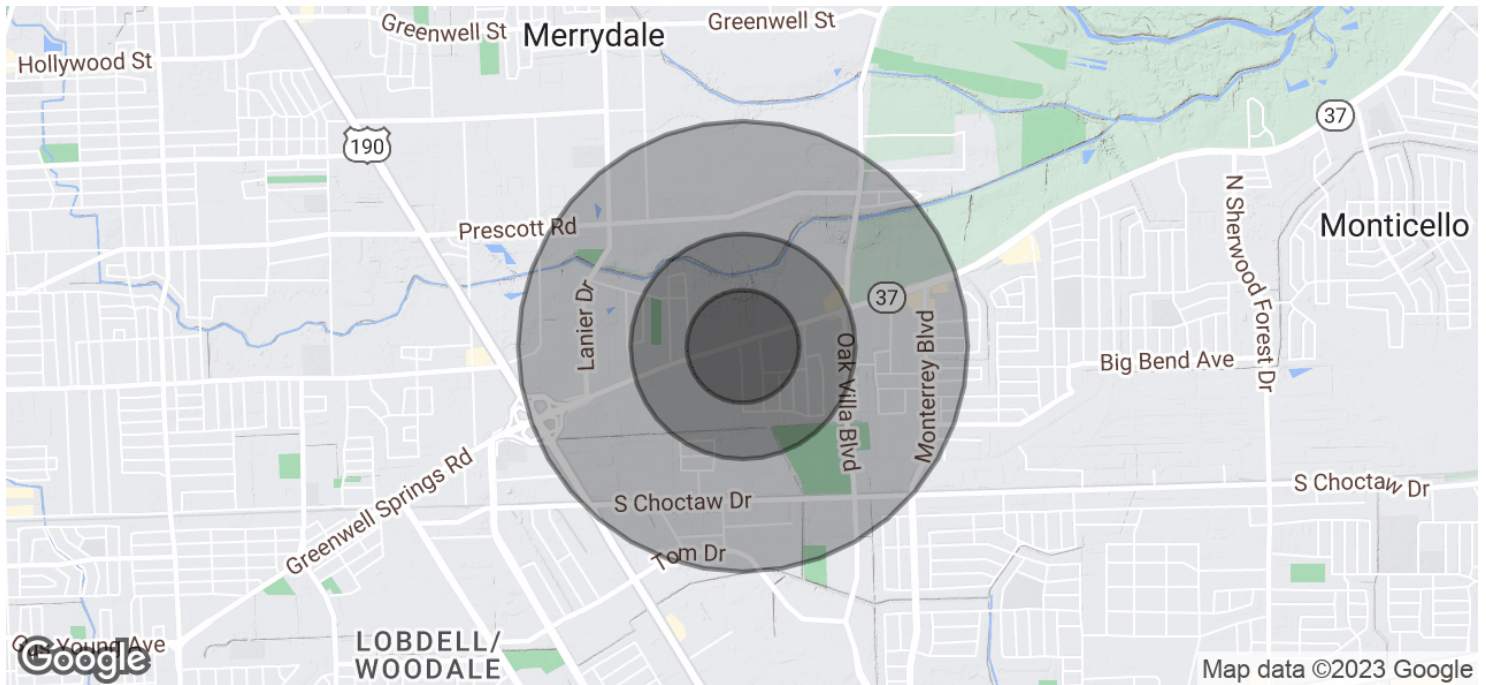


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,215	11,828	56,825
Average Age	36.8	43.2	39.8
Average Age (Male)	39.7	39.7	38.2
Average Age (Female)	36.6	43.8	39.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,510	7,875	31,286
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$64,530	\$65,020	\$63,041
Average House Value	\$367,985	\$309,777	\$277,341

* Demographic data derived from 2020 ACS - US Census

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