

*For Sale*

# KORNMEYER PLAZA LOT FOR SALE

## LOBDELL BOULEVARD BATON ROUGE, LA 70802

**\$7.50/SF**



## PROPERTY HIGHLIGHTS

- 29,316 SF
- 584 Lobdell Blvd. Baton Rouge, La 70802
- Lot located next door to the Pelican State Credit Union
- Across from local Cox Communications headquarters.
- Seeing an average daily traffic count of 15,949.

CHARLIE COLVIN c [225] 202-0668 | charlie@momentum-commercial.com  
CLAY FURR c [225] 229-0753 | clay@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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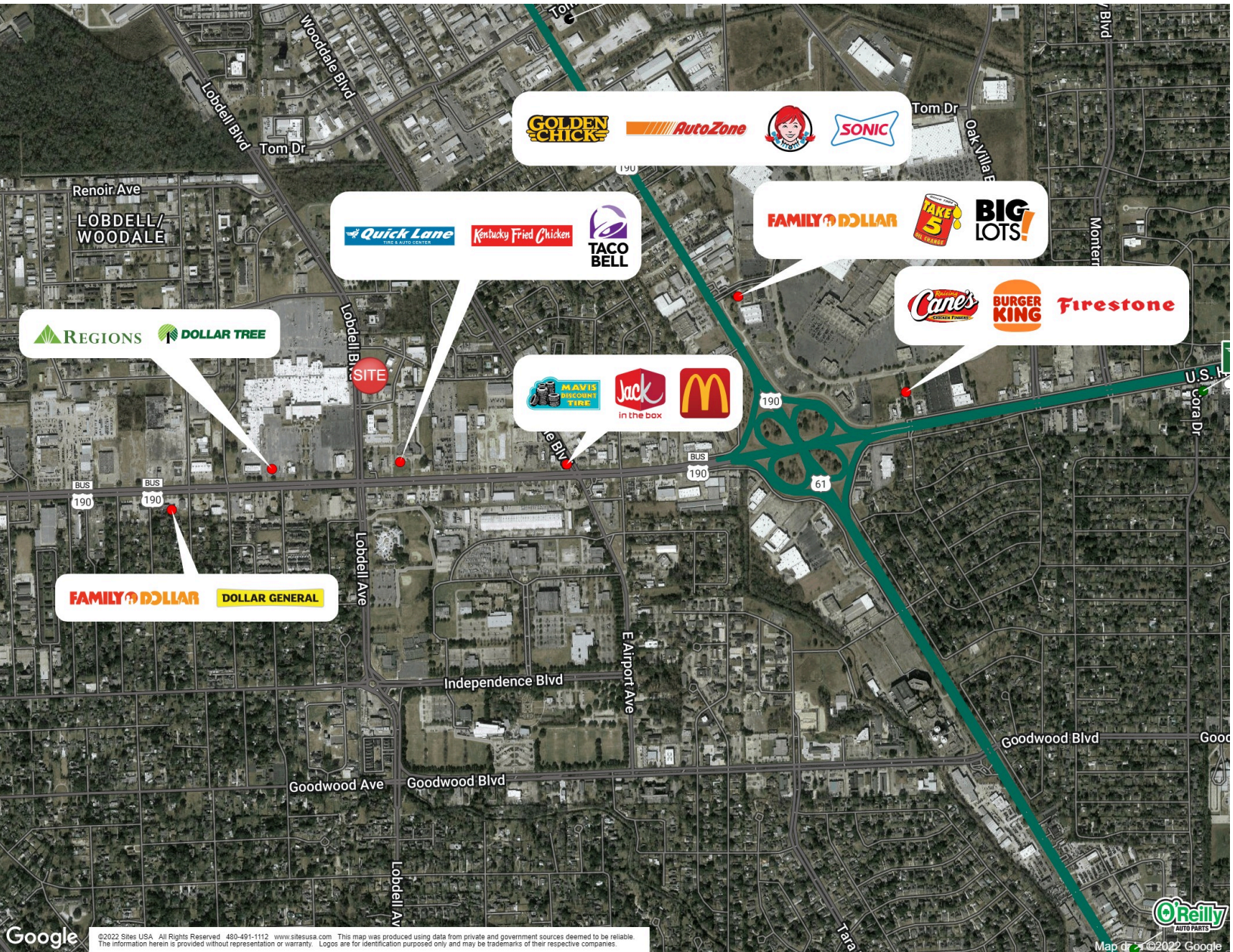
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### Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 30.4557/-91.1118

646 Lobdell Blvd Baton Rouge, LA 70806	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	9,221	74,030	207,721
2026 Projected Population	9,025	72,572	203,578
2020 Census Population	9,297	74,086	207,049
2010 Census Population	9,481	78,818	210,486
Projected Annual Growth 2021 to 2026	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2021	-0.2%	-0.6%	-0.1%
2021 Median Age	33.7	36.2	34.7
<b>Households</b>			
2021 Estimated Households	4,193	31,804	84,933
2026 Projected Households	4,170	31,710	84,692
2020 Census Households	4,237	31,844	84,895
2010 Census Households	4,156	32,826	84,864
Projected Annual Growth 2021 to 2026	-0.1%	-	-
Historical Annual Growth 2010 to 2021	-	-0.3%	-
<b>Race and Ethnicity</b>			
2021 Estimated White	19.7%	31.0%	31.0%
2021 Estimated Black or African American	70.0%	58.5%	54.7%
2021 Estimated Asian or Pacific Islander	1.9%	2.4%	5.7%
2021 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2021 Estimated Other Races	8.1%	7.9%	8.3%
2021 Estimated Hispanic	7.1%	6.7%	7.1%
<b>Income</b>			
2021 Estimated Average Household Income	\$39,012	\$73,457	\$71,445
2021 Estimated Median Household Income	\$33,179	\$54,692	\$54,569
2021 Estimated Per Capita Income	\$17,927	\$31,699	\$29,453
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	6.5%	3.0%	3.3%
2021 Estimated Some High School (Grade Level 9 to 11)	16.1%	8.6%	8.1%
2021 Estimated High School Graduate	30.7%	29.0%	28.6%
2021 Estimated Some College	23.1%	23.1%	22.6%
2021 Estimated Associates Degree Only	4.4%	4.8%	4.9%
2021 Estimated Bachelors Degree Only	12.1%	19.7%	19.7%
2021 Estimated Graduate Degree	7.0%	11.9%	12.7%
<b>Business</b>			
2021 Estimated Total Businesses	991	5,872	14,090
2021 Estimated Total Employees	10,988	71,570	184,453
2021 Estimated Employee Population per Business	11.1	12.2	13.1
2021 Estimated Residential Population per Business	9.3	12.6	14.7

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