



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



DOWNTOWN MID-CITY REDEVELOPMENT OPPORTUNITY

**2008 & 1952 North St. Baton
Rouge, LA 70802**

CARMEN AUSTIN, MBA, CCIM
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

DOWNTOWN / MID-CITY REDEVELOPMENT OPPORTUNITY

2008 & 1952 NORTH ST., BATON ROUGE, LA 70802

6,800 SF AVAILABLE



OFFERING SUMMARY

Sale Price:	\$1,070,880
Building Size:	6,800 SF
Lot Size:	1.87 +/- Acres
Zoning:	C-2 CAB-2

PROPERTY HIGHLIGHTS

- Mid-City Redevelopment Opportunity located in government designated Opportunity Zone with historic buildings on site. Perfect for many uses and poised for redevelopment.
- Come discover this "URBAN OASIS" consisting of practically one-half city block located in the heart of Baton Rouge's charmed Mid-City with easy access to Downtown, both I-10 and I-110, historic Spanish Town, the Garden District and esteemed Sacred Heart Catholic Church campus and famed historic Magnolia Cemetery. This one of a kind property consists of Seven (7) city lots zoned C-2 and CAB-2 in Flood Zone X totaling +/- 1.87 Acres with frontage and access via Main St., North St. and Scenic Hwy.

PROPERTY HIGHLIGHTS

- Property consists of 7 lots and two (2) commercial buildings including the infamous and historic Chris's Bar established in the 1880's and "Home of the Fishbowl" as well as the setting for famous Hollywood movie film locations such as "Pitch Perfect" filmed in Baton Rouge. Historic bar building consists of +/- 2,800 SF of bar area plus mezzanine area with antique tin ceiling tiles throughout. Building is solid brick with one sliding/rollup door and hood vent. Property is zoned CAB-2 and may operate as a bar.
- This historic building is surrounded by a secured and hidden secret gem of green-space with is landscaped with hearty tropical vegetation, mature foliage, palm trees and greenery perfect for envisioning a "beer garden" or Spanish courtyard or mixed-use development with providing ample green space in an urban environment.
- There is also a functioning +/- 4,000 SF industrial warehouse building and secured yard perfect for storage or manufacturing and which includes a 1 bedroom second story loft for city dwelling. Lots of area for parking.
- Finally, this property includes a hard corner commercially zoned lot totaling 120' x 240' with excellent visibility along high traffic Main St. with 240' of frontage along Scenic Hwy. and 120' of frontage along Main St. perfect for many retail uses. Several adjoining and surrounding properties in this quickly transitioning and gentrifying district are additionally available as well to provide even more opportunities for expansions and projects.

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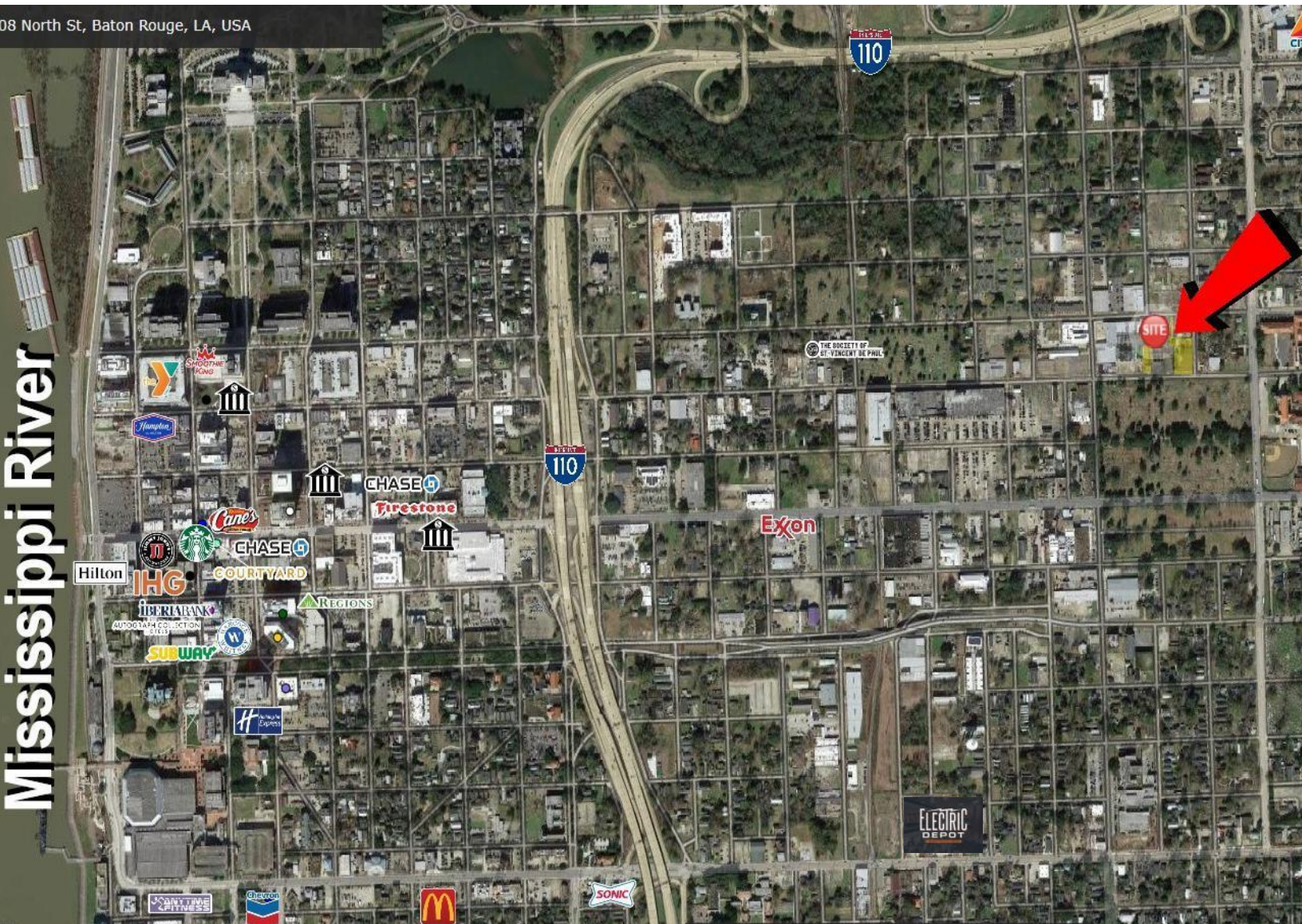
FOR SALE

RETAIL MAP

2008 & 1952 NORTH ST., BATON ROUGE, LA 70802

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08 North St, Baton Rouge, LA, USA



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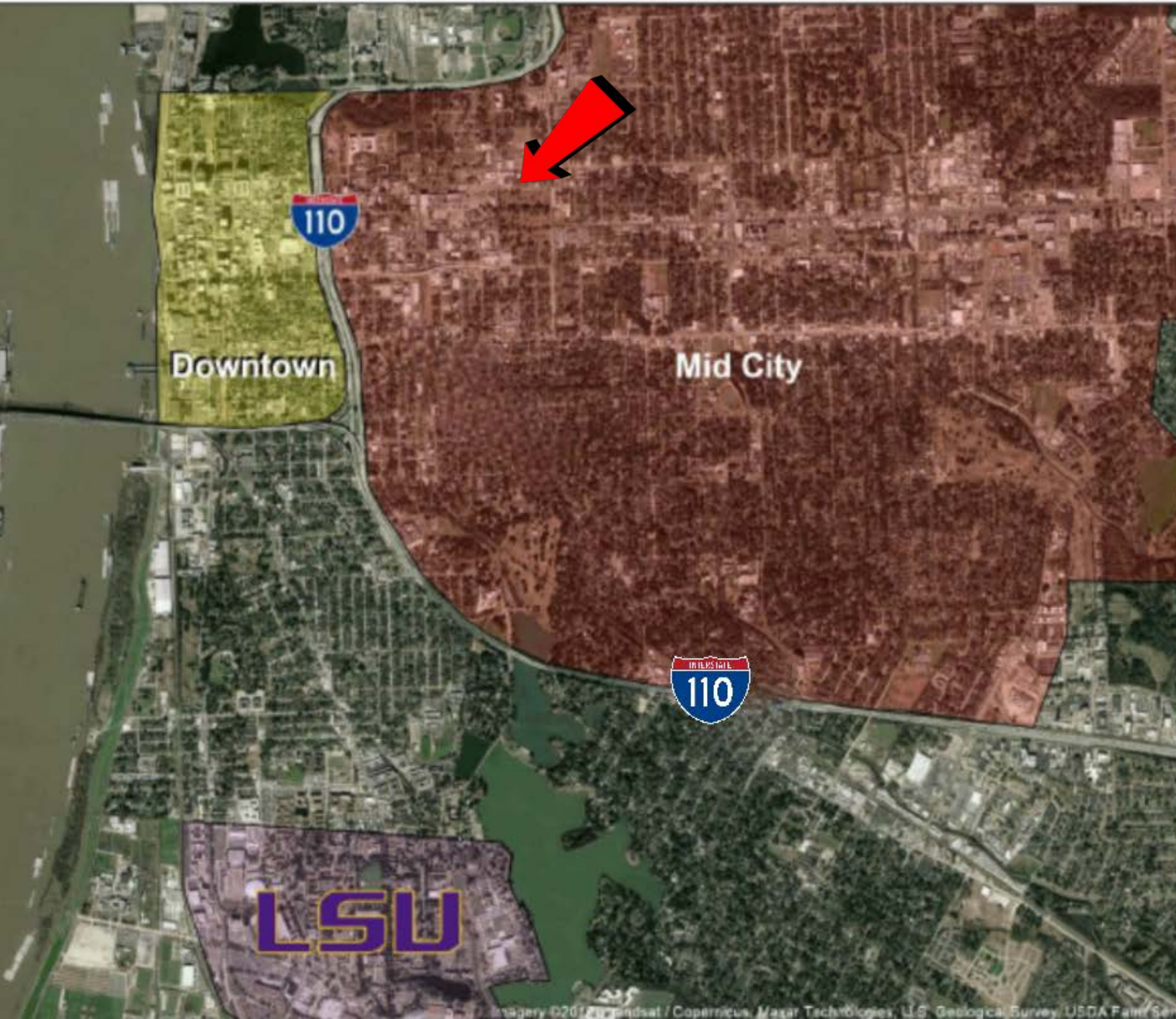
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REGIONAL MAP

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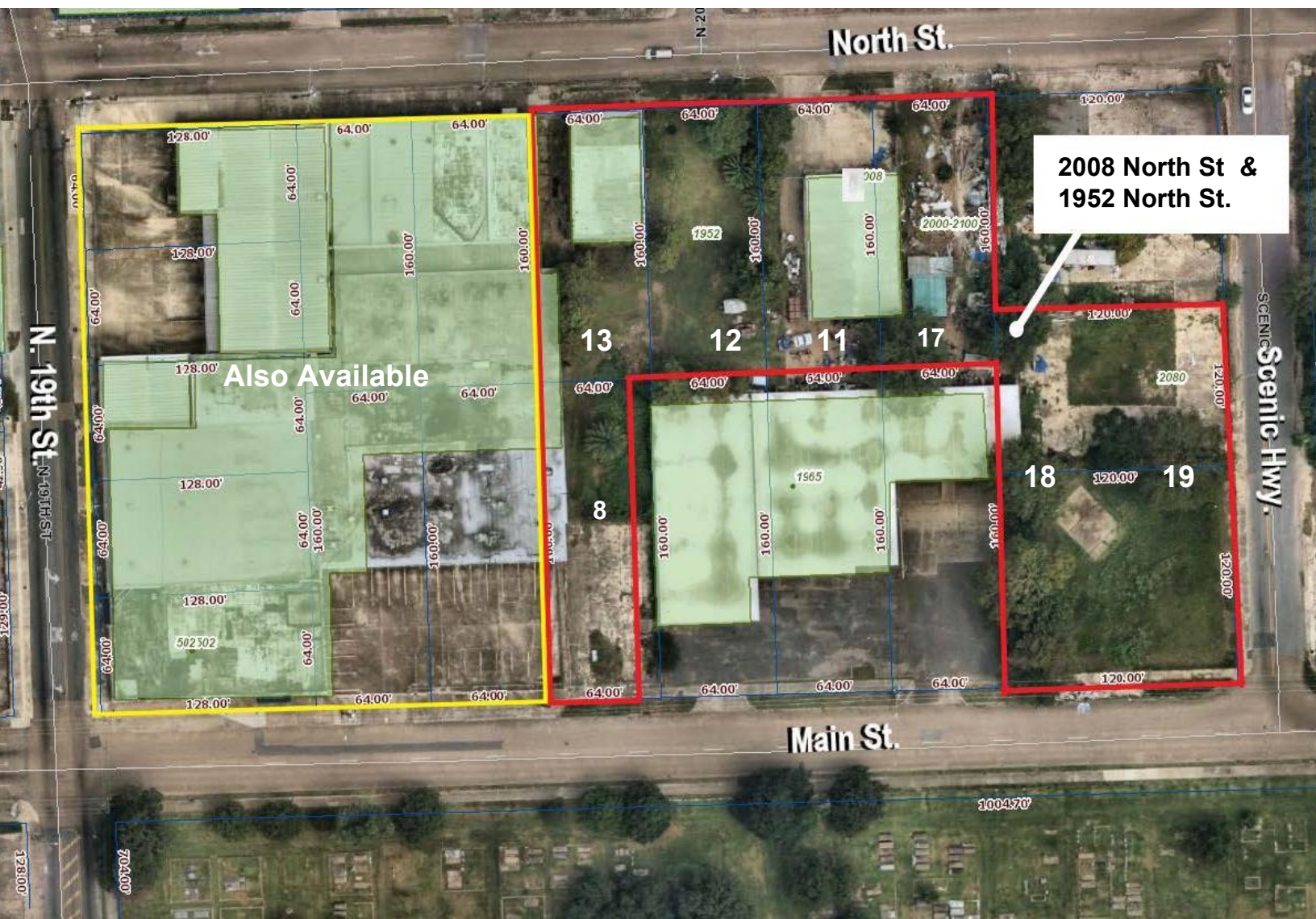
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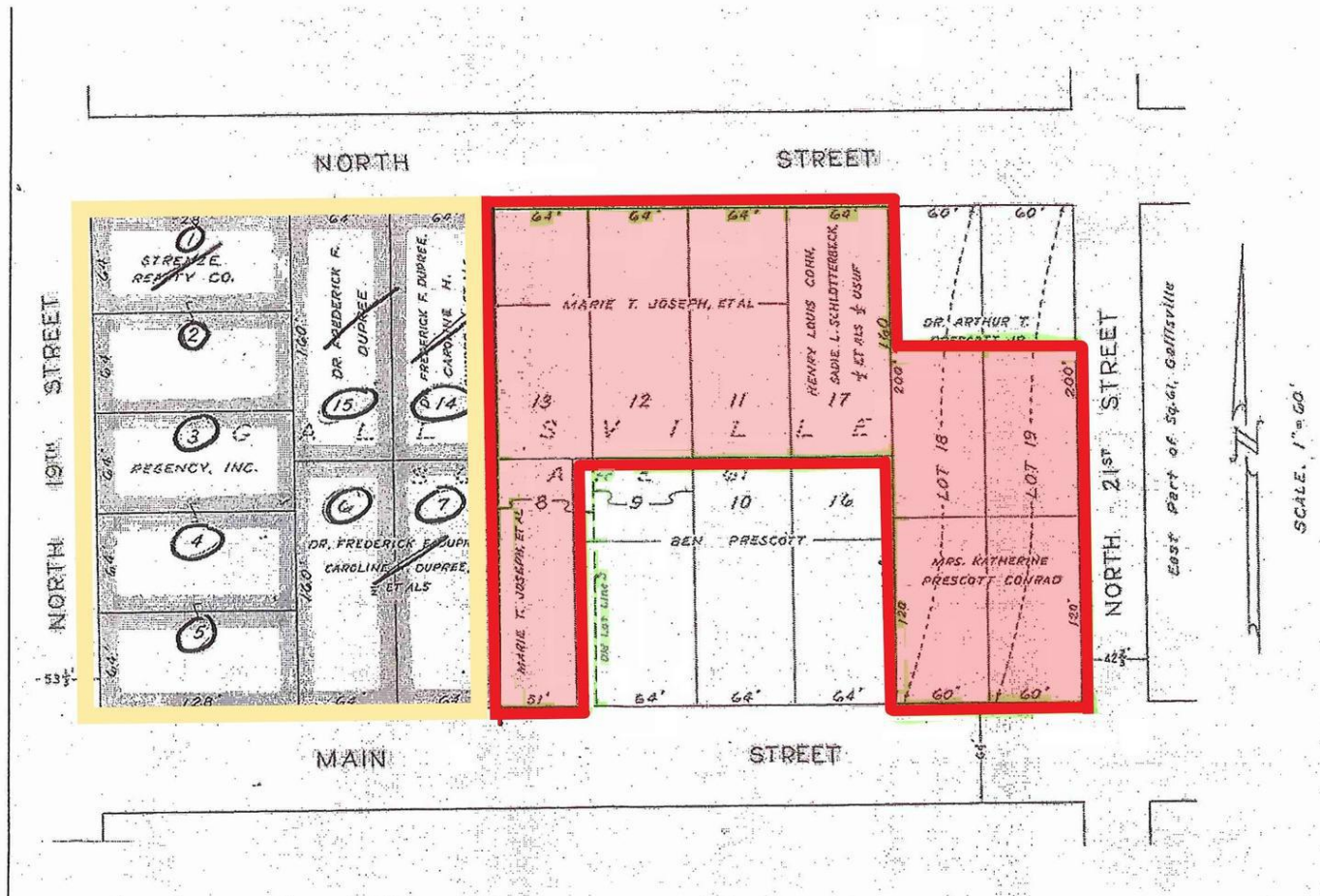
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SITE PLAN

2008 & 1952 NORTH ST., BATON ROUGE, LA 70802

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Site Plan: 2008 & 1952 North St.
6,800 SF on 1.87 +/-1 Acres

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AERIAL OVERVIEW

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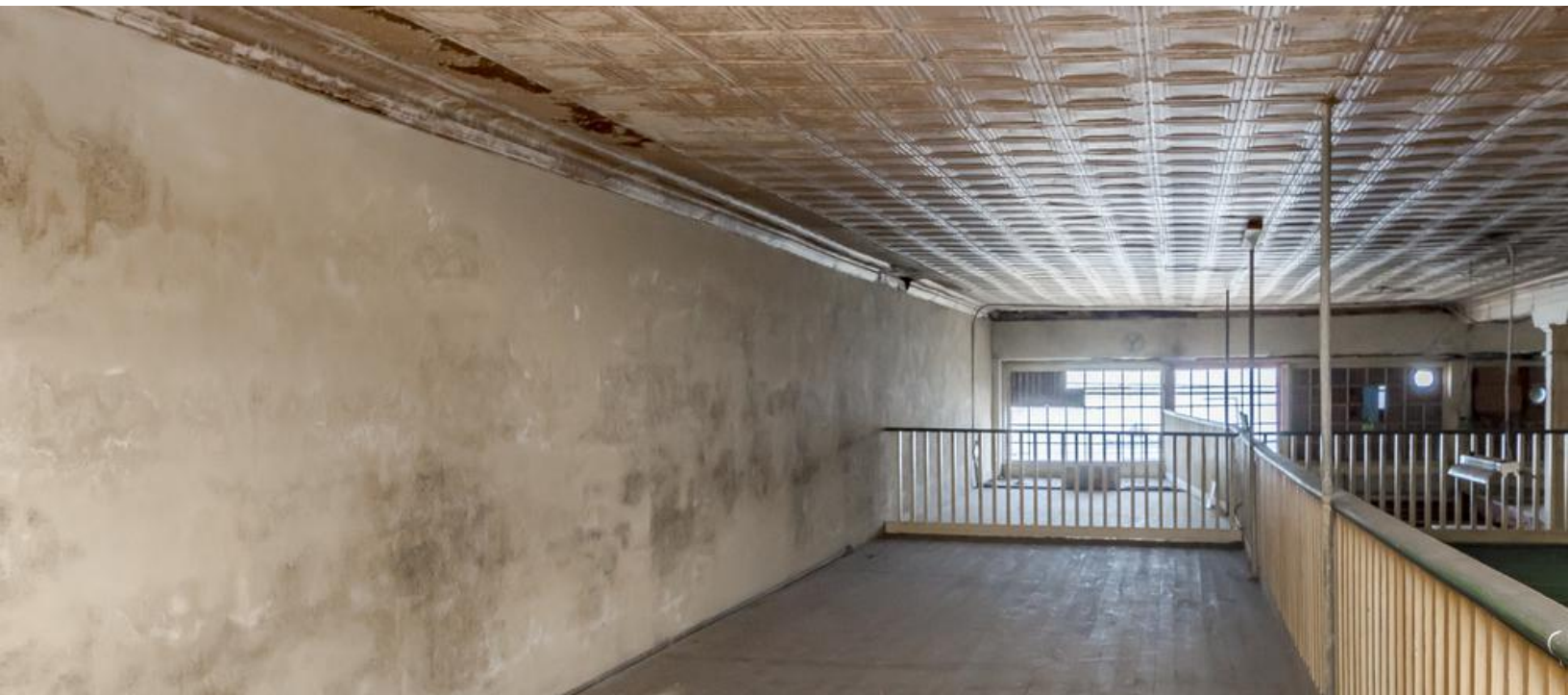
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CORNER LOT (SCENIC HWY. & MAIN ST.)

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EXISTING vs. POTENTIAL

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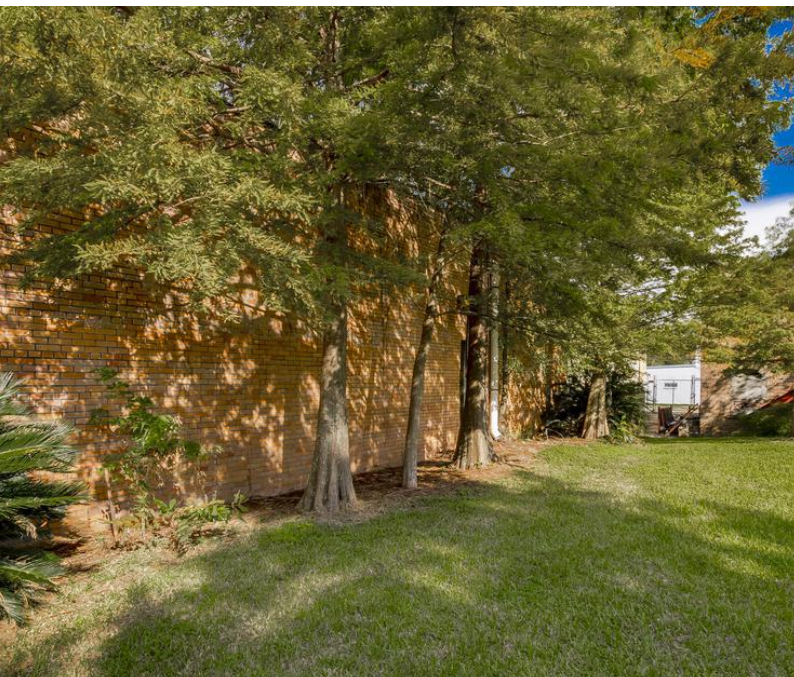


Subject Property

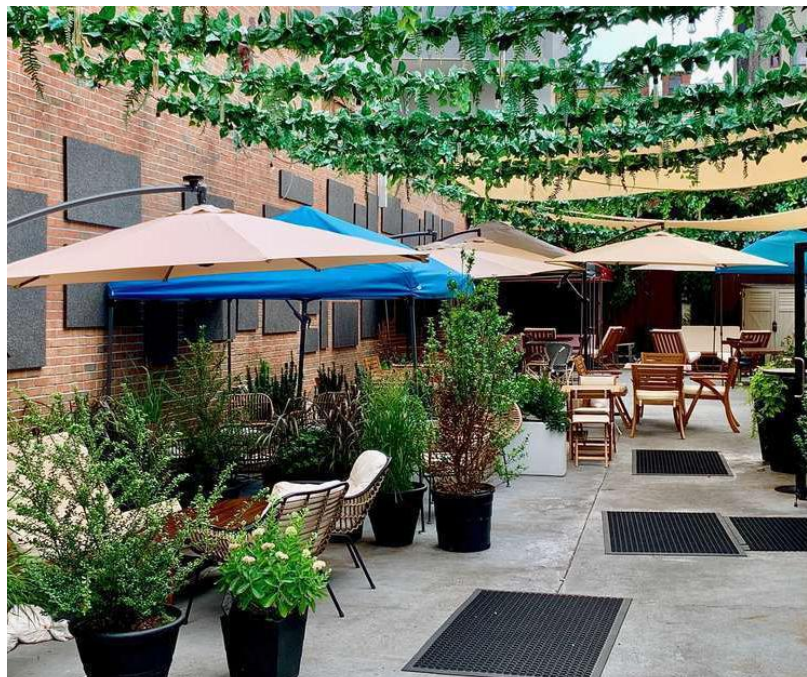


Potential

Photo: marylyonarts.com_lovely-outdoor-dining-spots-in-nyc_mediterranean-house-design



Subject Property



Potential

Photo: Thrillist_patio

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EXISTING vs.POTENTIAL

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Subject Property



Potential

Photo: Pin on Beer Garden_Pinterest



Subject Property



Potential

Photo: Chicagos Classic Restaurant Patios_Eater Chicago

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EXISTING vs. POTENTIAL

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Subject Property



Potential

photo: Eater DC's, elrey9



Subject Property



Potential

Photo: AmandaBurkeonTwitter

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EXISTING vs. POTENTIAL

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Subject Property



Potential

Photo: roubourbon_mezzanine-31



Subject Property



Potential

Photo: chicagoparent_chicago-park-district-movies-in-the-park

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MOVIE SCENES / HOLLYWOOD SOUTH

2008 & 1952 NORTH ST., BATON ROUGE, LA 70802

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Subject Property



Film: Pitch Perfect™

Photo: www.pinterest.jp



Subject Property



Film: Pitch Perfect™

Photo: pitch-perfect.fandom.com

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MOVIE SCENES / HOLLYWOOD SOUTH

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Subject Property



Movie: Pitch Perfect™

Photo: toturiD



Subject Property



Movie: Pitch Perfect™

Photo: pitch-perfect.fandom.com

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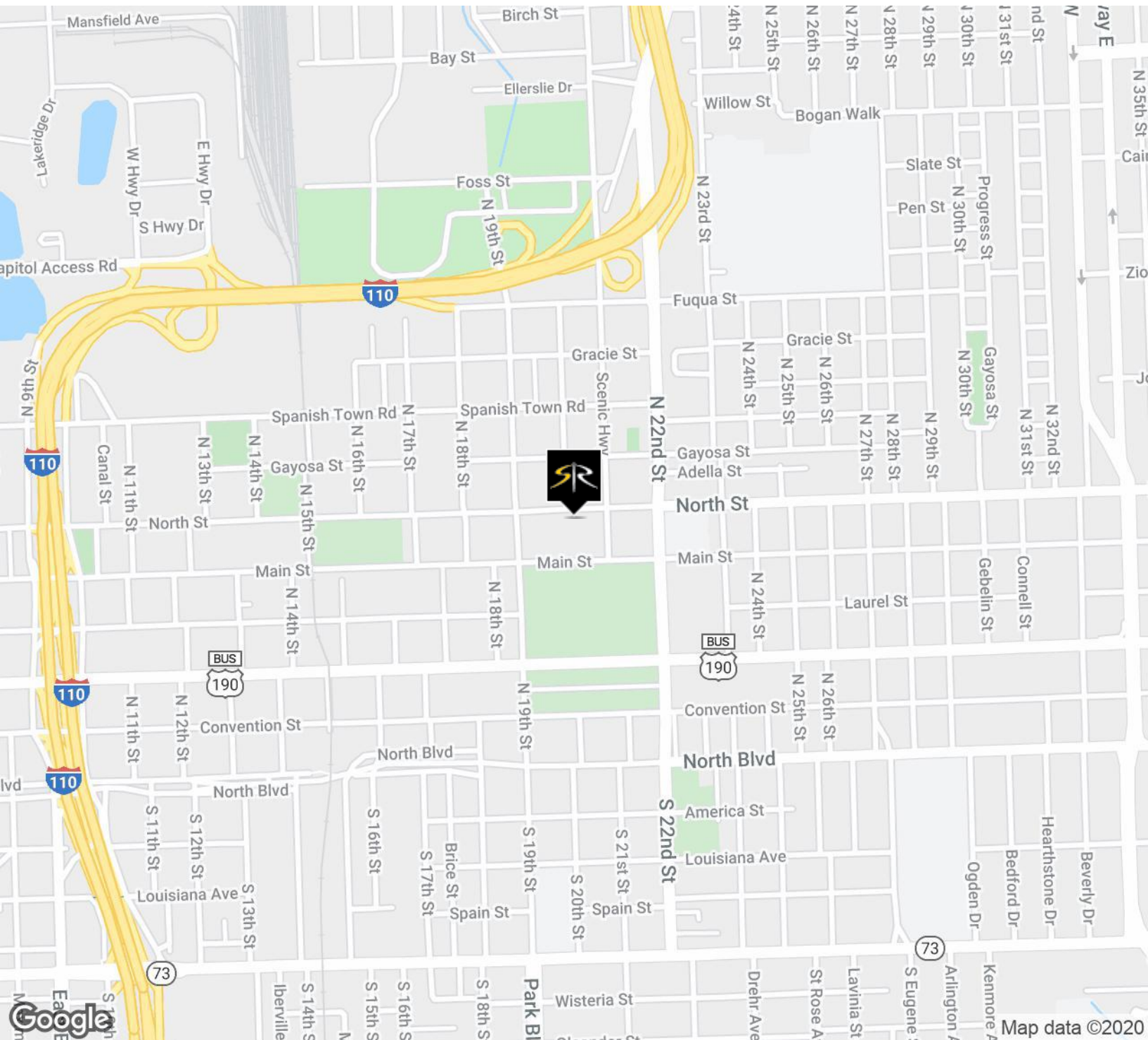
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LOCATION MAP

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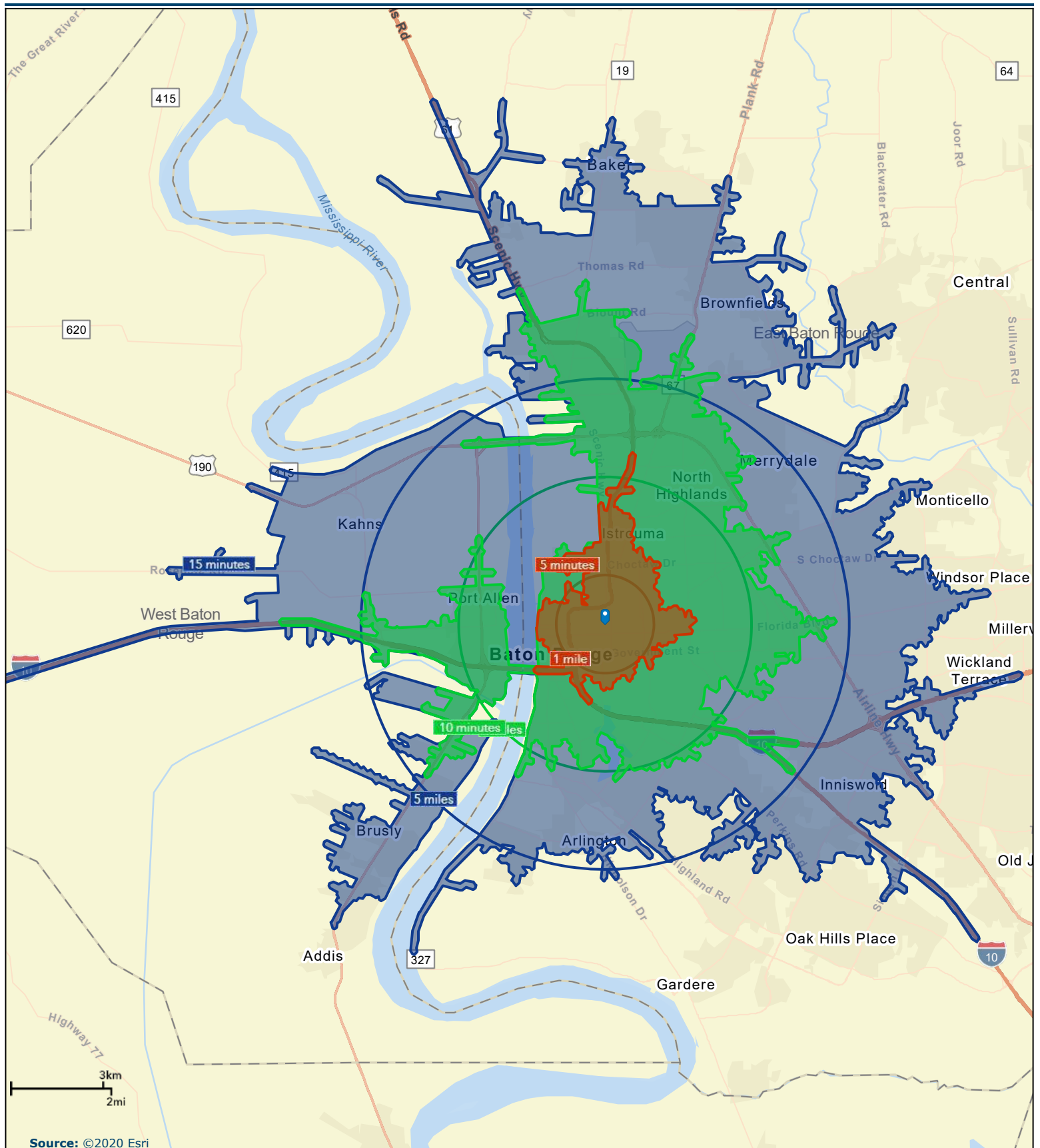
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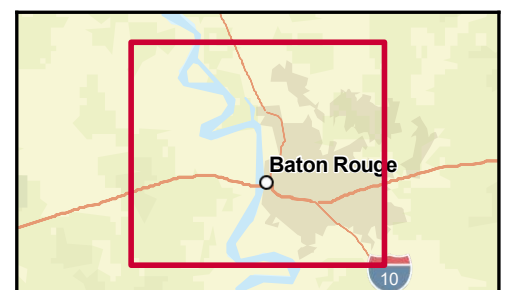
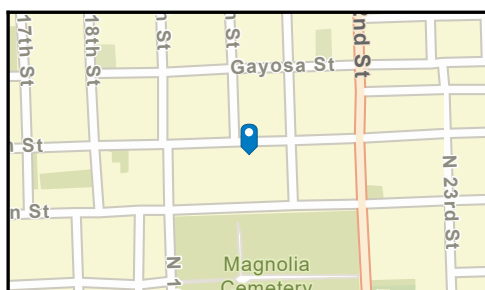
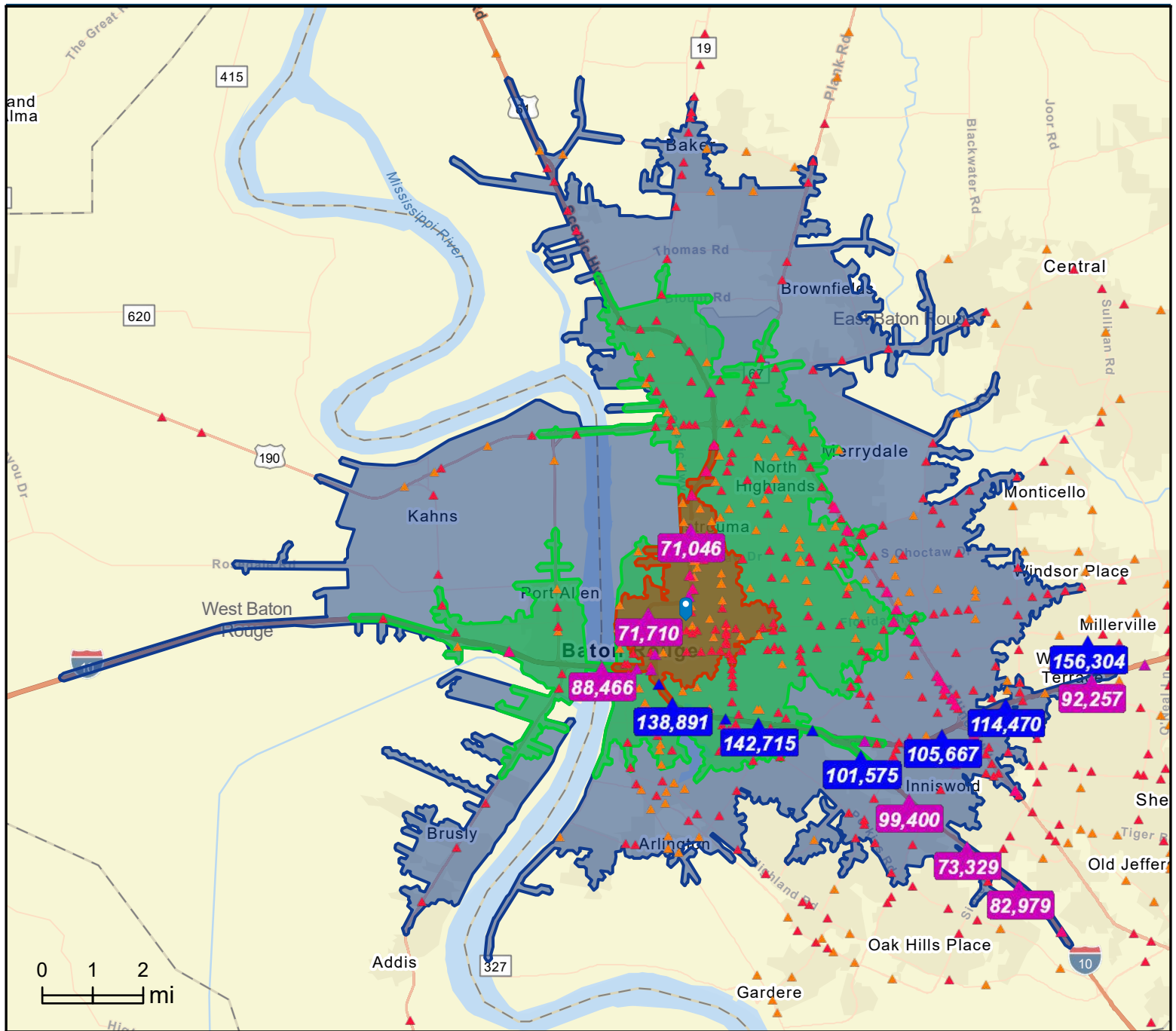
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Source: ©2020 Kalibrate Technologies (Q3 2020).

October 08, 2020



Demographic and Income Profile

2008 North St, Baton Rouge, Louisiana, 70802
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.45288
Longitude: -91.16799

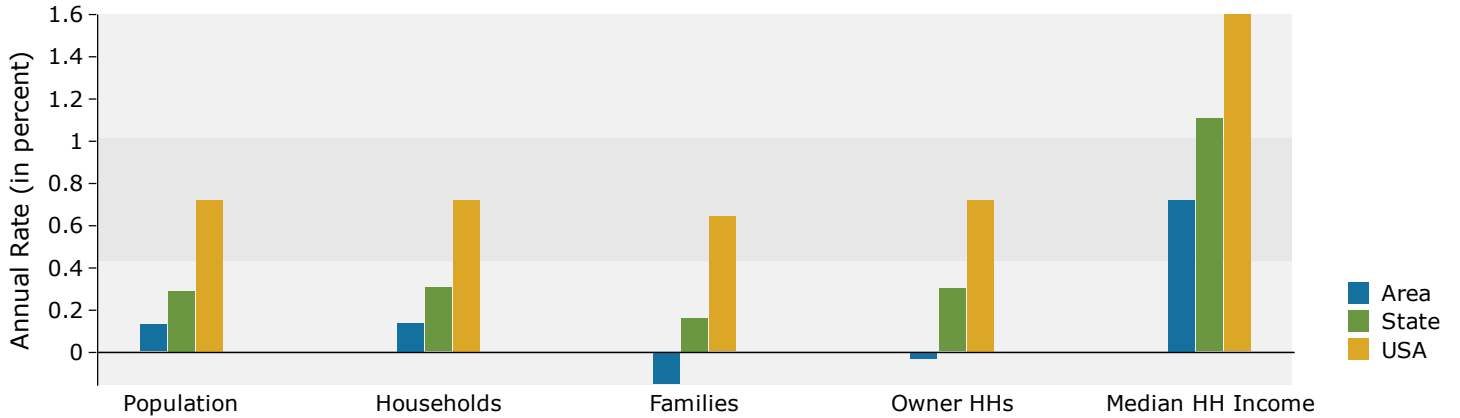
Summary	Census 2010		2020		2025	
Population	161,283		163,524		164,555	
Households	65,265		66,216		66,695	
Families	34,407		33,342		33,084	
Average Household Size	2.38		2.38		2.38	
Owner Occupied Housing Units	29,337		27,707		27,650	
Renter Occupied Housing Units	35,928		38,509		39,045	
Median Age	29.6		31.5		32.5	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.13%		0.29%		0.72%	
Households	0.14%		0.31%		0.72%	
Families	-0.16%		0.16%		0.64%	
Owner HHs	-0.04%		0.30%		0.72%	
Median Household Income	0.72%		1.11%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	13,118	19.8%	12,491	18.7%	12,491	18.7%
\$15,000 - \$24,999	10,212	15.4%	10,120	15.2%	10,120	15.2%
\$25,000 - \$34,999	8,688	13.1%	8,680	13.0%	8,680	13.0%
\$35,000 - \$49,999	8,421	12.7%	8,602	12.9%	8,602	12.9%
\$50,000 - \$74,999	8,696	13.1%	9,002	13.5%	9,002	13.5%
\$75,000 - \$99,999	4,867	7.4%	5,067	7.6%	5,067	7.6%
\$100,000 - \$149,999	5,570	8.4%	5,813	8.7%	5,813	8.7%
\$150,000 - \$199,999	2,604	3.9%	2,869	4.3%	2,869	4.3%
\$200,000+	4,042	6.1%	4,051	6.1%	4,051	6.1%
Median Household Income	\$36,462		\$37,789		\$37,789	
Average Household Income	\$66,888		\$70,910		\$70,910	
Per Capita Income	\$27,185		\$28,840		\$28,840	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,213	6.3%	9,438	5.8%	9,466	5.8%
5 - 9	9,533	5.9%	9,095	5.6%	8,872	5.4%
10 - 14	9,515	5.9%	9,089	5.6%	8,885	5.4%
15 - 19	14,680	9.1%	13,306	8.1%	13,343	8.1%
20 - 24	23,251	14.4%	22,153	13.5%	21,853	13.3%
25 - 34	24,762	15.4%	26,773	16.4%	25,453	15.5%
35 - 44	16,520	10.2%	17,560	10.7%	19,024	11.6%
45 - 54	19,495	12.1%	15,901	9.7%	15,753	9.6%
55 - 64	16,806	10.4%	18,208	11.1%	16,828	10.2%
65 - 74	8,562	5.3%	13,163	8.0%	14,550	8.8%
75 - 84	5,265	3.3%	5,899	3.6%	7,538	4.6%
85+	2,680	1.7%	2,938	1.8%	2,992	1.8%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,136	37.9%	59,601	36.4%	58,219	35.4%
Black Alone	92,483	57.3%	94,270	57.6%	95,523	58.0%
American Indian Alone	293	0.2%	287	0.2%	288	0.2%
Asian Alone	4,045	2.5%	4,977	3.0%	5,529	3.4%
Pacific Islander Alone	57	0.0%	55	0.0%	54	0.0%
Some Other Race Alone	1,391	0.9%	1,736	1.1%	1,914	1.2%
Two or More Races	1,878	1.2%	2,599	1.6%	3,028	1.8%
Hispanic Origin (Any Race)	4,259	2.6%	5,363	3.3%	6,054	3.7%

Data Note: Income is expressed in current dollars.

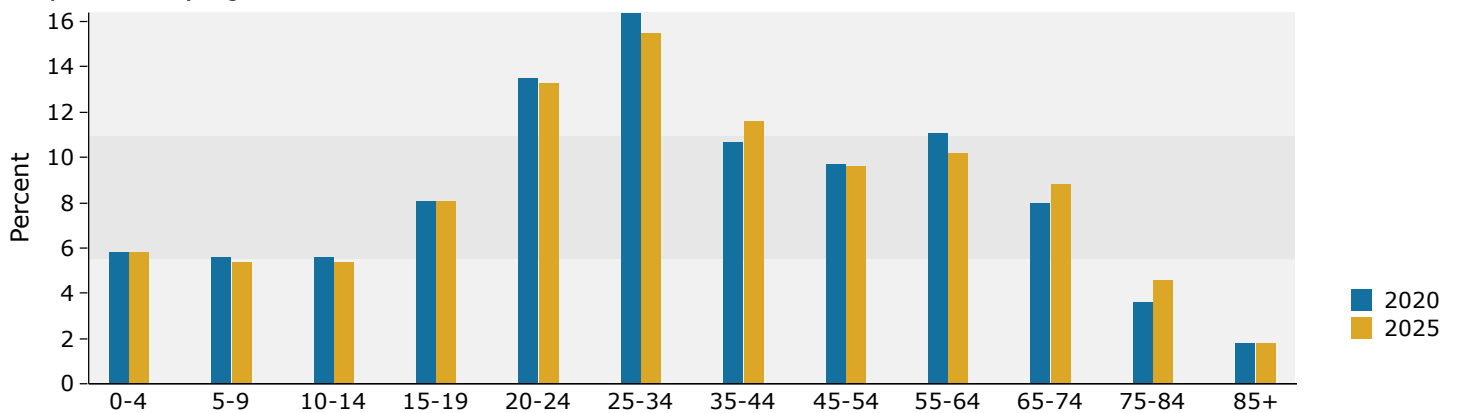
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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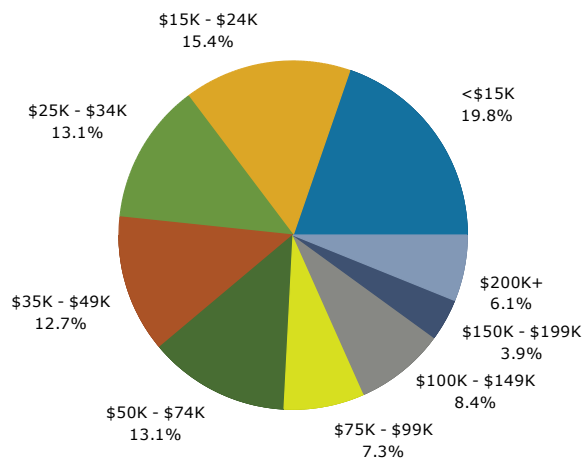
Trends 2020-2025



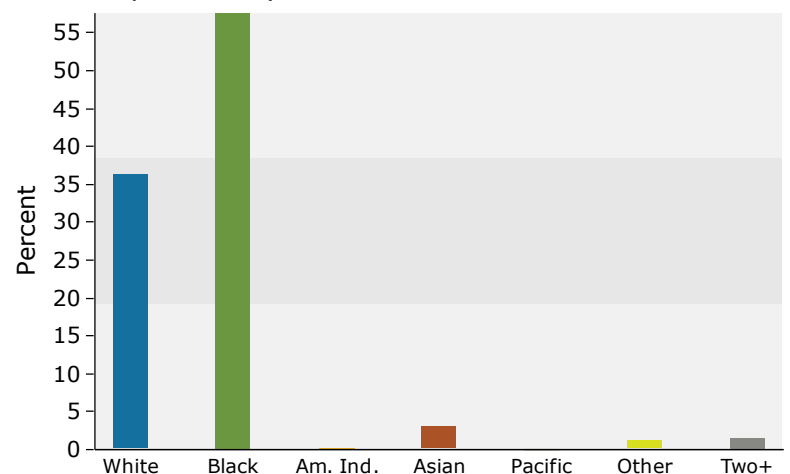
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 3.3%