

# 120 S. 14th Street

## 120 S 14th St Baton Rouge, LA 70802

### PROPERTY SUMMARY



### Property Description

120 S. 24th Street is a free-standing 3,000-square-foot warehouse building with a stabilized, fenced laydown yard on the corner of S. 14th Street and North Blvd. The subject property is strategically located less than half a mile west of I-110 and south of Government Street.

The property improvements include a new fence, fully enclosing the back with an access gate on the south side of the building on S. 14th St. and the southwest corner of the property on S. 13th St., and a new motorized roll-up door facing S. 14th St.

### Property Highlights

- Zoned M1 and C2
- Flood Zone X
- Strategically accessible to I-110, I-10, North Blvd, and Government Street.

**Cade Bogan**

225.333.9807  
cbogan@beaubox.com

**Andy Batson**

225.229.4919  
abatson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 05, 2024

### Offering Summary

Sale Price:	\$275,000
Lot Size:	16,917 SF (0.388 acres)
Building Size:	3,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,794	26,894	60,022
Total Population	9,641	67,690	143,465
Average HH Income	\$63,763	\$65,254	\$71,661





**120 S. 14th Street**  
**120 S 14th St Baton Rouge, LA 70802**

**ADDITIONAL PHOTOS**



**Cade Bogan**

225.333.9807

[cbogan@beaubox.com](mailto:cbogan@beaubox.com)

**Andy Batson**

225.229.4919

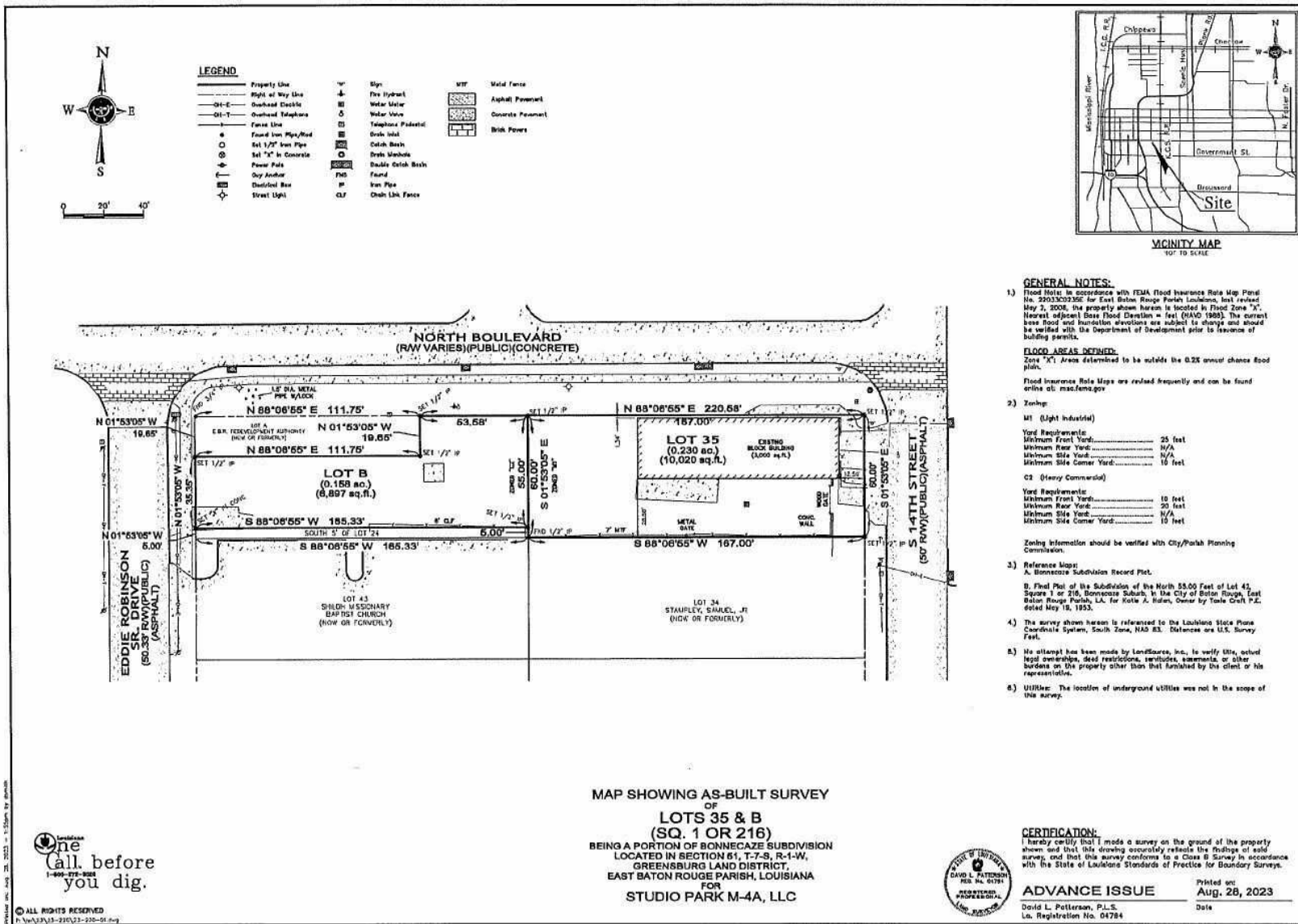
[abatson@beaubox.com](mailto:abatson@beaubox.com)

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 05, 2024





**SURVEY**



**LANDSOURCE**  
 INCORPORATED  
 A Professional Survey and Land Management Company  
 6225 Independence Drive  
 Baton Rouge, Louisiana 70808  
 Phone: (225) 333-0097  
 Fax: (225) 333-0097  
 Website: [www.landsource.com](http://www.landsource.com)  
 Email: [info@landsource.com](mailto:info@landsource.com)

NOT TO BE REPRODUCED UPON FINAL CONTRACT.  
 THIS DOCUMENT IS NOT TO BE USED FOR  
 CONSTRUCTION. ALL INFORMATION IS FOR  
 THE REFERENCE OF A PROJECT.

DATE: 08/18/2023  
 JOB #: 23-220-01  
 CWM BY: DCS  
 CWD BY: DLP  
 SHEET NO: 01  
 OF: 01

**Cade Bogan**  
 225.333.9807  
 cbogan@beaubox.com

**Andy Batson**  
 225.229.4919  
 abatson@beaubox.com



**120 S. 14th Street**  
120 S 14th St Baton Rouge, LA 70802

LOCATION MAP



**Cade Bogan**  
225.333.9807  
cbogan@beaibox.com

**Andy Batson**  
225.229.4919  
abatson@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 05, 2024





# 120 S. 14th Street

## 120 S 14th St Baton Rouge, LA 70802

**DEMOGRAPHICS MAP & REPORT**

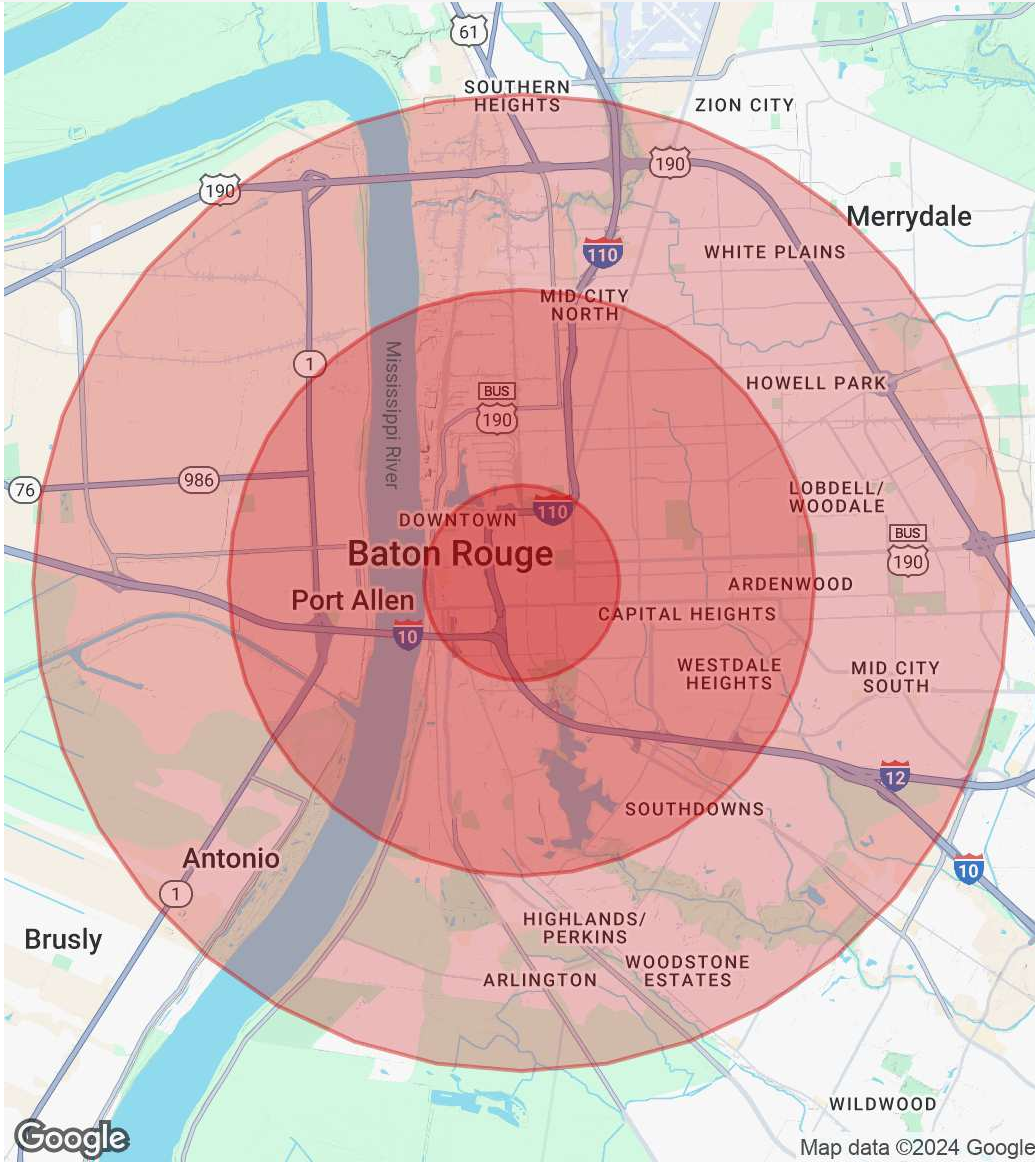
**Population**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	9,641	67,690	143,465
Average Age	39	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	38	38

**Households & Income**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,794	26,894	60,022
# Of Persons Per HH	2	2.5	2.4
Average HH Income	\$63,763	\$65,254	\$71,661
Average House Value	\$270,972	\$298,264	\$310,881

*Demographics data derived from AlphaMap*



**Cade Bogan**  
 225.333.9807  
 cbogan@beaubox.com

**Andy Batson**  
 225.229.4919  
 abatson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | November 05, 2024

