

RETAIL FOR SALE 14011 FLORIDA BOULEVARD

Baton Rouge, LA 70819



SALE BULLETS

- Car Wash Parcel Available for Purchase
- .49 Acre Lot Size
- Two Structures totaling 4,000 Square Feet
- 9 Car Wash Bays
- Car Wash is currently Inoperable and needs repair.
- Redevelopment Opportunity
- Flood Zone AE

OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	0.49 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	650	3,545	7,602
Total Population	1,440	8,969	20,884
Average HH Income	\$51,370	\$56,625	\$58,531

Will Watson
wwatson@lee-associates.com
D 225.332.0957

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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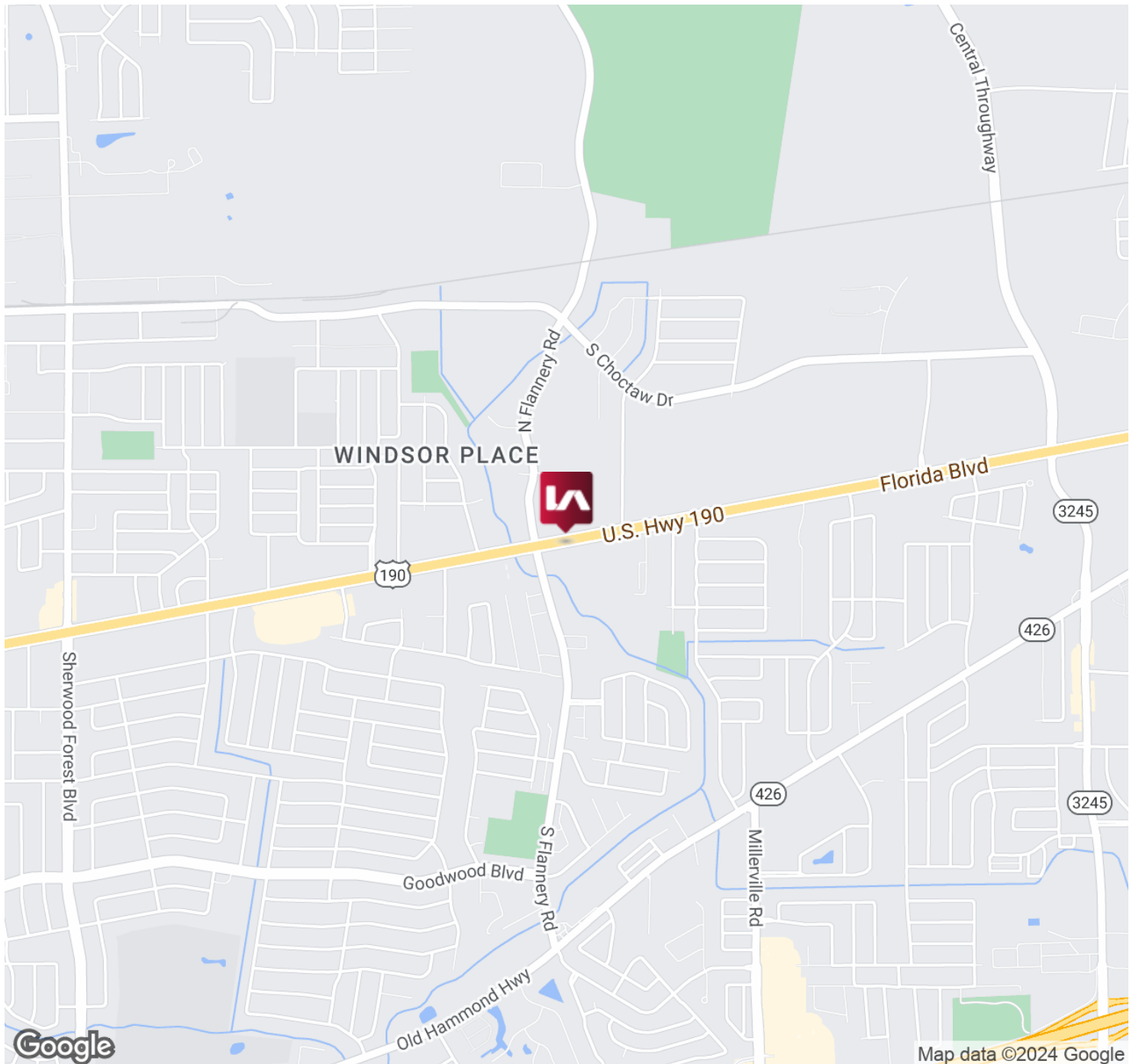


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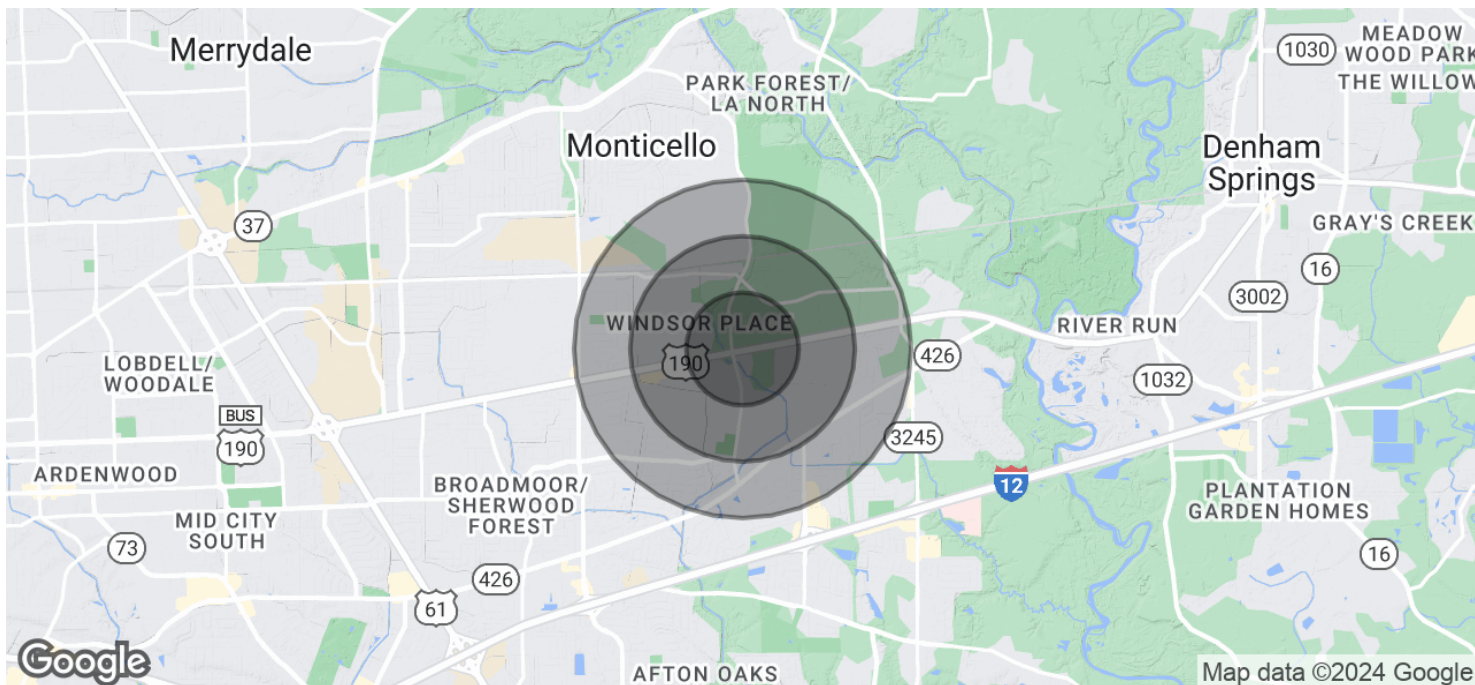


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,440	8,969	20,884
Average Age	31.3	30.8	32.3
Average Age (Male)	28.5	28.9	30.5
Average Age (Female)	42.0	35.8	35.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	650	3,545	7,602
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$51,370	\$56,625	\$58,531
Average House Value	\$149,433	\$141,220	\$155,336

* Demographic data derived from 2020 ACS - US Census

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