



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE +/- 2,100 SF OFFICE/WAREHOUSE. + ADJACENT LOT

1123 N CARROLLTON AVE, BATON ROUGE, LA 70806

+/- 2,100 SF



OFFERING SUMMARY

Sale Price:	\$260,000
Building Size:	+/- 2,100 SF
Lot Size:	0.51 Acres
Price / SF:	\$123.81

PROPERTY HIGHLIGHTS

- +/- 2,100 SF Office/Warehouse located in Melrose East Subdivision in Mid-City near the new Rouse's and Amazon Distribution Center
- Ceiling Height 12 Feet
- Roll-up Door: Height 10 Feet 4 Inches x Width 10 Feet
- Includes Additional 85'x 135' Adjacent Secured Commercial Lot
- Perfect for Storage, Landscaping, Towing
- Company, Granite, Construction, Trucking Company



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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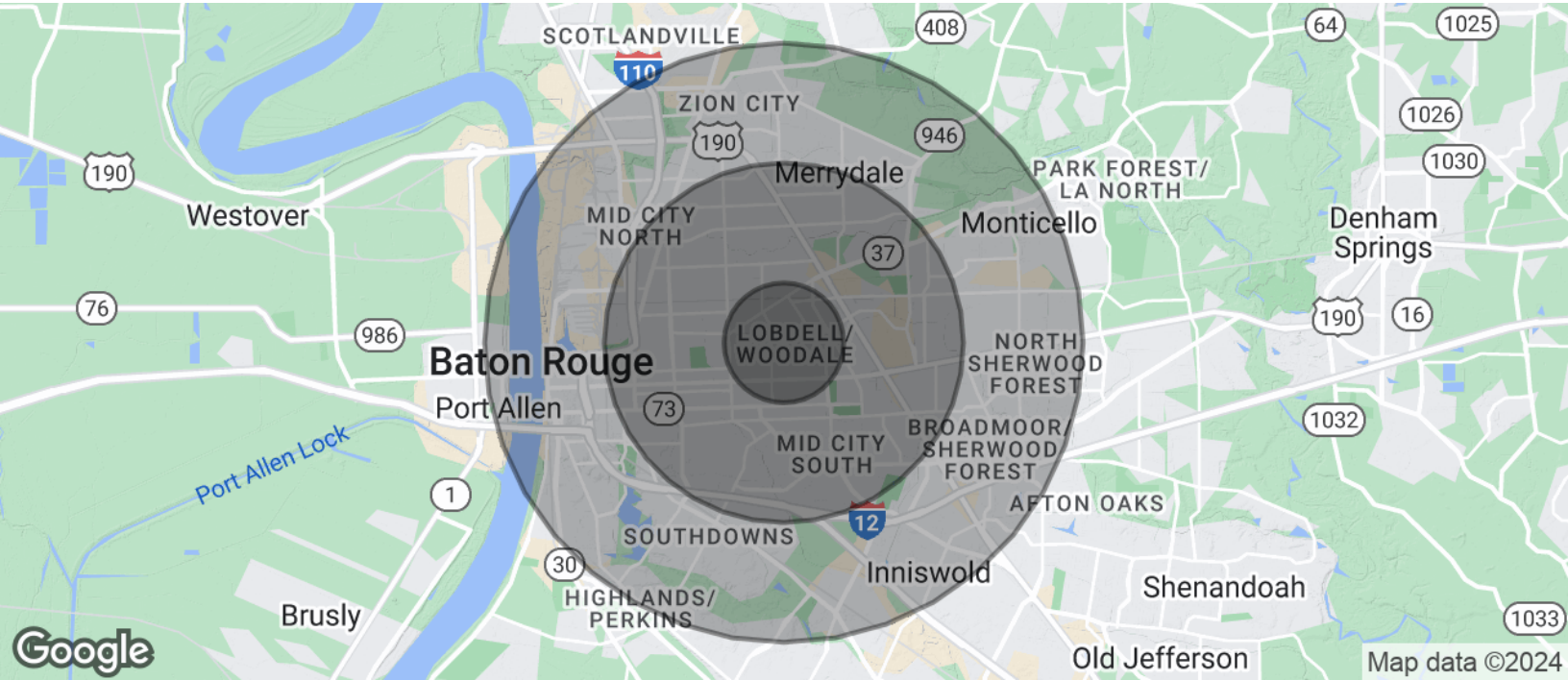
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,817	79,351	185,365
Average Age	36	40	39
Average Age (Male)	35	38	37
Average Age (Female)	38	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,833	33,737	75,405
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$43,110	\$64,759	\$73,048
Average House Value	\$164,902	\$253,342	\$282,532

Demographics data derived from AlphaMap

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