

Gerard's Furniture Store

RETAIL/INDUSTRIAL PROPERTY FOR SALE

7330 Florida Blvd, Baton Rouge, LA 70806

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



Gerard's Furniture Store

7330 Florida Blvd, Baton Rouge, LA 70806

PROPERTY HIGHLIGHTS



Property Highlights

- +/- 29,211 sq. ft. building
- 1.492 acres of land
- 100' clear span with 23' clear height
- Fully climate controlled
- Approximately +/- 2,445 sq. ft. 2nd floor climate controlled space
- 228' of frontage on Florida Blvd
- 12' x 14' ground level roll up door located in the rear
- Rear access to Lobdell Avenue via N. Airport Avenue
- The building is currently configured with a retail showroom with large windows facing Florida Blvd, private offices and additional showrooms, multiple partitions to create showrooms in the rear, and warehouse space on the west side of the building.
- The subject property is located approximately 1 mile west of the new Amazon Fulfillment Center at Cortana Mall.
- Price: \$1,790,000
- *The adjacent tract, Lot 1-A, is also for sale. 1.005 Acres of Land.

Cade Bogan

225.333.9807

cbogan@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. | January 26, 2023



Gerard's Furniture Store

7330 Florida Blvd, Baton Rouge, LA 70806

AERIAL 1



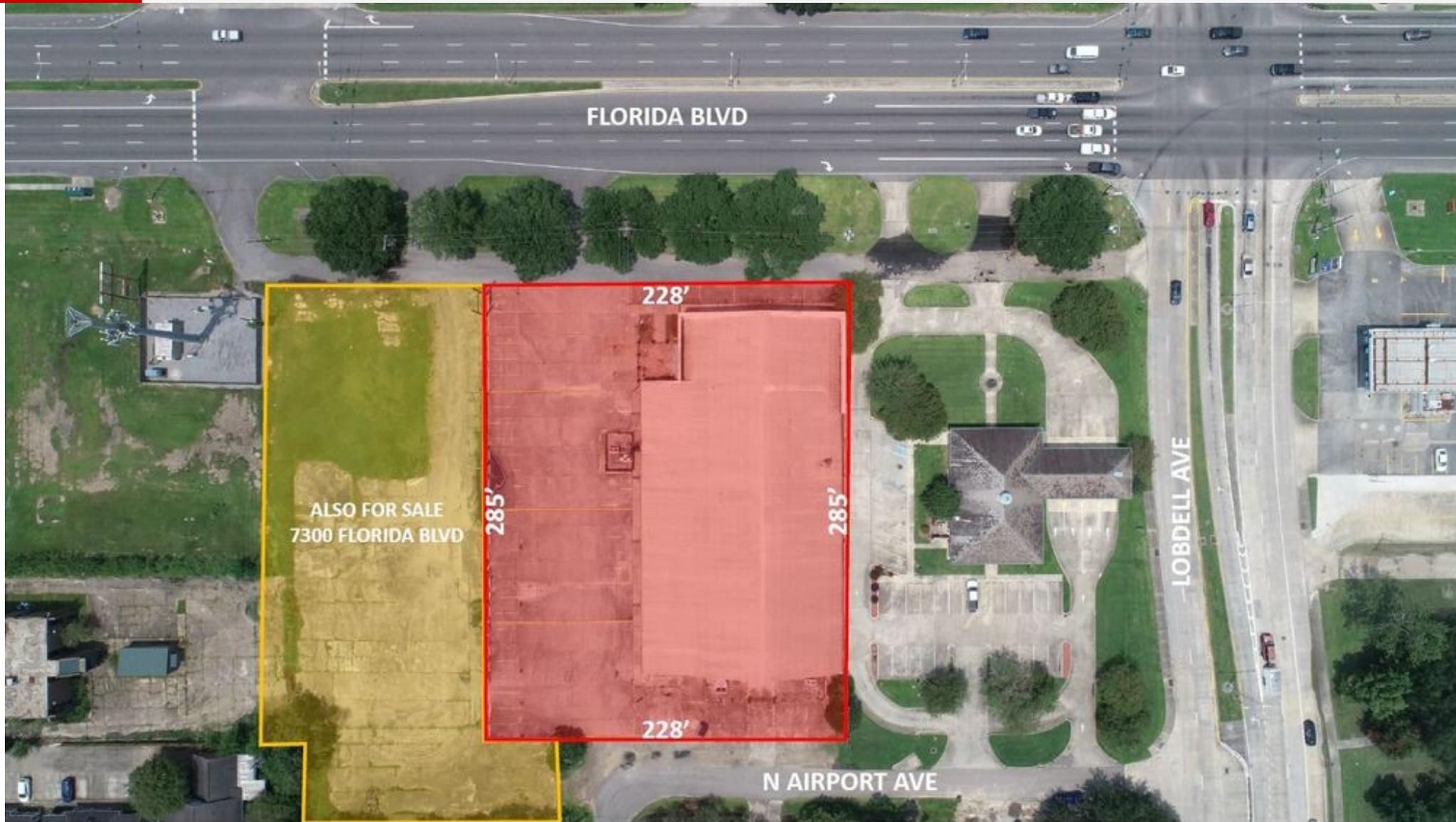
Cade Bogan
225.333.9807
cbogan@beaibox.com

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. | January 26, 2023



Gerard's Furniture Store
7330 Florida Blvd, Baton Rouge, LA 70806

AERIAL 2

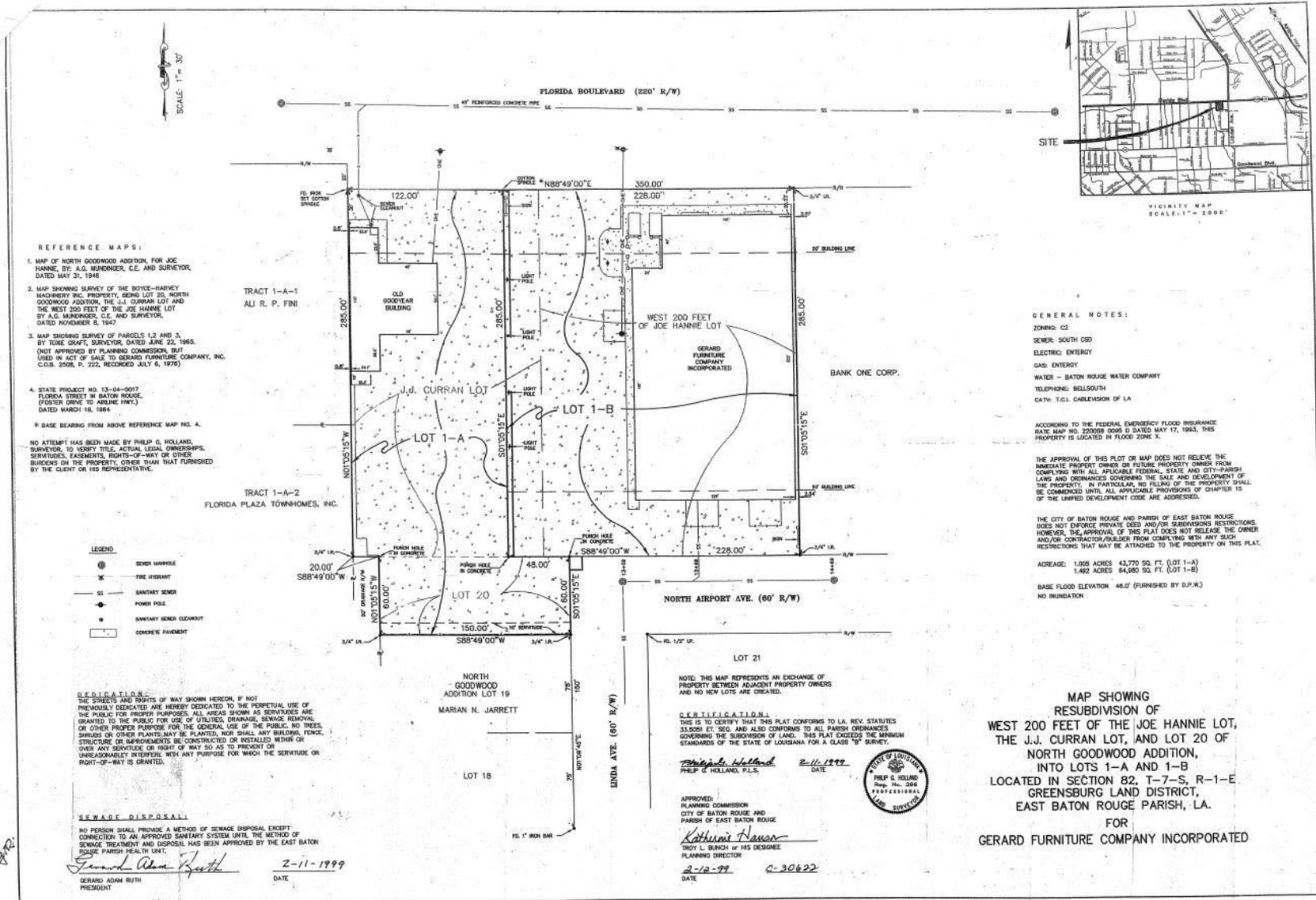


Cade Bogan
225.333.9807
cbogan@beaibox.com

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. | January 26, 2023



SURVEY



Cade Bogan
225.333.9807
cbogan@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. | January 26, 2023



Gerard's Furniture Store

7330 Florida Blvd, Baton Rouge, LA 70806

LOCATION MAP



Cade Bogan
225.333.9807
cbogan@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. | January 26, 2023



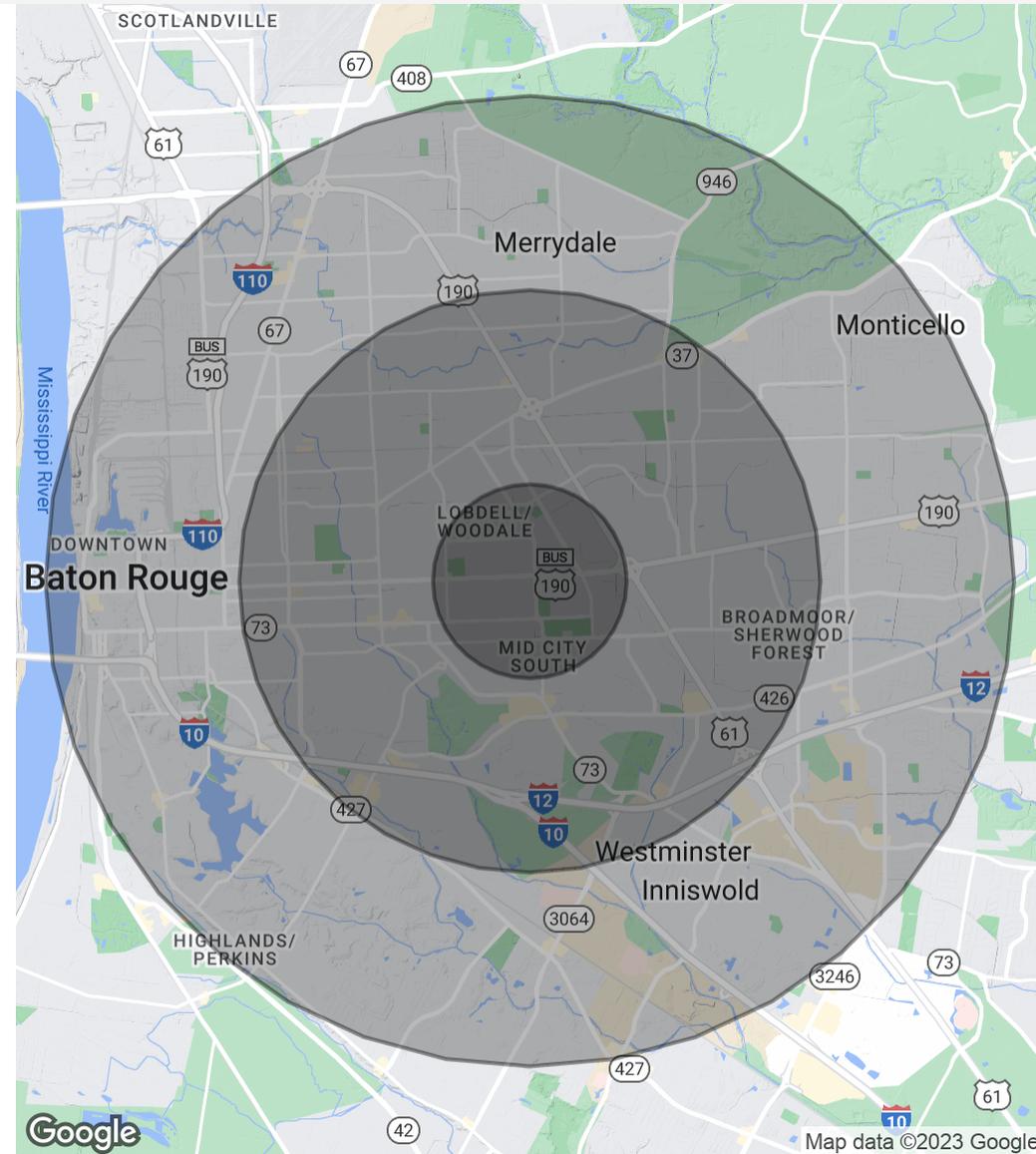
Gerard's Furniture Store

7330 Florida Blvd, Baton Rouge, LA 70806

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,506	75,669	218,772
Average Age	33.4	35.6	33.9
Average Age (Male)	31.2	32.6	31.2
Average Age (Female)	36.7	37.9	36.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,138	31,118	86,136
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$50,129	\$62,562	\$60,218
Average House Value	\$241,891	\$263,708	\$231,851

* Demographic data derived from 2020 ACS - US Census



Cade Bogan
 225.333.9807
 cbogan@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. | January 26, 2023

