

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.

Offering Summary

Sale Price:	\$235,000
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

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ADDITIONAL PHOTOS



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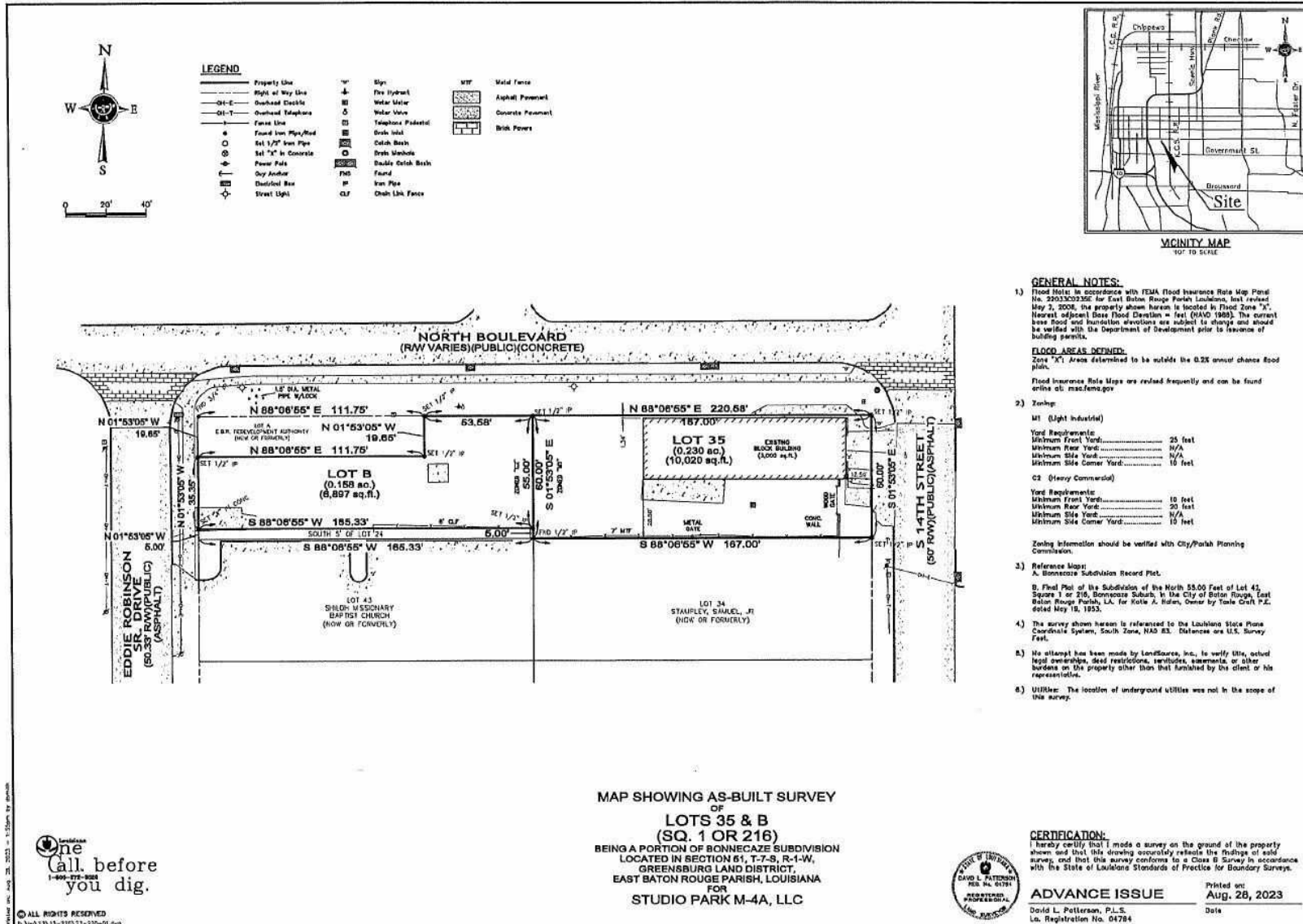
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SURVEY



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LOCATION MAP



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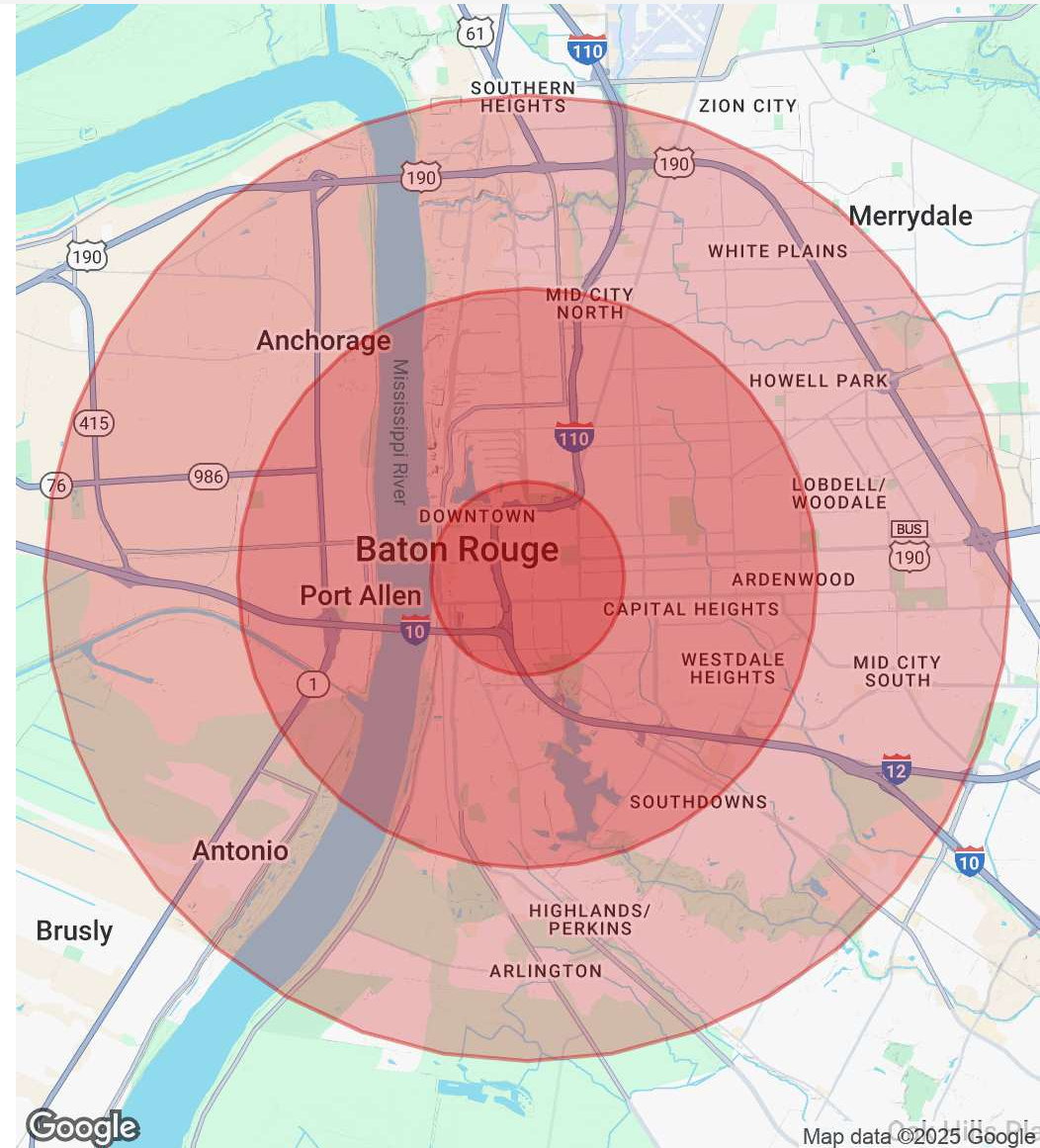
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
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	1 Mile	3 Miles	5 Miles
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



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