



**FOR SALE \$1,200,000**

**12.218 ACRES AVAILABLE**



**PROPERTY HIGHLIGHTS**

- **12 Acres Zoned C-1**
- **Great location for Multi-Family development, Retirement Community, Community Center, Distribution Center, or Retail business**
- **Short driving distance from Florida Blvd & Airline**

**OFFERING SUMMARY**

**Sale Price:** **\$1,200,000**

**Lot Size:** **12.218 Acres**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,093	22,896	67,653
Total Population	5,776	61,352	175,914
Average HH Income	\$52,448	\$49,548	\$55,288

**BRIAN NICOLICH**

Commercial Sales & Leasing  
(D)225.229.4371  
brian@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**

5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
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.px



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**3100-3200 OAK VILLA BLVD**

Baton Rouge, LA 70815

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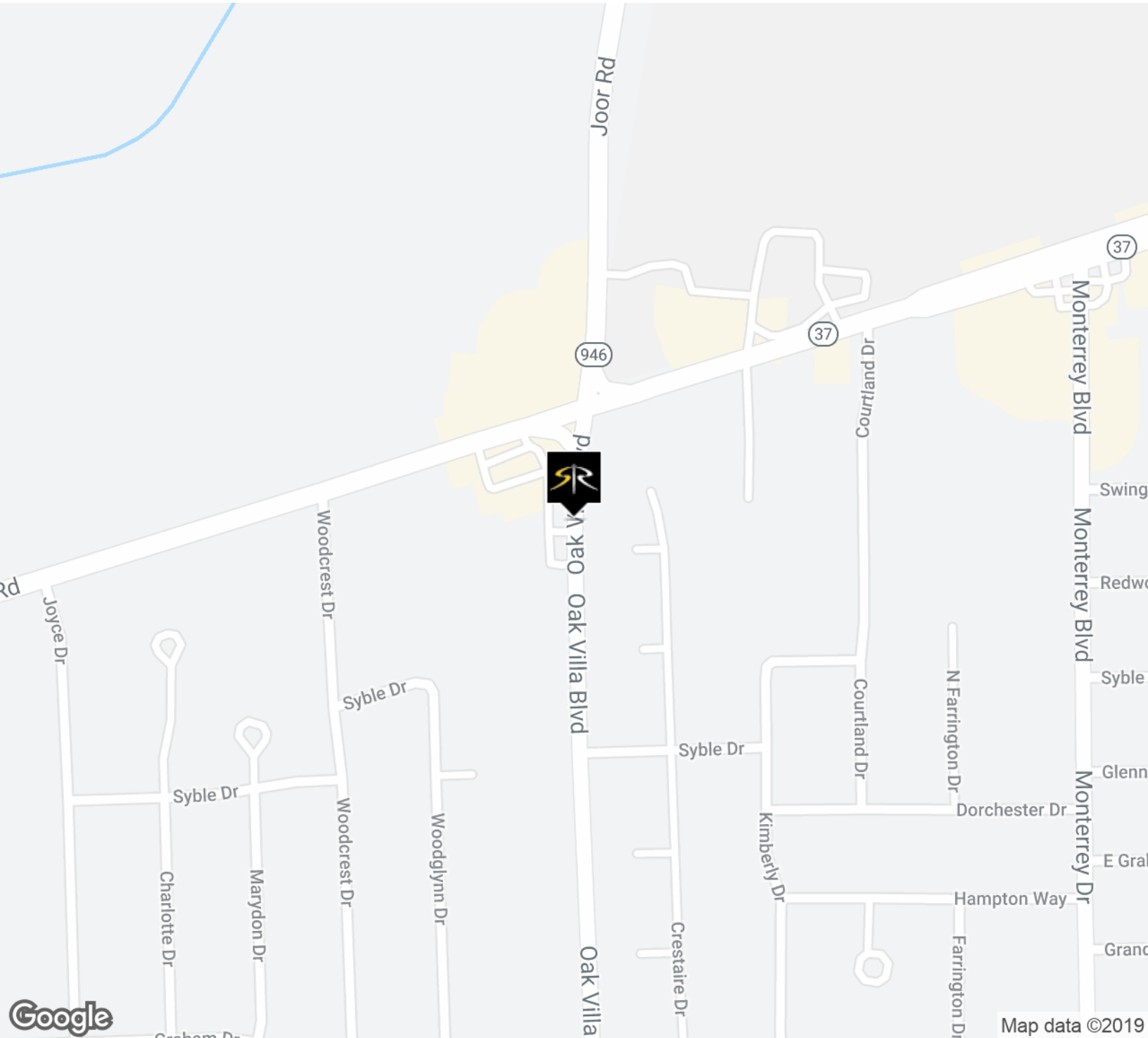
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**MAP | 12.218 ACRES AVAILABLE**



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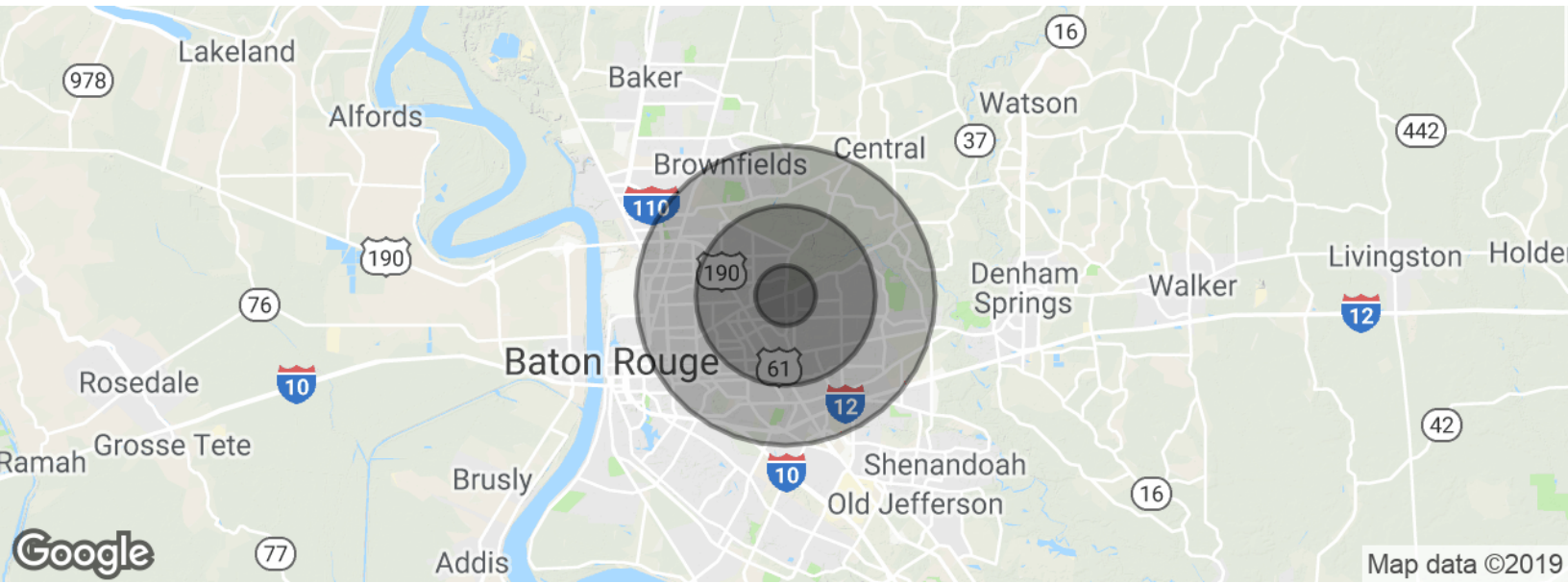
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**DEMOGRAPHICS**

**12.218 ACRES AVAILABLE**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	5,776	61,352	175,914
Median age	34.8	33.3	34.3
Median age (Male)	32.4	30.5	31.6
Median age (Female)	35.9	35.8	36.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,093	22,896	67,653
# of persons per HH	2.8	2.7	2.6
Average HH income	\$52,448	\$49,548	\$55,288
Average house value	\$152,915	\$135,698	\$184,963

*\* Demographic data derived from 2010 US Census*

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