



1.005 Acres

LAND FOR SALE

7300 Florida Blvd, Baton Rouge, LA 70806

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



Land For Sale - 1.005 Acres

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PROPERTY HIGHLIGHTS



Property Highlights

- 1.005 acres of land
- Zoned C-2
- Traffic Counts: 44,293 VPD
- 122' of frontage on Florida Blvd
- Site is mostly paved with rear access via N. Airport Avenue
- Located in Flood Zone X
- The subject property is located approximately 1 mile west of the new Amazon Fulfillment Center at Cortana Mall.
- Price: \$450,000
- *The adjacent tract, Lot 2-A, is also for sale. Comprising of 1.492 acres with a 29,211 sq. ft. building.



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AERIAL 1



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AERIAL 2



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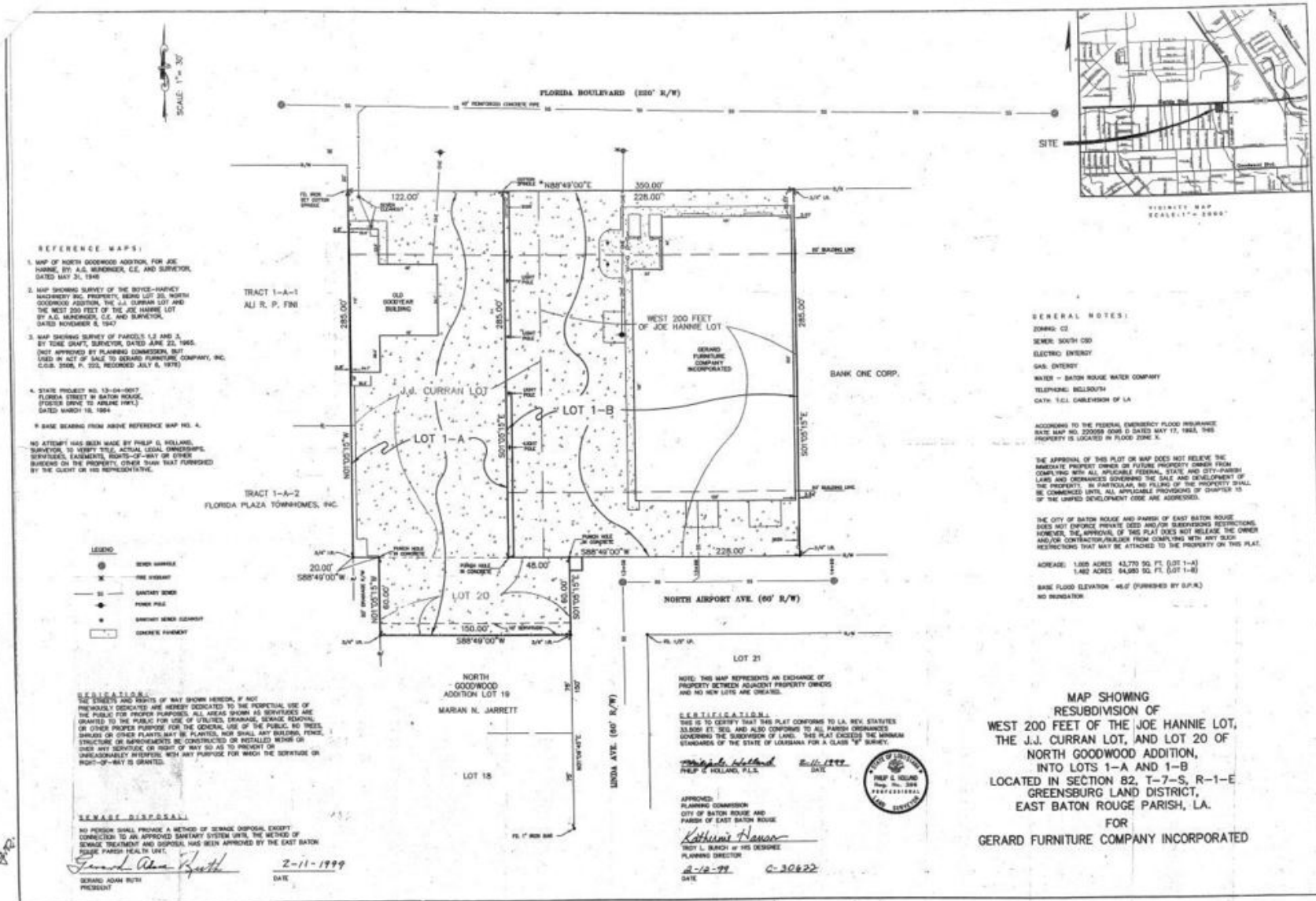
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SURVEY



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LOCATION MAP



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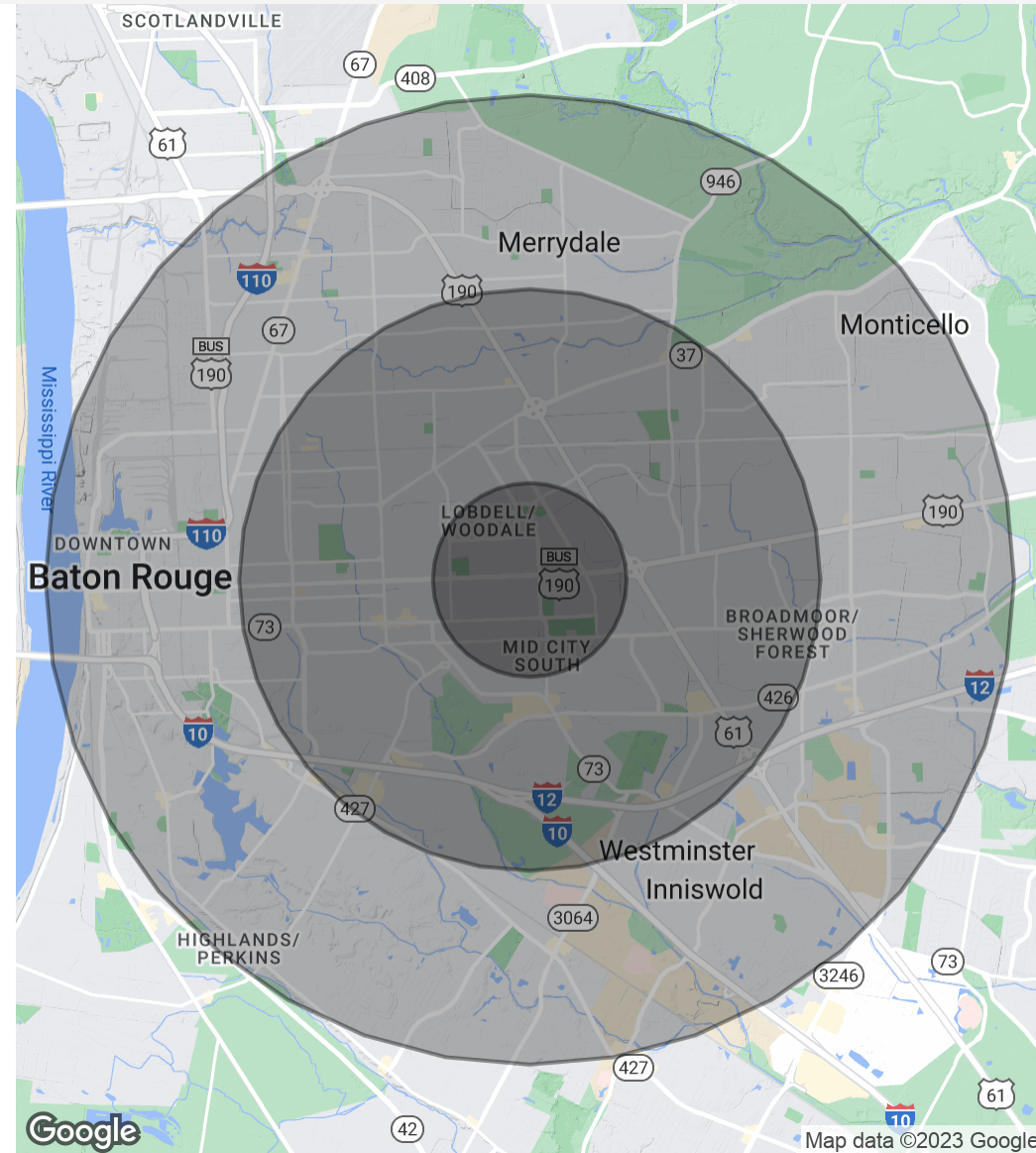
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,626	76,066	218,639
Average Age	33.3	35.6	33.9
Average Age (Male)	31.1	32.6	31.2
Average Age (Female)	36.4	37.9	36.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,189	31,196	86,041
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$49,635	\$62,309	\$60,062
Average House Value	\$242,988	\$263,244	\$231,556

* Demographic data derived from 2020 ACS - US Census



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