



PROPERTY DESCRIPTION

3855 N Acadian Thruway presents a prime redevelopment opportunity at a signalized corner in the heart of Baton Rouge. The +/- 2,000 SF freestanding building sits on +/- 0.47 acres at the intersection of N. Acadian Thruway and Mohican Street, benefiting from excellent visibility and exposure to approximately 18,000 vehicles per day. Zoned C-1 and located in Flood Zone X, the site offer flexibility for variety of commercial uses and future redevelopment potential.

Previously occupied as chiropractic clinic, the property is well-positioned for repositioned or redevelopment to serve retail, office, or service-oriented users seeking a high-traffic infill location. Its corner positioning, accessible layout, and strong traffic counts make it an attractive opportunity for investors or owner-users.

PROPERTY HIGHLIGHTS

- Signalized corner location at N Acadian Thruway & Mohican with 18,000 VPD
- +/- 2,000 SF freestanding building +/- 0.47 acres
- C-1 zoning with redevelopment potential for a variety of commercial uses
- Located in Flood Zone X with strong visibility in central Baton Rouge corridor

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.47 Acres
Building Size:	2,000 SF



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Map data ©2026

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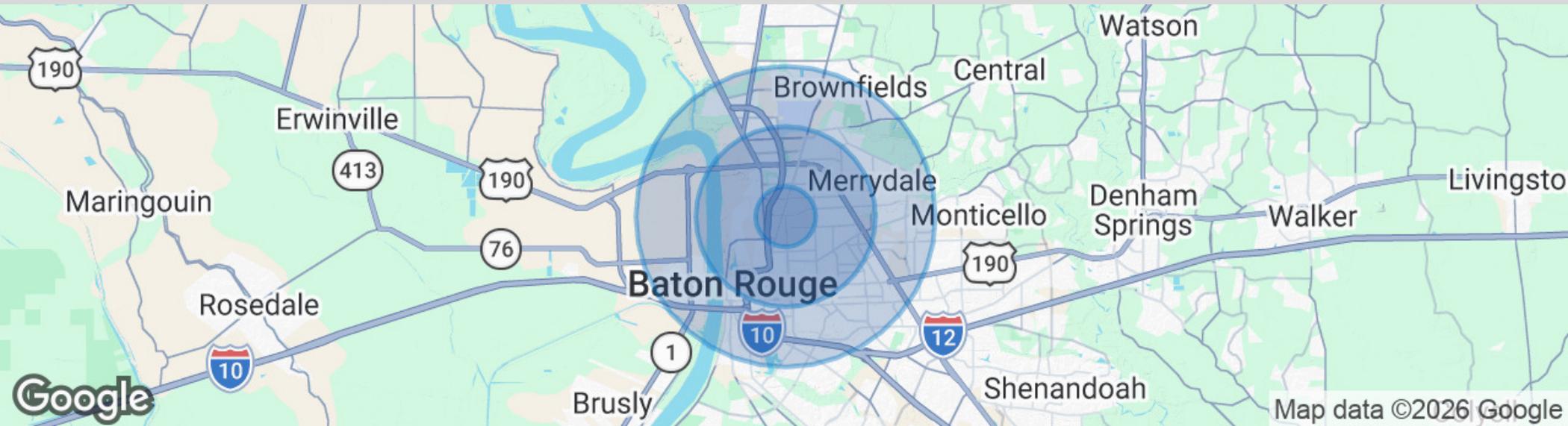
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,113	63,472	139,979
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,794	25,410	55,750
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$36,747	\$46,304	\$61,915
Average House Value	\$147,038	\$162,721	\$242,558

Demographics data derived from AlphaMap

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