

# Office/Retail Building For Sale in Mid City

729 S. Acadian Thruway, Baton Rouge, LA 70806

## PROPERTY SUMMARY



## Property Description

729 S. Acadian Thruway is a former retail and consignment shop for sale. Located in Capital Heights subdivision in the southeast quadrant of S. Acadian Thruway and Capital Heights Avenue, this building was extensively renovated in 2022/2023 and can be utilized as a retail or office building. The subject property is strategically located near Catholic, St. Joseph's Academy, and Baton Rouge Magnet High Schools, less than a quarter mile south of Government Street, and less than 1.5 miles north of Interstate 10.

## Property Highlights

- Zoned B1 Transition
- Flood Zone X
- One (1) Private Office
- One (1) Kitchen
- 1.5 Bath
- The half (1/2) bath has washer and dryer hookups.
- Traffic Counts: +/- 14,600 Vehicles Per Day

## Cade Bogan

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## Offering Summary

Sale Price:	\$300,000
Lot Size:	3,549 SF
Building Size:	1,395 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,168	35,174	75,379
Total Population	11,006	84,557	179,322
Average HH Income	\$98,440	\$73,660	\$74,279



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AERIAL



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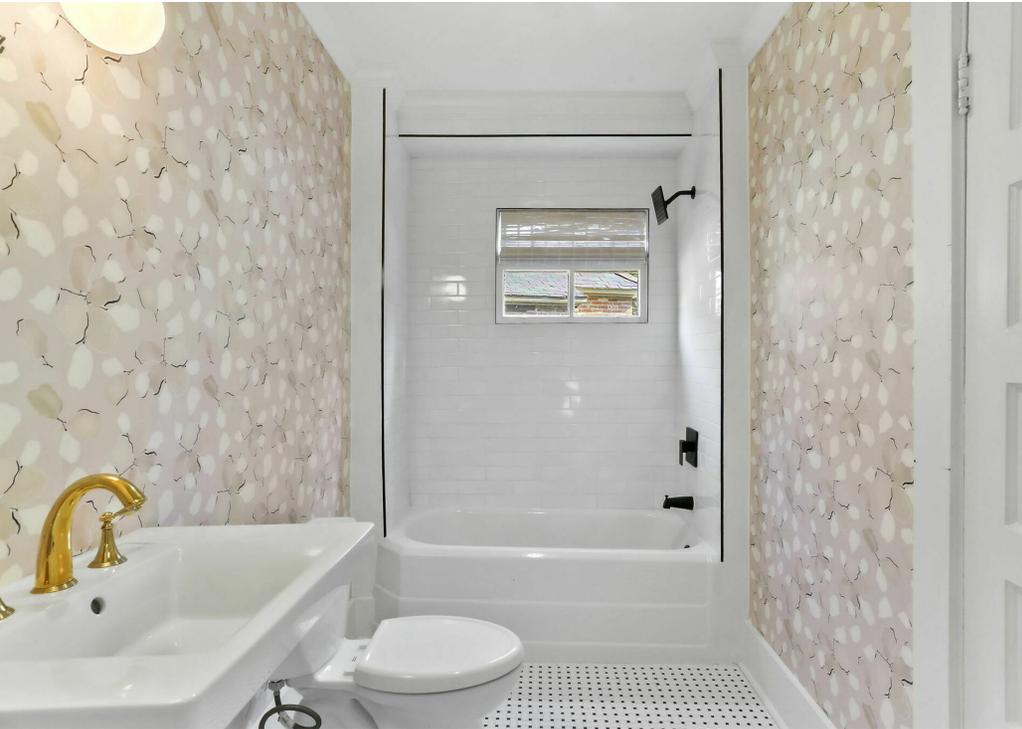
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## INTERIOR PHOTOS



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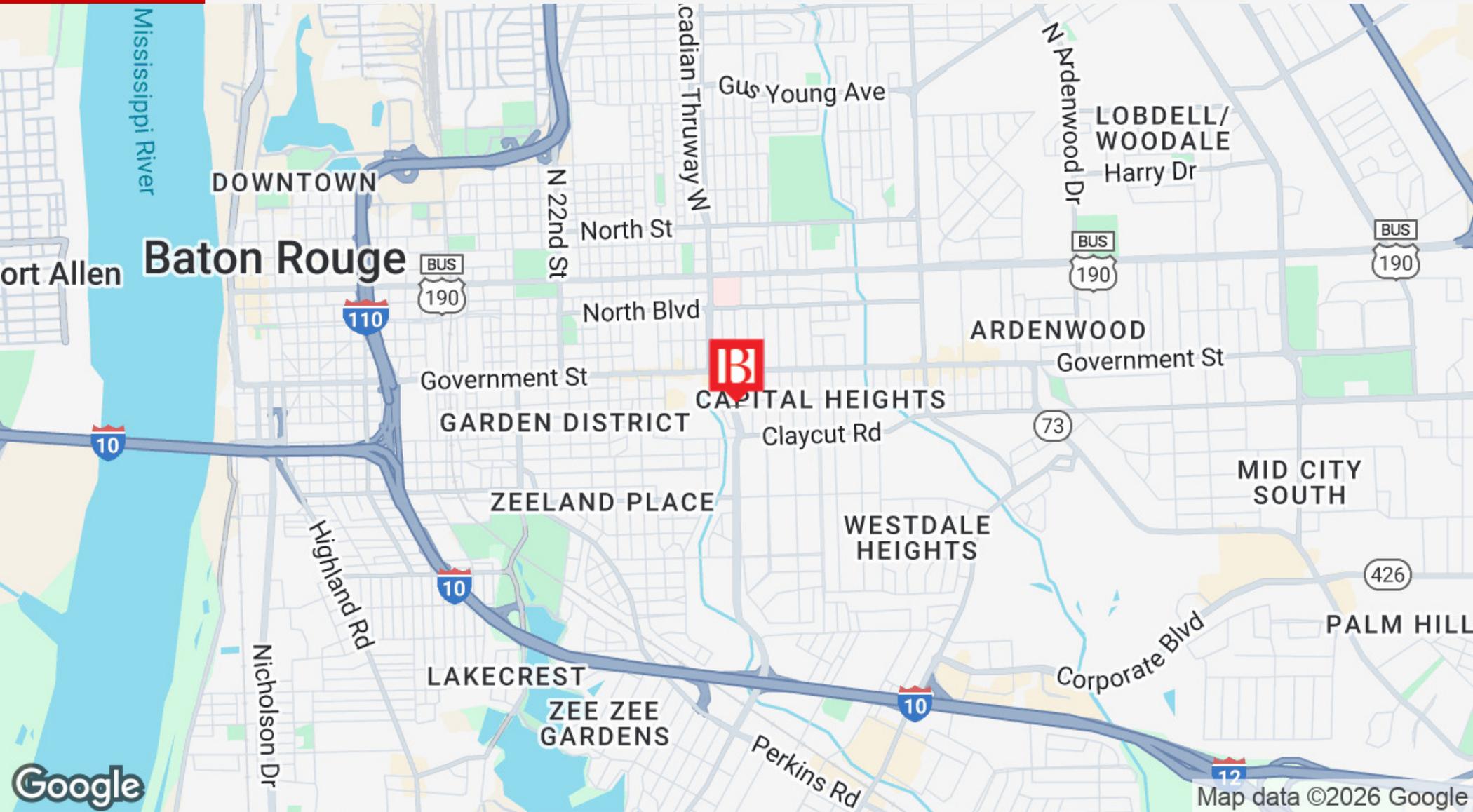
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LOCATION MAP



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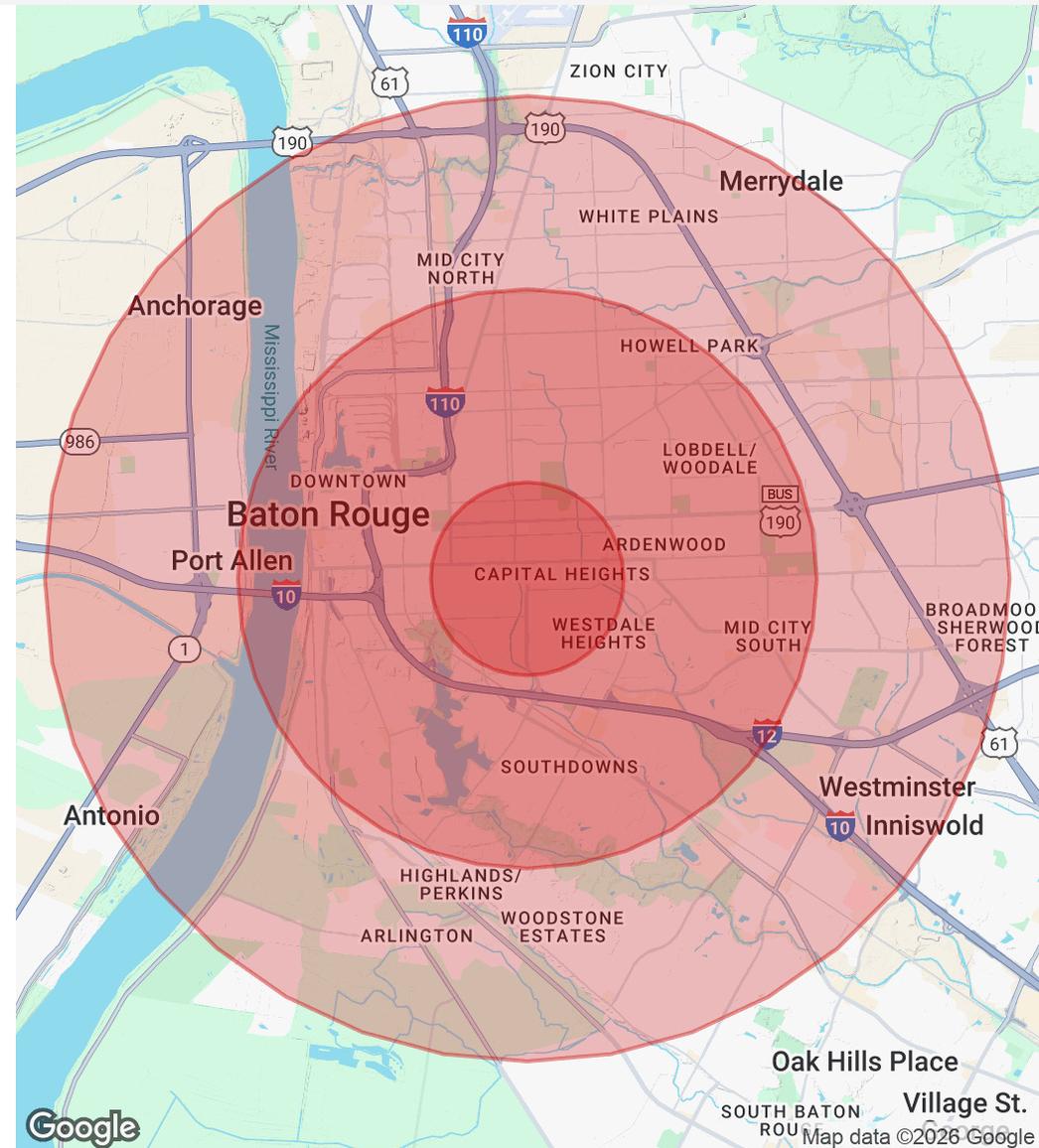
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	11,006	84,557	179,322
Average Age	42	37	38
Average Age (Male)	41	36	37
Average Age (Female)	42	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,168	35,174	75,379
# Of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$98,440	\$73,660	\$74,279
Average House Value	\$355,666	\$342,123	\$309,070

Demographics data derived from AlphaMap



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