

Inessa Stewart's Antiques & Interiors

5330 Bluebonnet Boulevard Baton Rouge, LA 70809

PROPERTY SUMMARY



Property Description

43,000 SF retail showroom and warehouse fronting Bluebonnet Blvd situated on a 3.46 acre parcel. Main 2-story retail showroom totals approximately 25,000 SF including 4,500 SF warehouse space with 1 truck well and 1 grade-level door. Detached 18,000 SF grade-level warehouse currently in shell condition. 134 parking spaces (103 striped). C2 / B1 Zoning. Located in close proximity to I-10.

Property Highlights

- 43,000 SF (25,000 SF Showroom/Warehouse + 18,000 SF Detached Warehouse)
- Large Parcel with Excess Parking
- Excellent Visibility with 20,000 VPD at Site
- C2 Zoning Permits Variety of Uses

Offering Summary

Sale Price:	\$3,900,000
Building Size:	43,000 SF
Land Size:	3.46 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,047	33,034	80,149
Total Population	6,274	72,382	188,778
Average HH Income	\$104,379	\$106,924	\$99,459

Beau Box, SIOR **Bryant Butler**
225.931.3200 225.237.3343
bbox@beaubox.com bbutler@beaubox.com

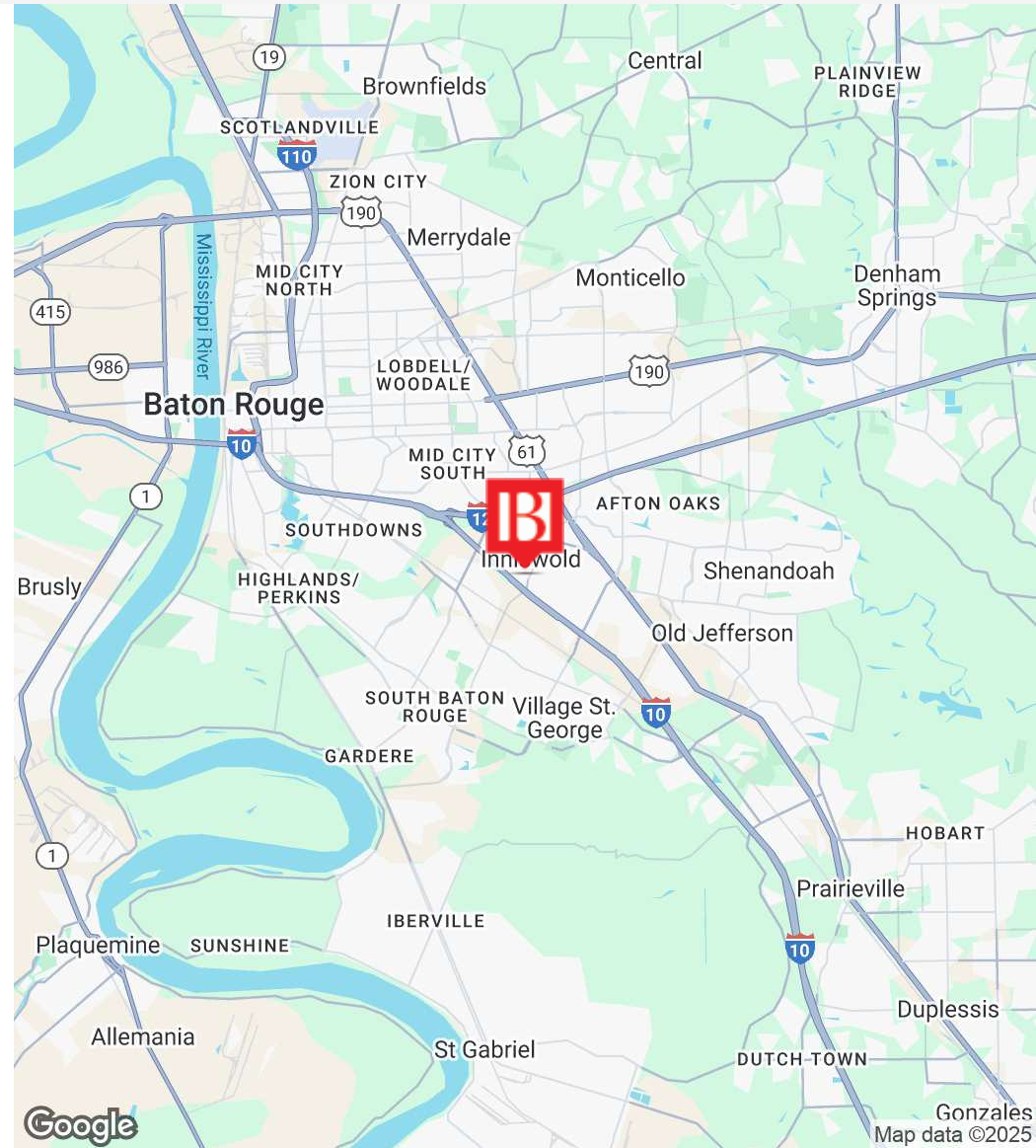
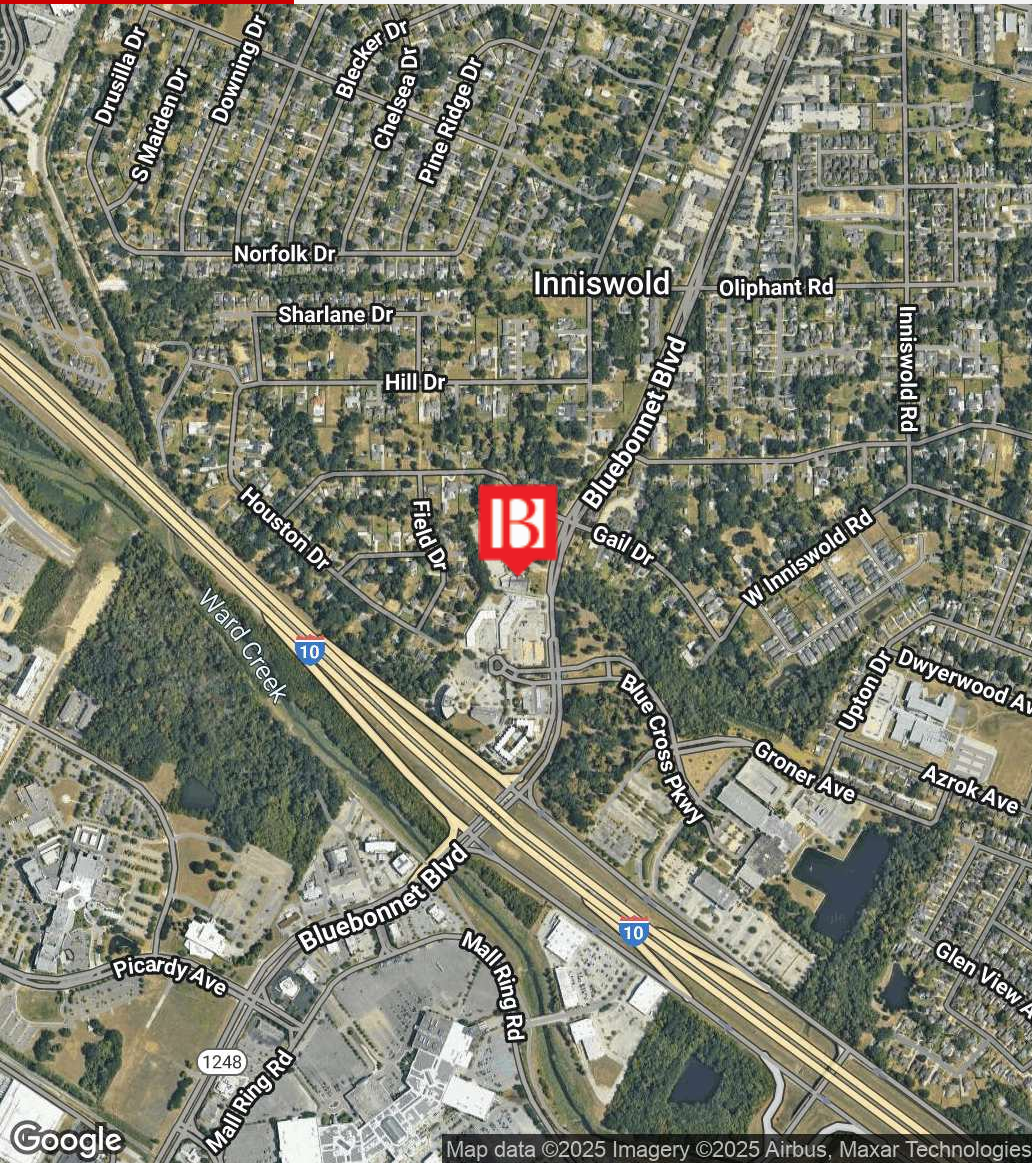
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LOCATION MAP



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ADDITIONAL PHOTOS



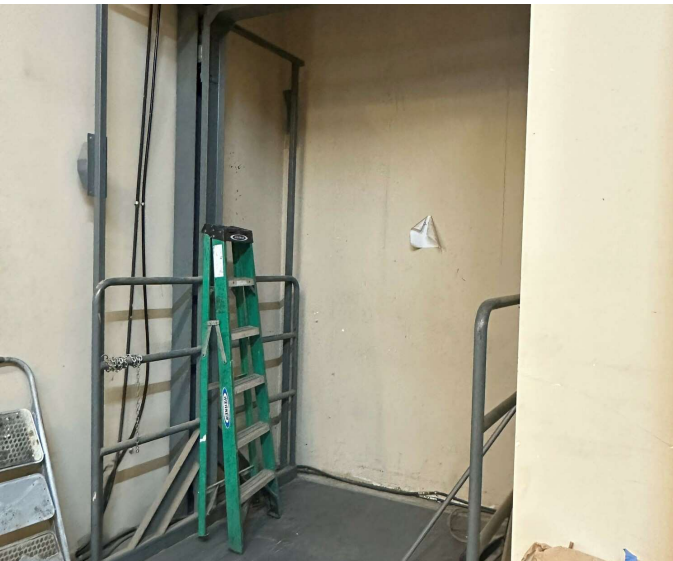
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SITE AERIAL



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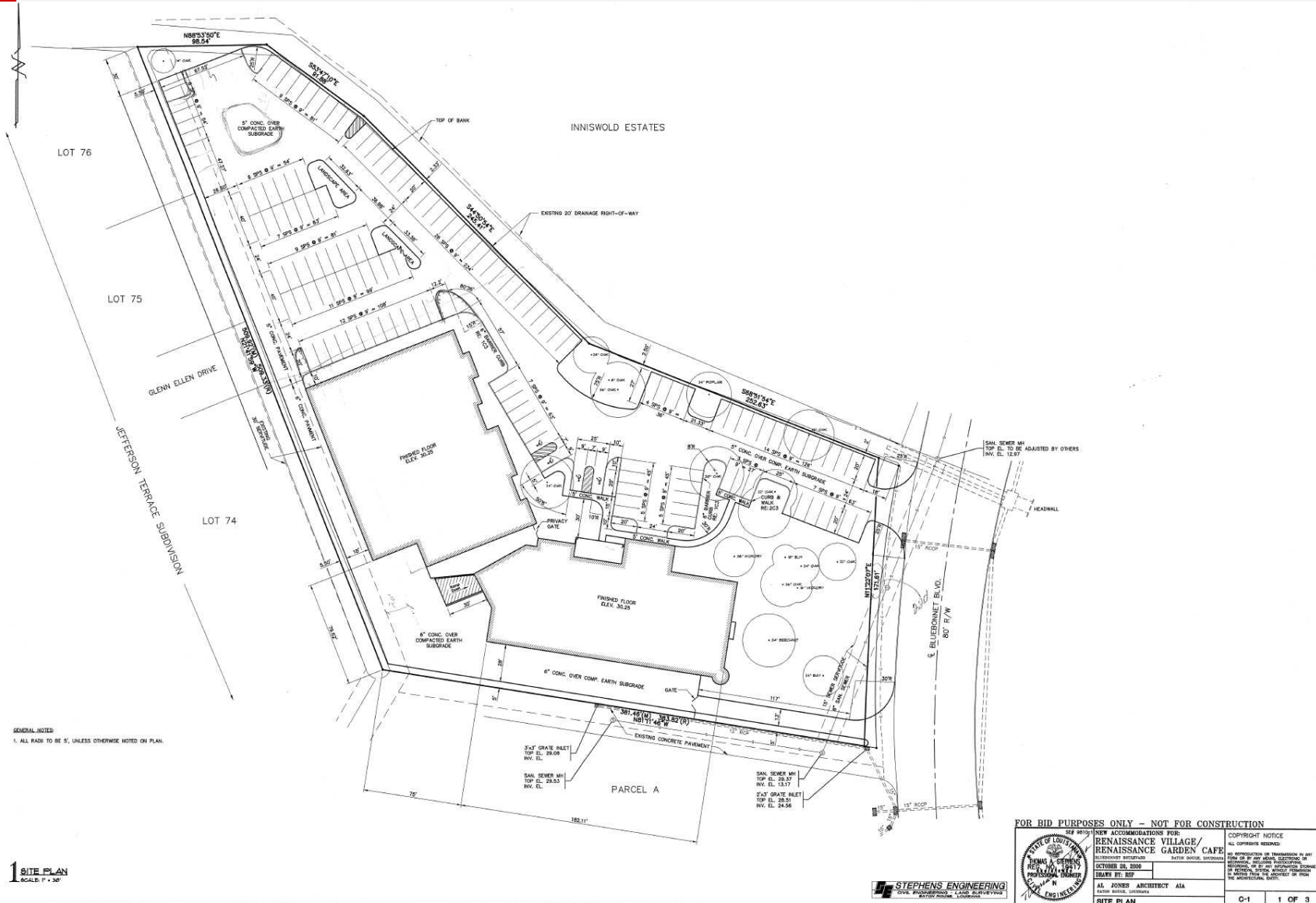
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SITE PLAN



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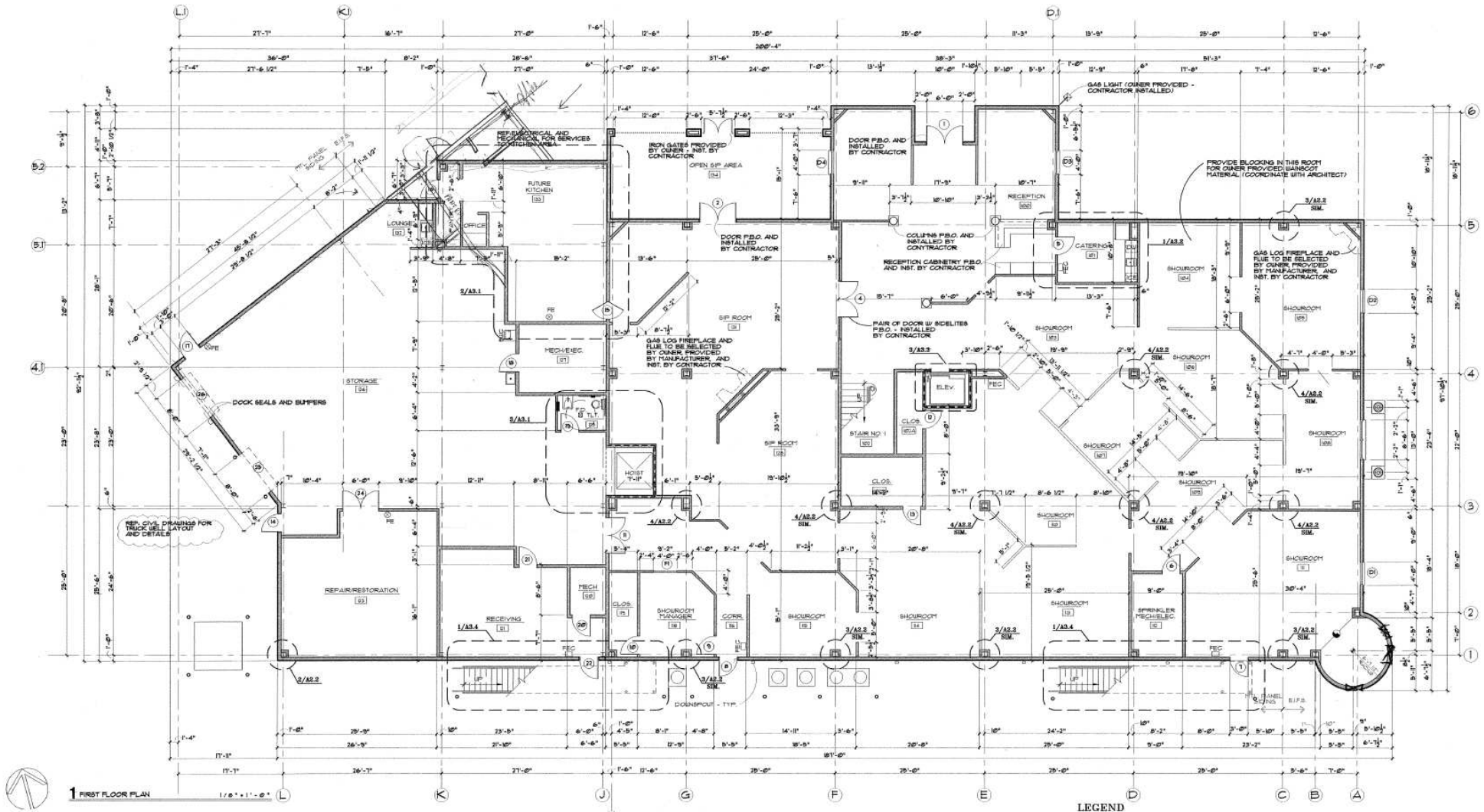
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN

Per LSC 24-511 Hazardous areas, including but not limited to, areas used for general storage, boiler or furnace rooms, and maintenance shops including woodworking and paint areas, shall:

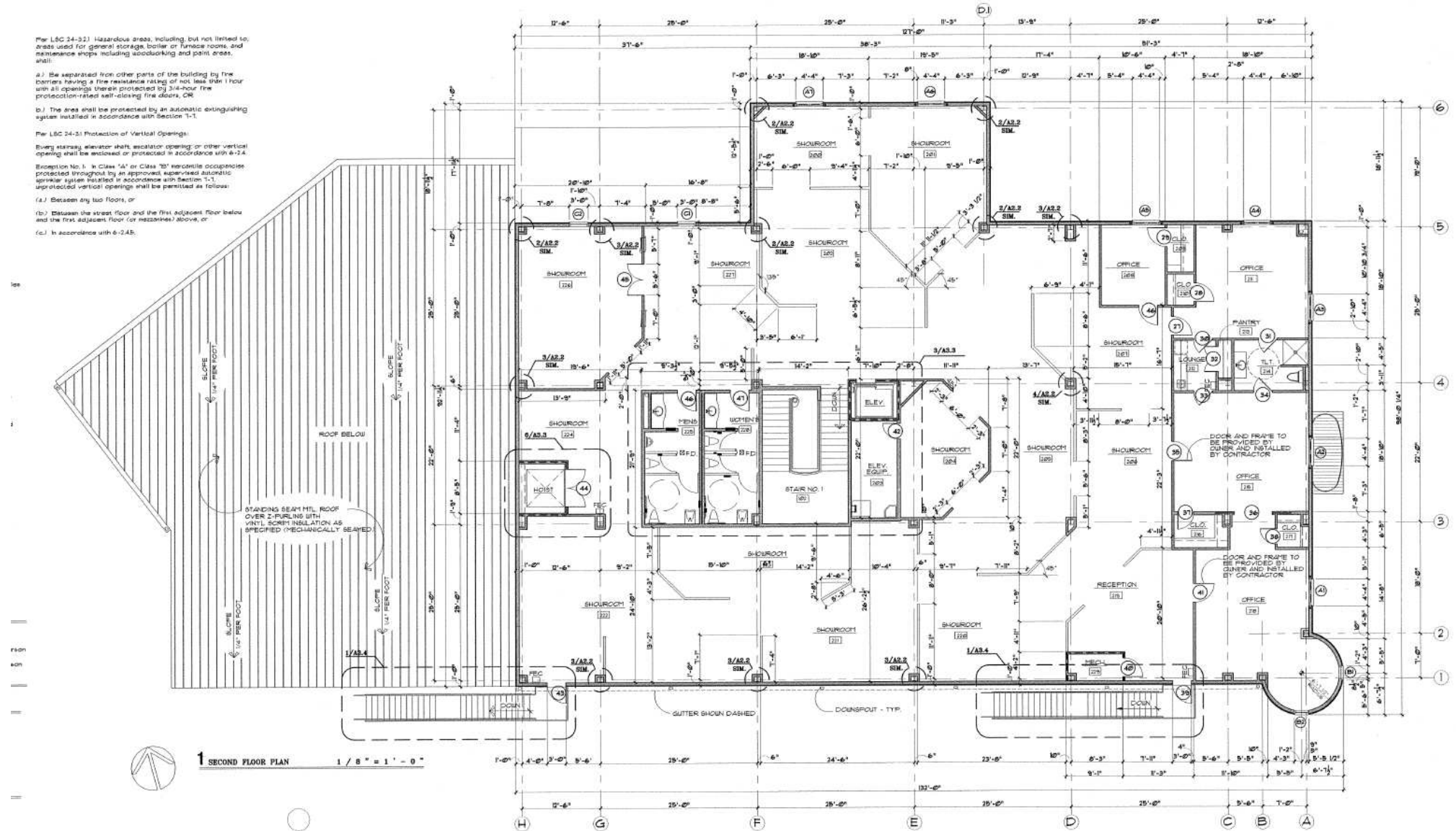
- be separated from other parts of the building by the barriers having a fire resistance rating of not less than 1 hour with all openings therein protected by 3/4-hour fire protection-rated self-closing fire doors, OR
- The area shall be protected by an automatic extinguishing system installed in accordance with Section T-1.

Per LSC 24-511 Protection of Vertical Openings:

Every stairway, elevator shaft, escalator opening, or other vertical opening shall be enclosed or protected in accordance with 6-2.4.

Exception No. 1. In Class "A" or Class "B" mercantile occupancies protected throughout by an approved, supervised automatic sprinkler system installed in accordance with Section T-1, unprotected vertical openings shall be permitted as follows:

- Between any two floors, or
- Between the street floor and the first adjacent floor below and the first adjacent floor (or mezzanine) above, or
- In accordance with 6-2.4.5.



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WAREHOUSE FLOOR PLAN



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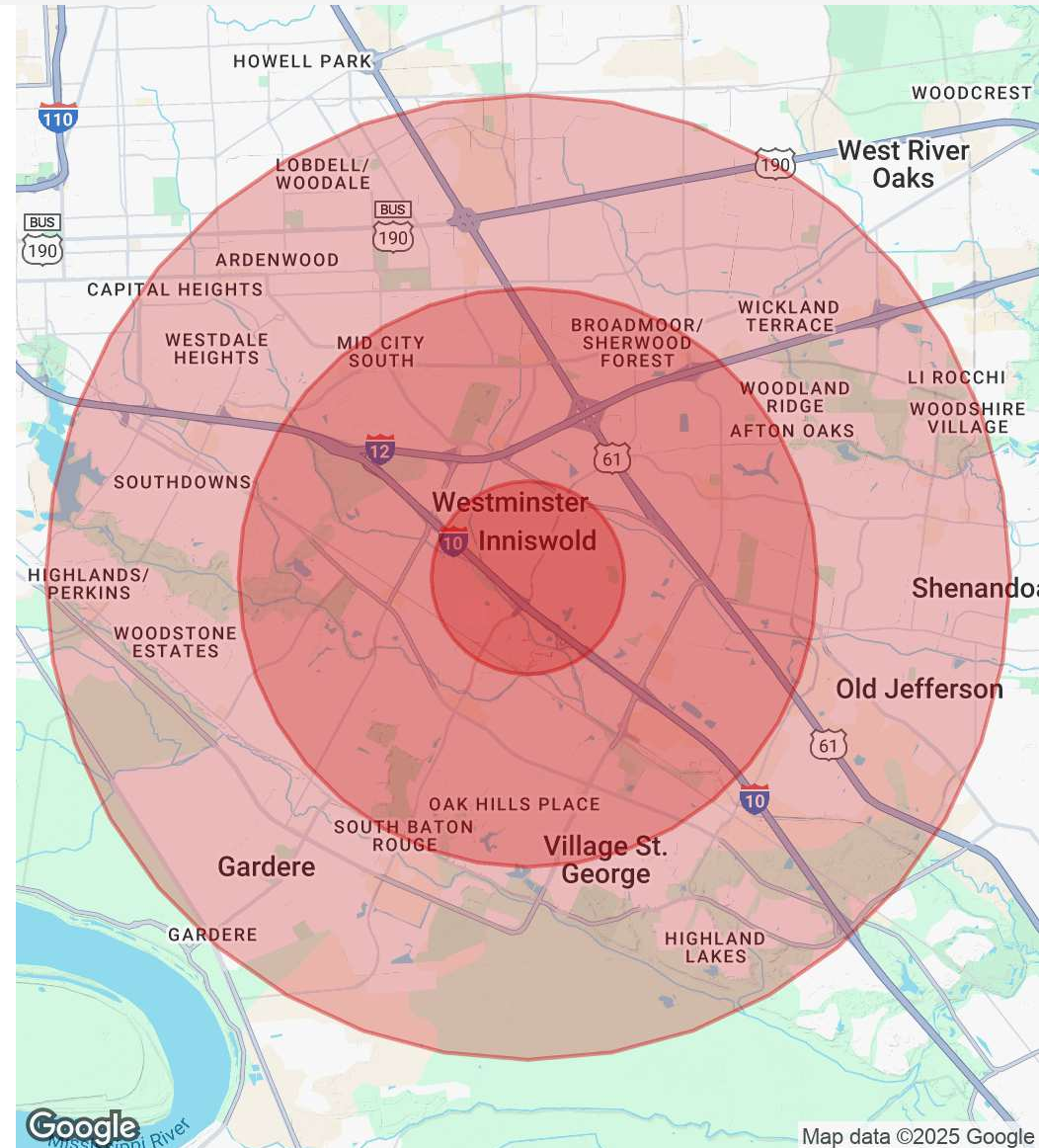
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,274	72,382	188,778
Average Age	45	42	40
Average Age (Male)	43	40	38
Average Age (Female)	47	43	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,047	33,034	80,149
# Of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$104,379	\$106,924	\$99,459
Average House Value	\$331,730	\$368,708	\$361,970

Demographics data derived from AlphaMap



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