



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**JIM ALLEN**

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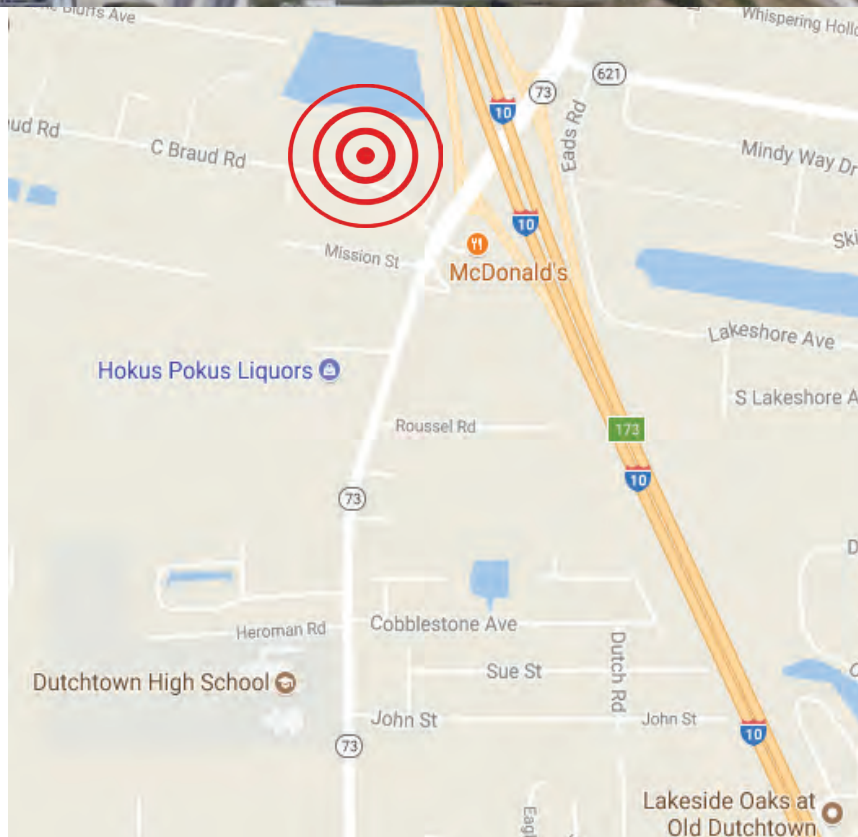
**FOR SALE - Reduced!**

**HWY 73 @ C BRAUD ROAD  
GEISMAR, LA 70734**

**\$14/SQ.FT.      4.94 ACRES**

**HIGHLIGHTS**

- Prime Commercial Property
- Located near Highway 73 at I-10
- 4.94 Acre Subject Lot
- Can be Subdivided
- 270 FT. Frontage
- Mixed Use Zoning



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

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WEB 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.



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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 6,136     | 27,386    | 65,404    |
| Average Age          | 38.0      | 38.5      | 37.5      |
| Average Age (Male)   | 37.4      | 37.9      | 36.8      |
| Average Age (Female) | 38.2      | 38.7      | 38.1      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 2,002     | 10,236    | 24,922    |
| # Of Persons Per HH  | 3.1       | 2.7       | 2.6       |
| Average HH Income    | \$140,613 | \$112,988 | \$103,070 |
| Average House Value  | \$340,970 | \$284,882 | \$266,611 |

\* Demographic data derived from 2020 ACS - US Census

