

# Former CVS For Sale or Lease

## 9006 Greenwell Springs Rd Baton Rouge, LA 70814

### PROPERTY SUMMARY



### Property Description

14,548 SF freestanding former CVS building with Drive-Thru situated strategically on the corner of Greenwell Springs Rd. and Oak Villa Blvd. in Baton Rouge.

### Property Highlights

- Built in 2004
- Zoned LC1 (Light Commercial)
- 62 Total Parking Spaces
- Potential for Various Uses
- Access from Greenwell Springs Rd. & Oak Villa Blvd.
- Traffic Counts: +/- 46,300 VPD

**Beau Box, SIOR**   **Cade Bogan**  
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### Offering Summary

Sale Price:	\$1,650,000
List Price:	\$10 - 12 PSF (NNN)
Lot Size:	1.526 Acres
Building Size:	14,548 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,934	21,605	65,893
Total Population	5,153	55,548	163,800
Average HH Income	\$56,627	\$58,633	\$70,754

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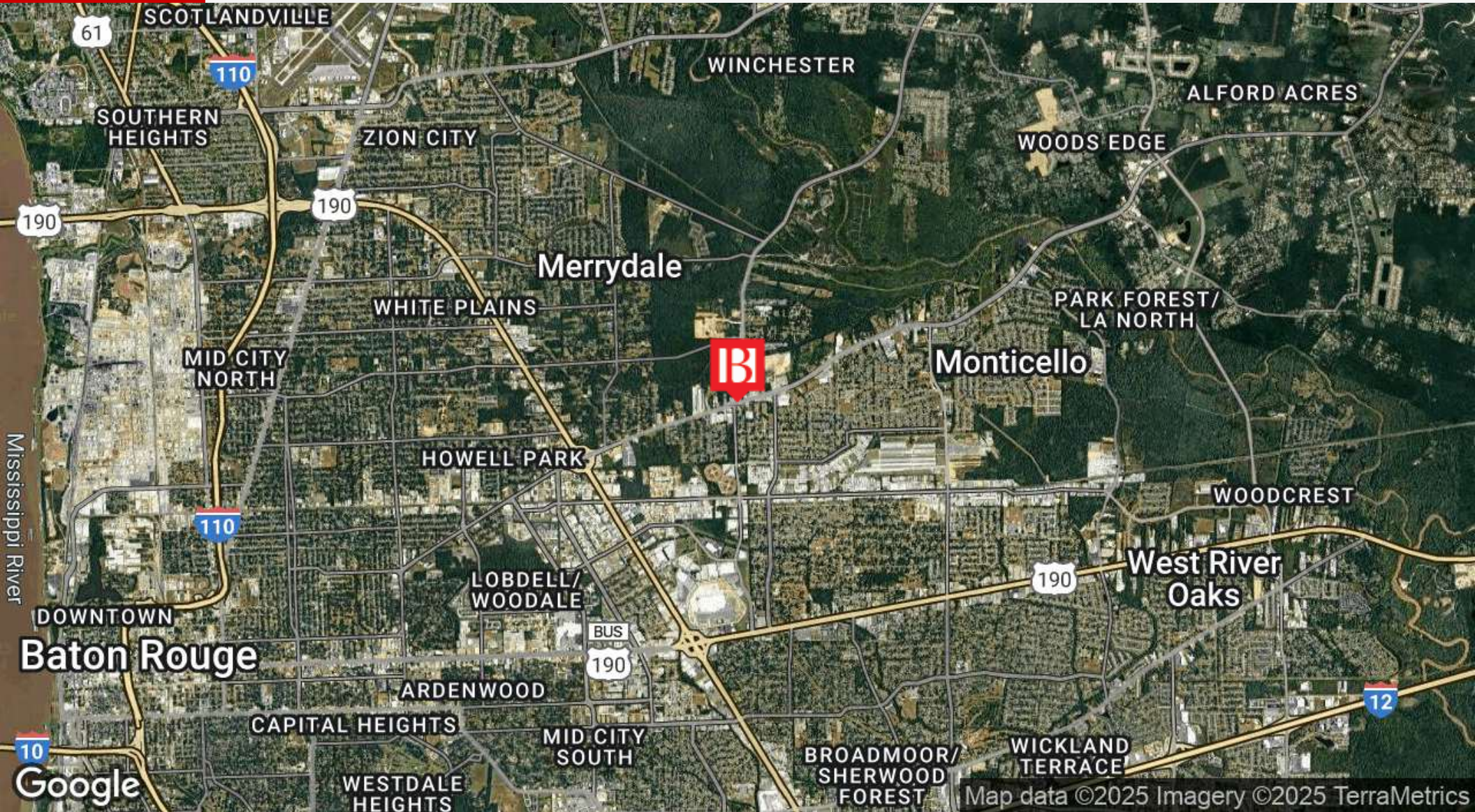




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## LOCATION MAP



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## RETAILER MAP



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## SITE PLAN





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### AERIAL PHOTOS



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### INTERIOR PHOTOS



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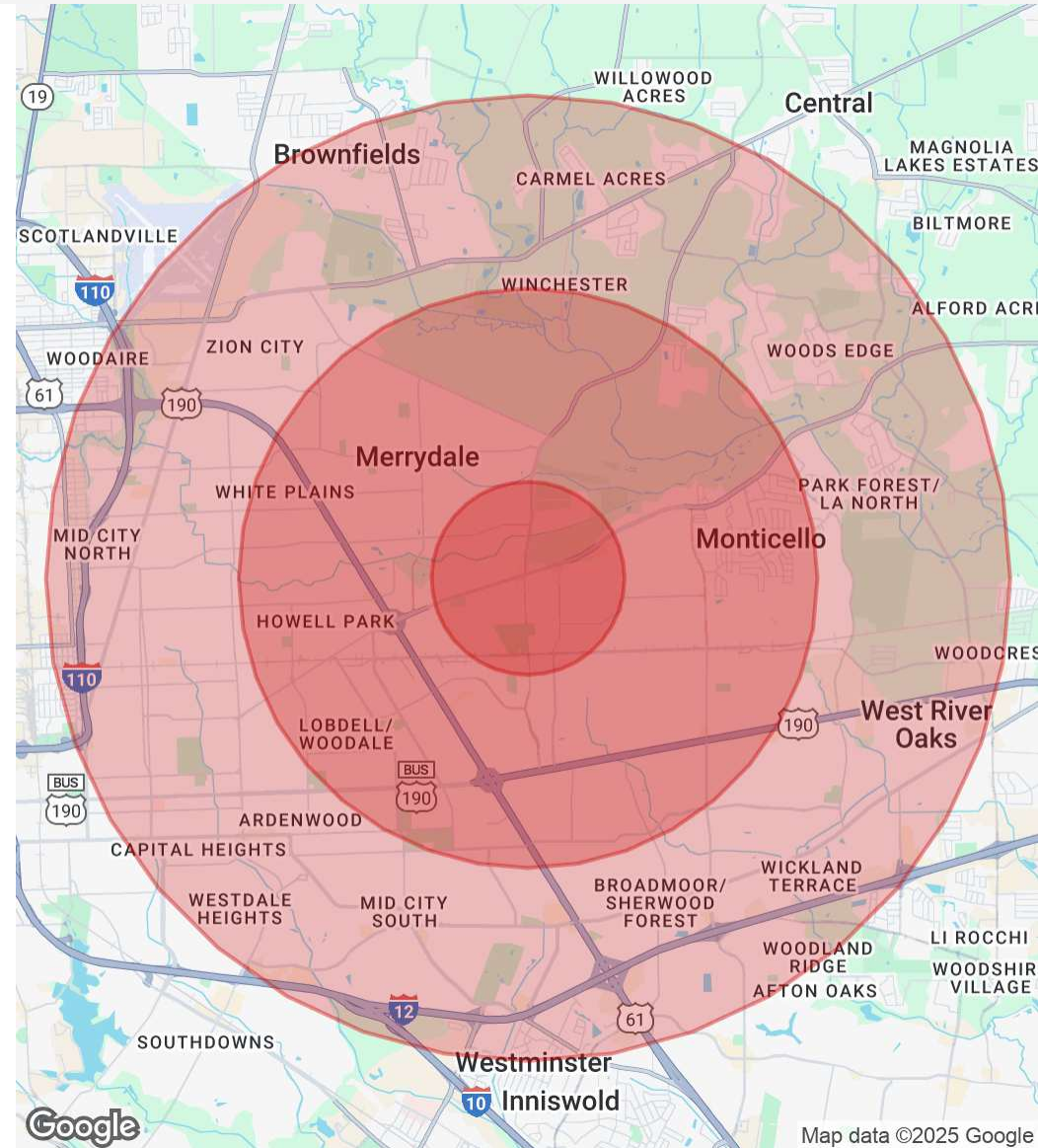
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,153	55,548	163,800
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,934	21,605	65,893
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$56,627	\$58,633	\$70,754
Average House Value	\$199,067	\$186,857	\$230,115

Demographics data derived from AlphaMap



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