



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

INDUSTRIAL PROPERTY FOR SALE

# 3.07 ACRES NEAR EXXON

2635 MONROE AVE., BATON ROUGE, LA 70802

**3.07 AC | 139,737 SF BLDG. AVAILABLE**



## OFFERING SUMMARY

Sale Price:	\$746,250
Lot Size:	3.07 Acres
Building(s) Size:	139,737 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,760	31,597	64,504
Total Population	13,418	83,902	173,079
Average HH Income	\$30,182	\$44,795	\$50,326

## PROPERTY DESCRIPTION

- 3.07 Acres on Plank Road by S Choctaw Near Exxon
- Formerly the Louisiana Creamery, this property is located in the Opportunity Zone, and is a candidate for any number of tax incentives. Makes this an ideal redevelopment opportunity near Exxon.
- Owner will consider subdividing the property, Building 1 being an good option for a C-store or Dollar Store with 147' of frontage on Plank Road between an Auto Zone and a CVS

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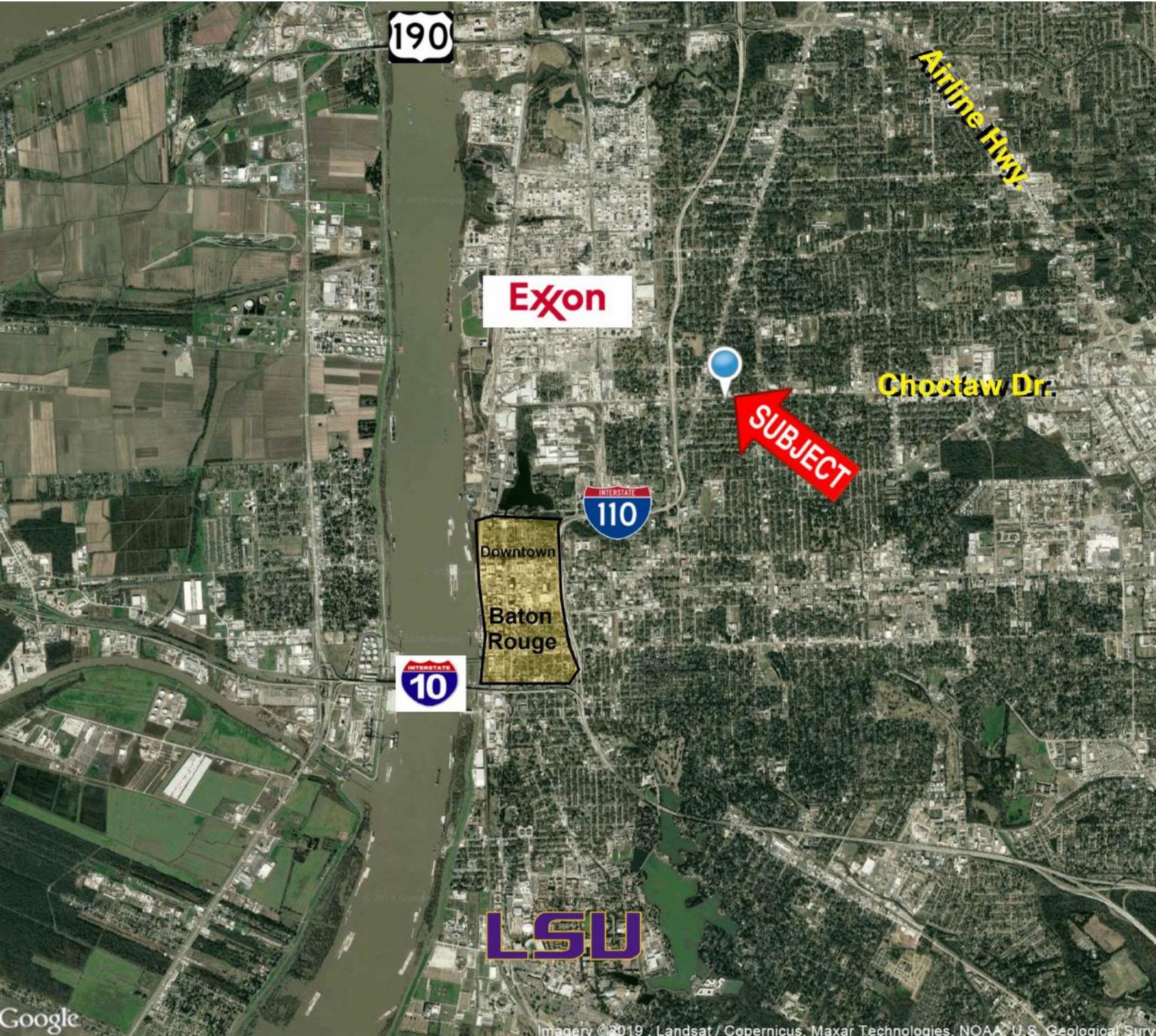
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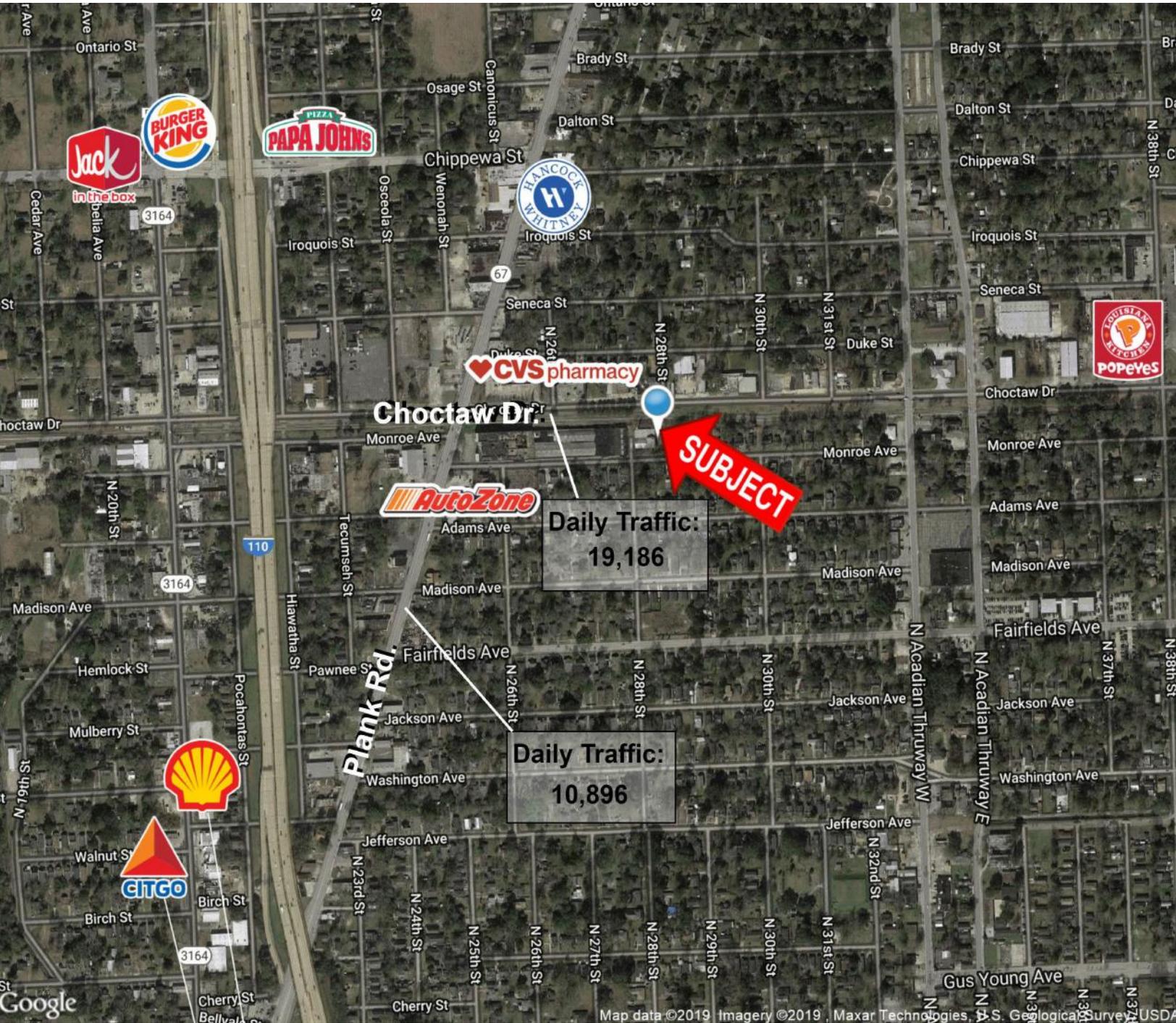
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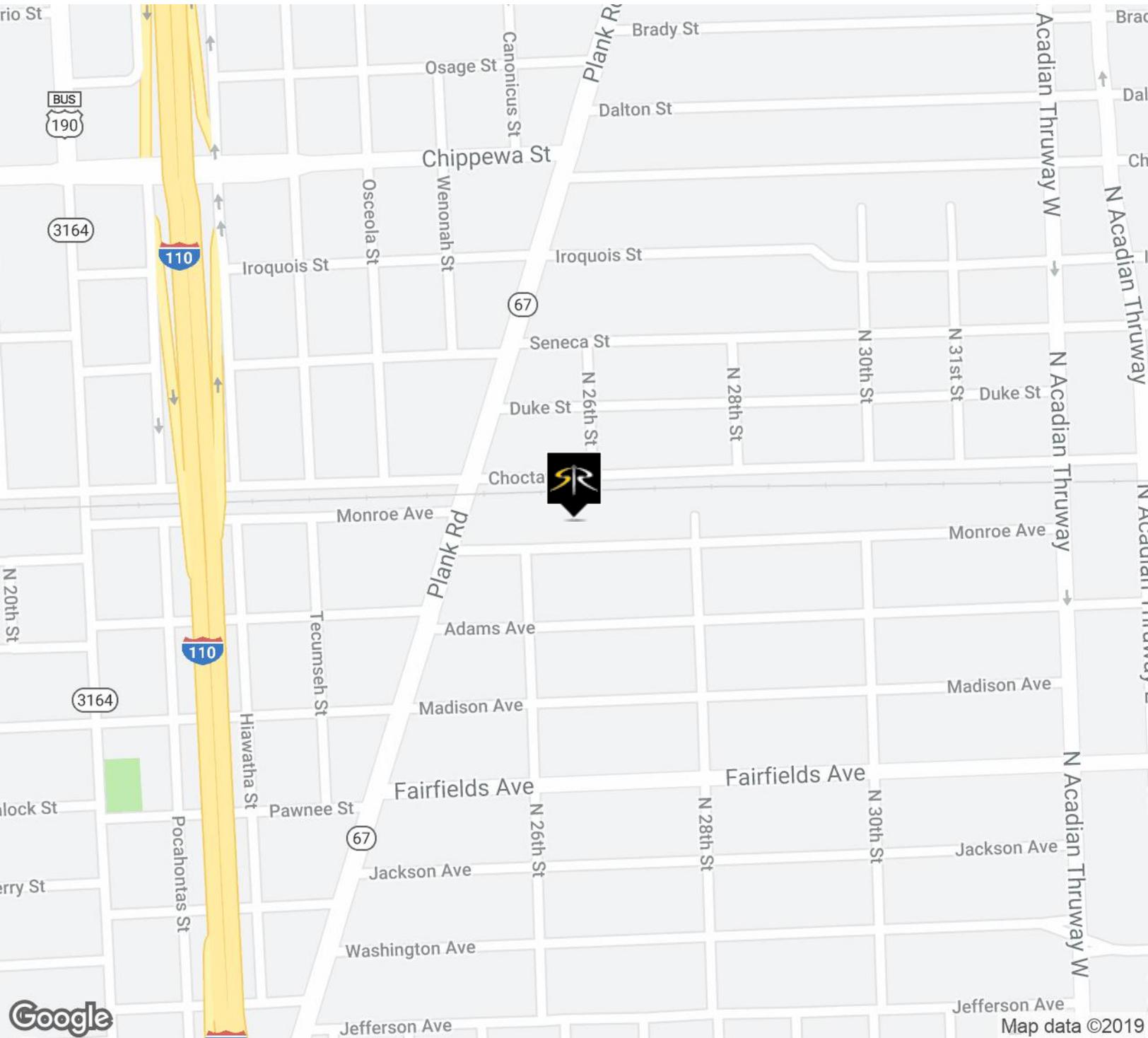
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,418	83,902	173,079
Median age	33.2	31.3	31.8
Median age (Male)	28.3	28.7	29.7
Median age (Female)	37.9	33.7	33.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,760	31,597	64,504
# of persons per HH	2.8	2.7	2.7
Average HH income	\$30,182	\$44,795	\$50,326
Average house value	\$82,638	\$169,946	\$219,080

\* Demographic data derived from 2010 US Census

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