

Former Salon For Sale

BOIS DE CHENE AT PERKINS ROAD CONDOMINIUM

7520 Perkins Road Baton Rouge, LA 70808

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Former Salon in Bois de Chene at Perkins Road Condominium

7520 Perkins Road Baton Rouge, LA 70808

PROPERTY SUMMARY



VIDEO

Property Description

Priced to Sell! Subject property is a former upscale salon in the Bois de Chene Condominium. Located near the Perkins Road and Essen Lane intersection. The condominium unit (240) consist of hair dresser stations, wash and dryer stations, receptionist desk, bathrooms, kitchen, office, storage closet, and washer dryer room.

Property Highlights

- +/- 3,545 SF Condo Unit
- Zoned C-AB-1 & C2
- Traffic Counts: 25,000 VPD (Perkins Road)
- Property Taxes (2025): \$3,388.77
- Condo Association Dues: \$9,475.44 Annual

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Offering Summary

Sale Price:	\$378,000
Lot Size:	0.083 Acres
Building Size:	3,545 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,377	32,261	84,606
Total Population	6,749	70,650	197,274
Average HH Income	\$97,904	\$108,183	\$91,830

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INTERIOR PHOTOS



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ADDITIONAL INTERIOR PHOTOS



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LOCATION MAP



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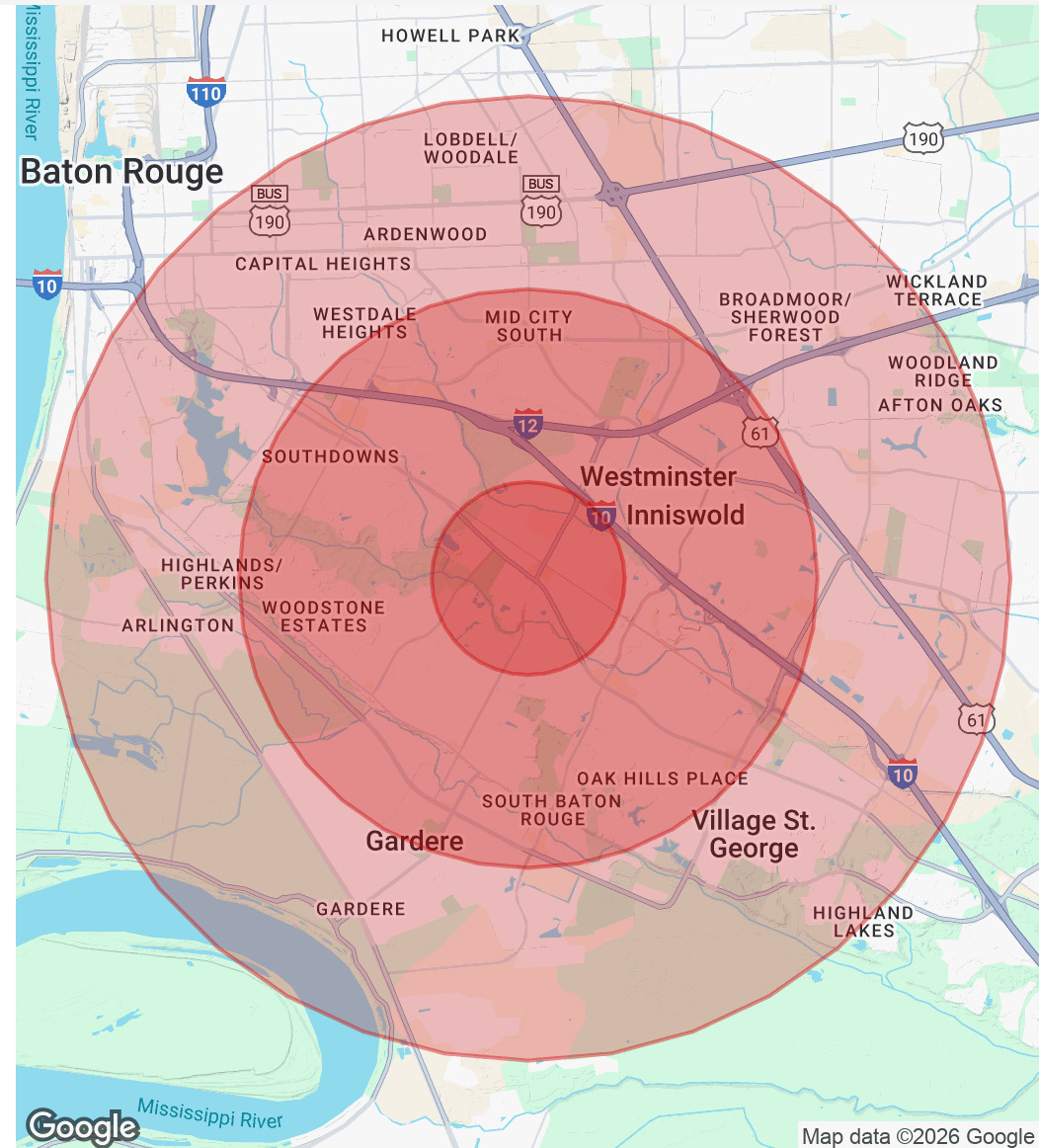
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,749	70,650	197,274
Average Age	42	41	38
Average Age (Male)	40	39	37
Average Age (Female)	43	42	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,377	32,261	84,606
# Of Persons Per HH	2	2.2	2.3
Average HH Income	\$97,904	\$108,183	\$91,830
Average House Value	\$380,848	\$432,684	\$359,822

Demographics data derived from AlphaMap



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