

REDUCED: PRIME CORNER LOT ON CENTRAL THWY AT GREENWELL SPRINGS RD



OFFERING SUMMARY

Sale Price:	\$650,000 \$16.96/SF
Lot Size:	0.88 Acres
Zoning:	Rural
Market:	LA-Baton Rouge
Price / SF:	\$16.96

PROPERTY OVERVIEW

This prime parcel in Central City is located on the hard corner of Greenwell Springs Rd and the Central Thruway. This busy corner sees approximately 30,000 vehicles per day and is surrounded by established retail centers and new developments. The property is across Central Thruway from a Murphy Express, adjacent to Sonic, and near Waffle House, Oak Point Fresh Market, Pizza Hut, Burger King, Snap Fitness, Walgreens, and other retailers.

Currently the lot contains a single-family residence, a mobile-home trailer, and a shed. It sits on the southeast corner of the intersection and boasts a total of ±388' of frontage.

PROPERTY HIGHLIGHTS

- 0.88 Acres
- ±388' of Frontage
- ±30,000 Daily Traffic

Will Chadwick (C) 318.510.8161



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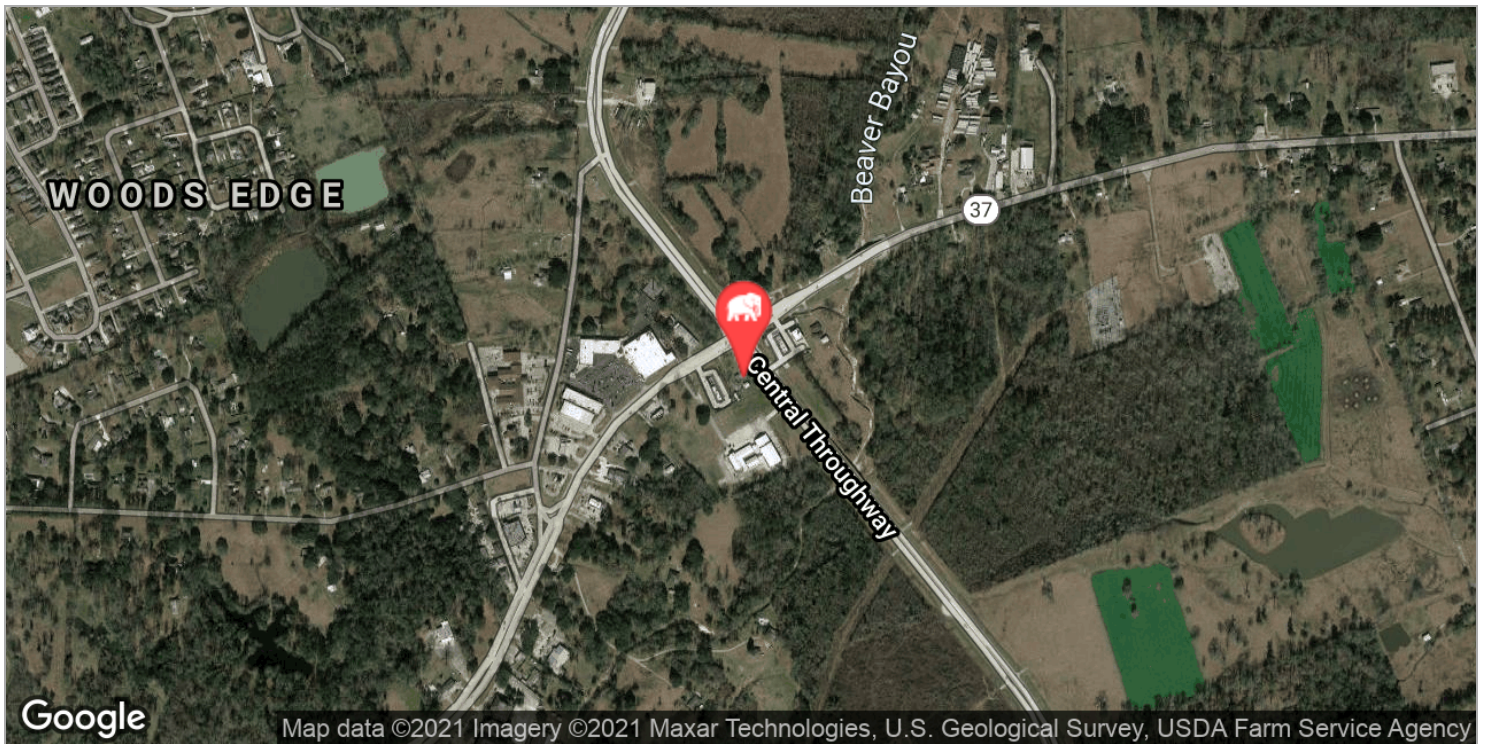


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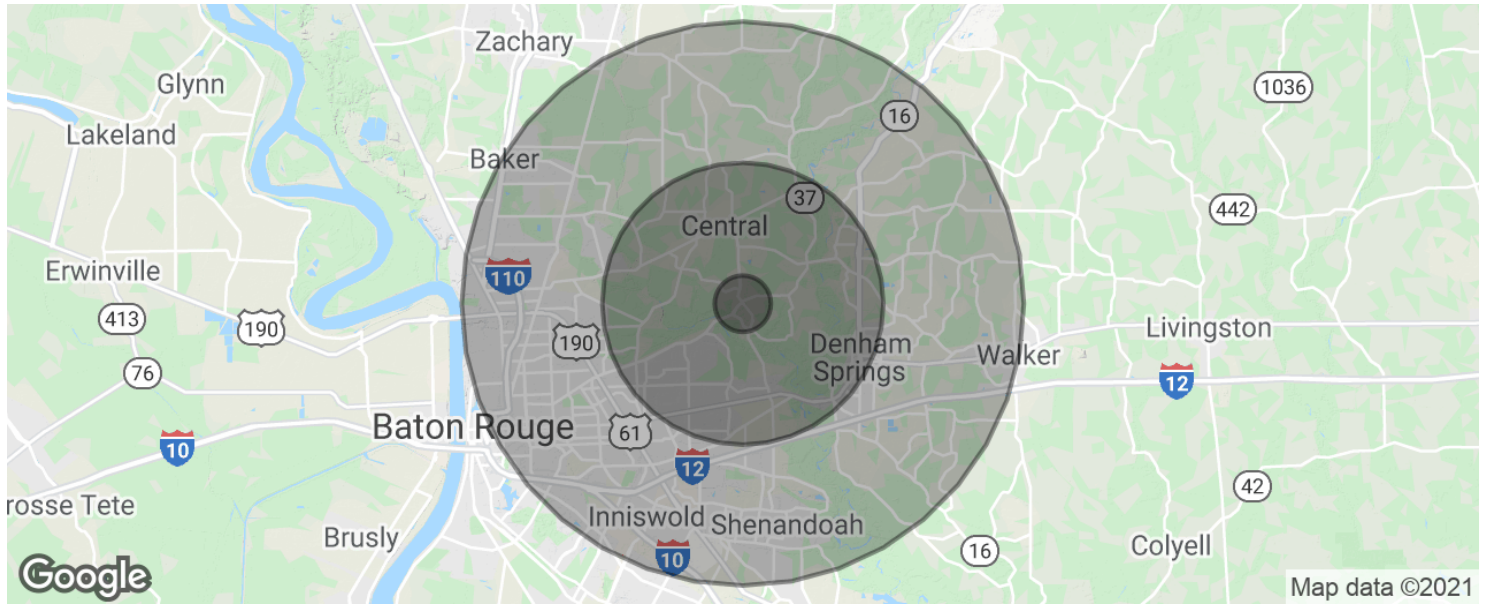


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,709	78,928	378,613
Median age	38.7	34.6	34.9
Median age (Male)	38.3	33.4	33.1
Median age (Female)	39.1	35.5	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	623	28,601	142,936
# of persons per HH	2.7	2.8	2.6
Average HH income	\$76,400	\$61,914	\$63,356
Average house value		\$146,223	\$195,284

* Demographic data derived from 2010 US Census