



1328 North Street

1328 North Street, Baton Rouge, Louisiana 70802

Property Highlights

- Redevelopment Opportunity
- Multiple Tax Credits Available
- Located in an Opportunity Zone
- Access to Main St & North Street
- 1201 Main Street Available Also

Sale Price

\$700,000



For more information

Evan Scroggs, CCIM

O: 225 297 7415 | C: 225 241 8616
evanscrogs@latterblum.com

Dex Shill

O: 225 297 7874 | C: 225 284 9092
dexshill@latterblum.com

Erin Caballero, CCIM

O: 225 297 7868 | C: 225 297 7868
erinc@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com



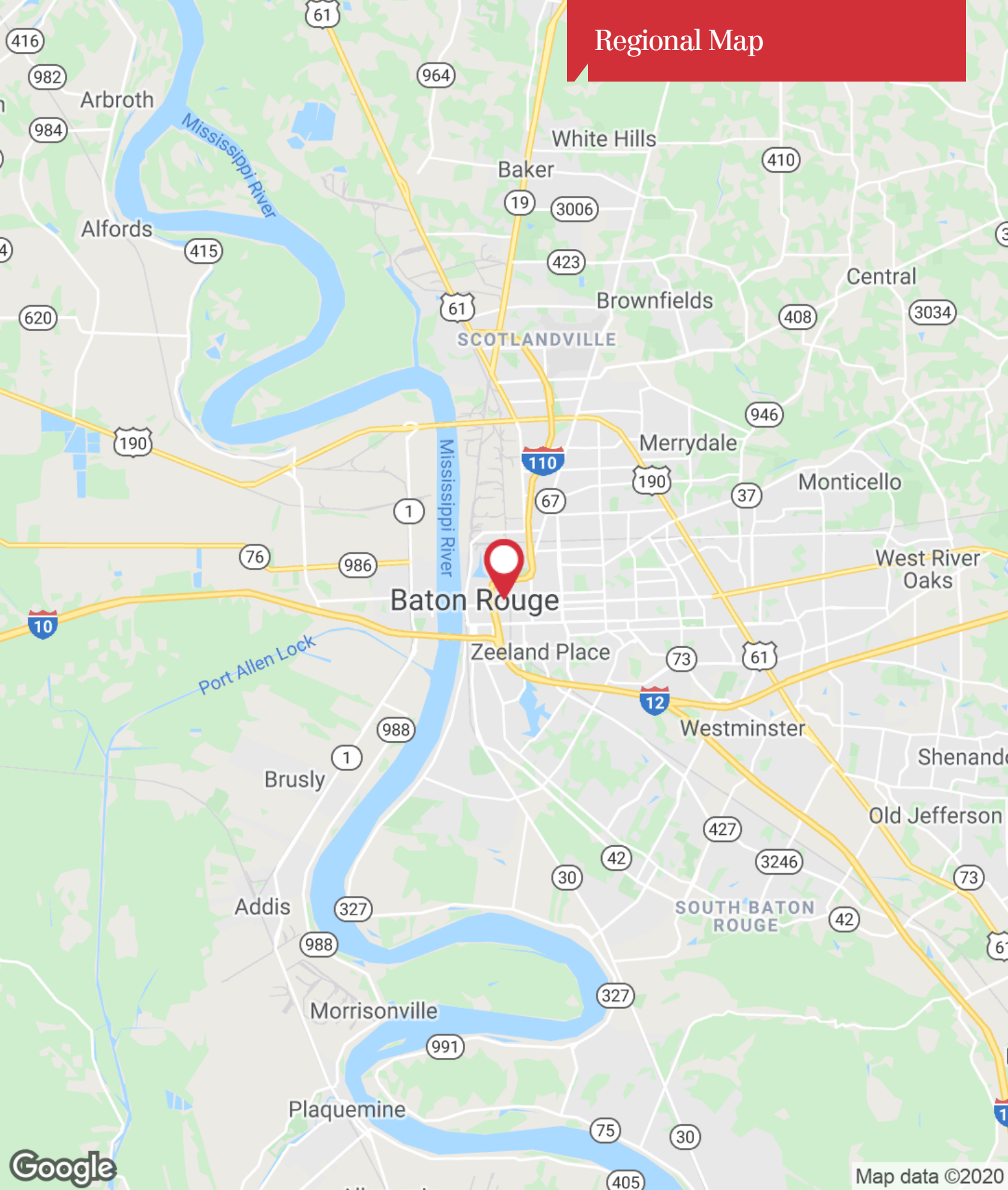
SALE PRICE:	\$700,000
LOT SIZE:	1.21 Acres
BUILDING SIZE:	7,500 SF
BUILDING CLASS:	C
ZONING:	C-2
MARKET:	Baton Rouge MSA
SUB MARKET:	Baton Rouge
CROSS STREETS:	North Street and North 12th Street



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	7,441	\$40,429
3 MILES	73,219	\$47,807
5 MILES	156,366	\$51,566

* Figures shown represent estimates

Regional Map



Google

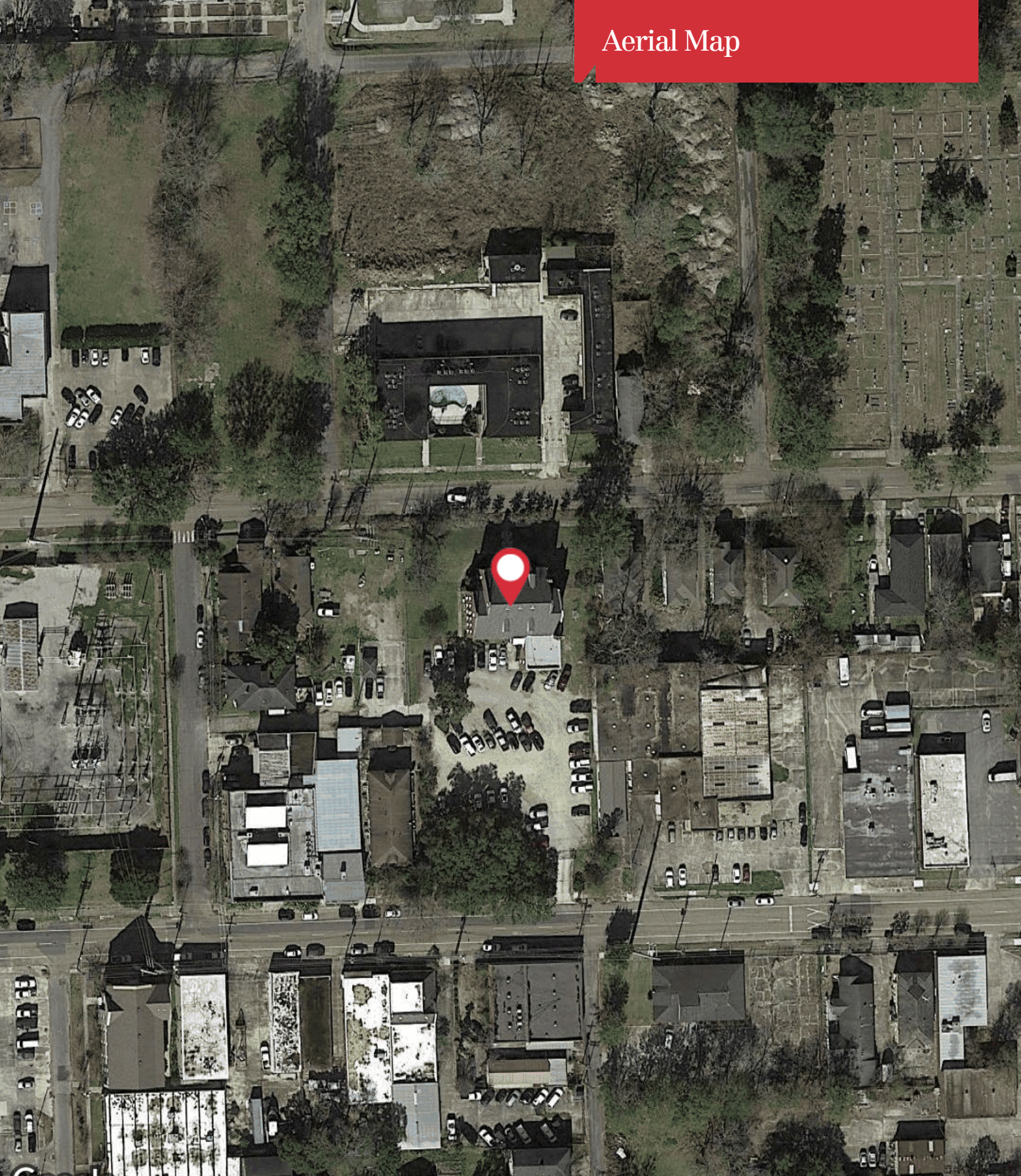
Map data ©2020

Location Maps



1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

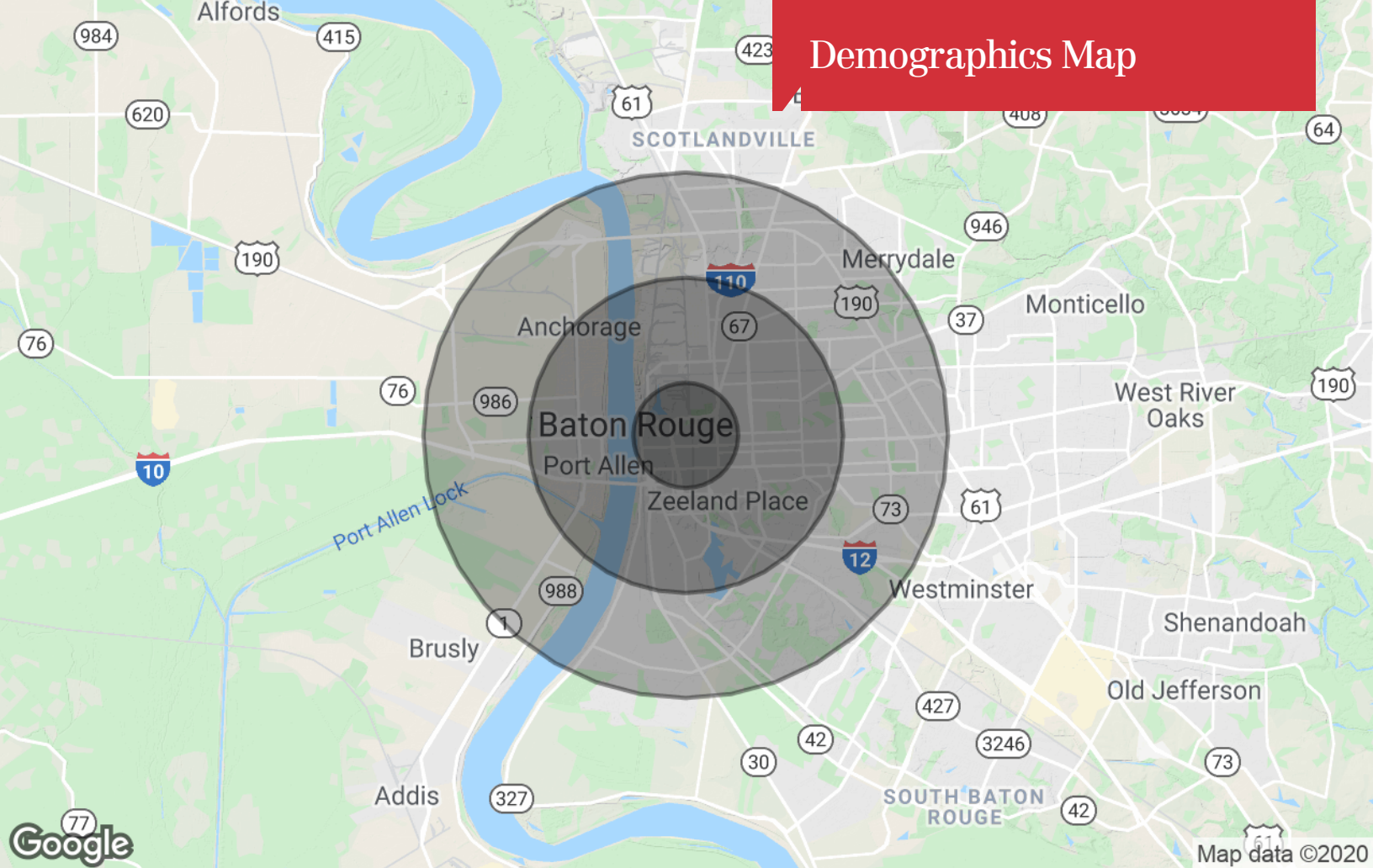
Aerial Map



Google

Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,441	73,219	156,366
MEDIAN AGE	31.7	31.5	30.9
MEDIAN AGE (MALE)	30.6	29.7	29.1
MEDIAN AGE (FEMALE)	33.1	33.4	32.8
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,076	27,742	59,783
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$40,429	\$47,807	\$51,566
AVERAGE HOUSE VALUE	\$115,407	\$164,239	\$232,865
Race	1 Mile	3 Miles	5 Miles
% WHITE	21.7%	32.6%	35.5%
% BLACK	77.0%	65.3%	61.7%
% ASIAN	0.8%	1.4%	2.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.2%	0.2%
% OTHER	0.1%	0.5%	0.5%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	0.8%	1.6%	2.0%

* Demographic data derived from 2010 US Census