

## FOR SALE

### PROPERTY SUMMARY

Rectangular shaped tract of vacant land containing  $\pm 0.871$  acres, fronting 115.09' on the north side of Greenwell Springs Road available for sale in Central, LA a growing suburb of Baton Rouge. Up to  $\pm 2.2$  acres available through assemblage.

Area retailers include: Sonic, Murphy USA, Waffle House, Domino's Pizza, Sherwin Williams, Chase Bank, Walgreens, and Snap Fitness. Developing commercial intersection area due to opening of the 4 lane Thruway.

Central Thruway is a primary artery linking Central more conveniently to all areas to the South and directly to Florida Boulevard (U.S. 190) and I-12. Build to suit is also a possibility for qualified tenants.

### PROPERTY HIGHLIGHTS

- $\pm 0.871$  Acres (up to  $\pm 2.2$  acres contiguous through assemblage)
- Excellent visibility/access to Central Thruway and Greenwell Springs
- Could potentially be sold with tract next to it to make Hard Corner

### ZONING

- B3 General Commercial Business Three

### TRAFFIC COUNTS

- Greenwell Springs Road: 43,682

### LOT SIZE

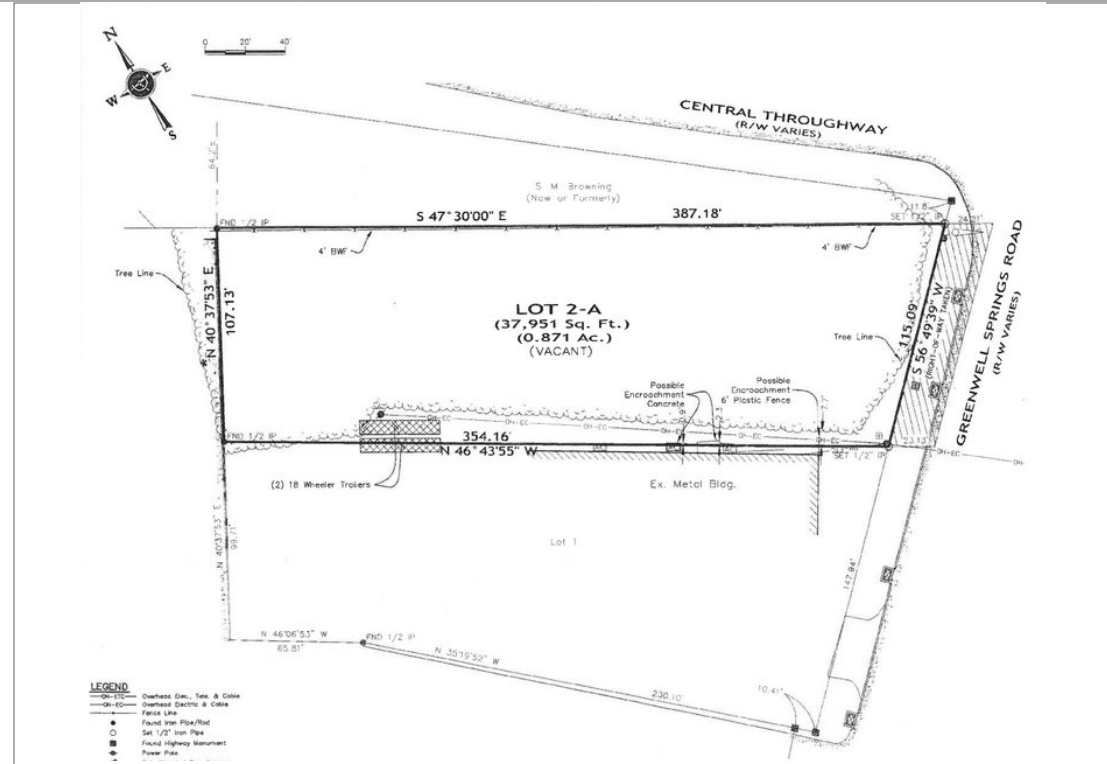
- $\pm 0.871$  Acres (Up to  $\pm 2.2$  Acres)

### PRICE

- \$625,000 or \$16.47/SF

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	1,361	22,191	83,874
Avg. HH Income	\$92,847	\$80,087	\$74,172







**DANNY L. WATTS**

Office: 225-926-4481

Direct: 225-329-0280

dwatts@stirlingprop.com

**W. FOSTER MURPHY**

Office: 225-926-4481

Direct: 225-329-0282

fmurphy@stirlingprop.com

# POTENTIAL HARD CORNER IN CENTRAL

14645 Greenwell Springs Road, Baton Rouge, LA

