

**PROPERTY DESCRIPTION**



**Property Description:**

- 1.08 acre / 47,044.8 SF parcel in Downtown Baton Rouge
- 2 one-story office buildings totaling 11,700 SF
- Buildings are suitable for multi-tenant or single-tenant occupancy and can be sold/leased separately
- Concrete-paved parking
- Subject is zoned “C-5” (Business District), The C5 Zoning designation allows for commercial and office uses in the Downtown Development District, including restaurants with sales of alcohol for on-site consumption. High-density residential uses are also allowed
- Total Sale Price: \$2,600,000
- Lease Rate: \$15 PSF

**Beau Box**  
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bbox@beaubox.com

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725 & 757 Main Street  
Baton Rouge, LA 70802

AERIAL



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## EXTERIOR PHOTOS



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INTERIOR PHOTOS

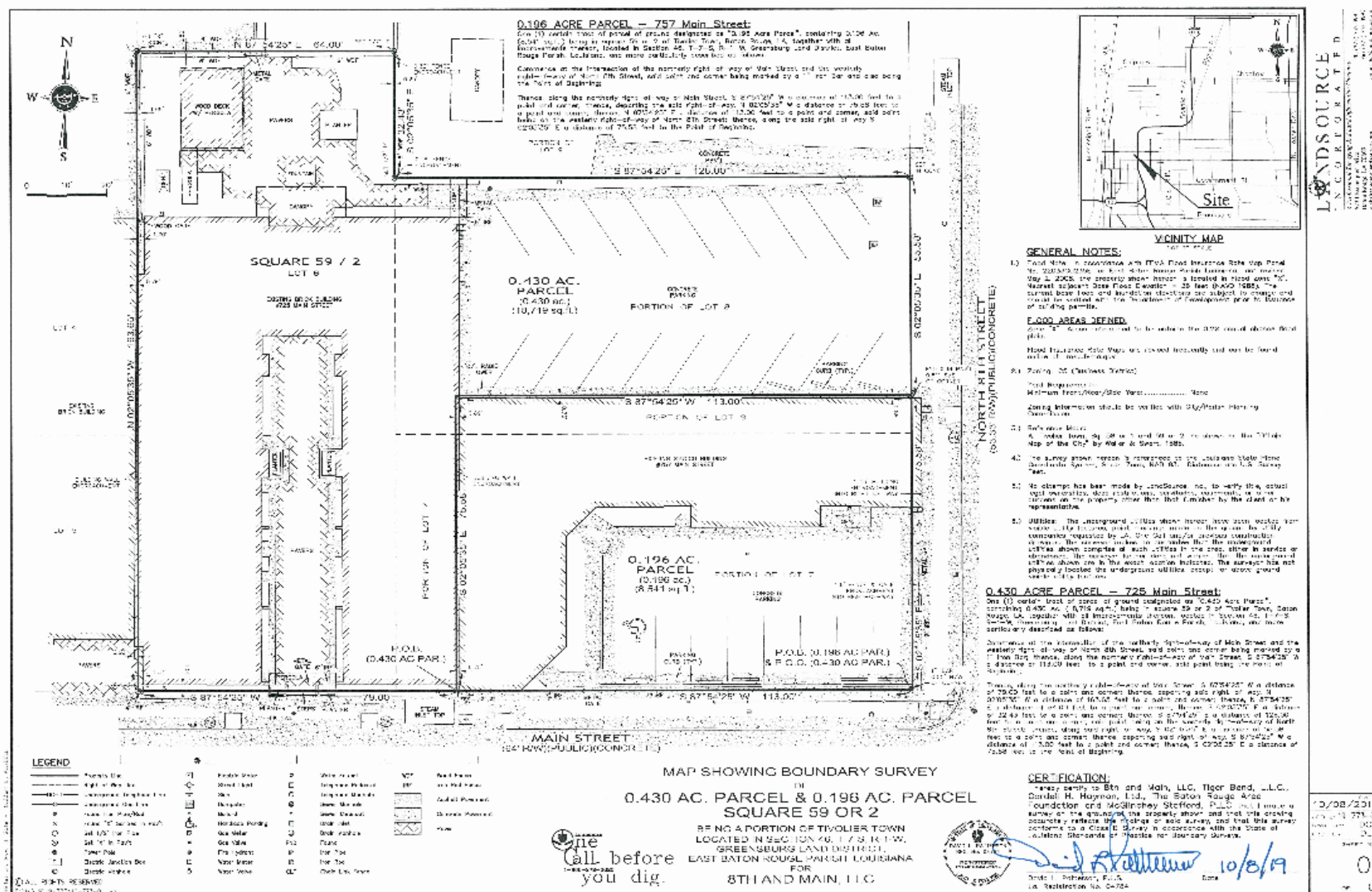


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## LOCATION



### Beau Box

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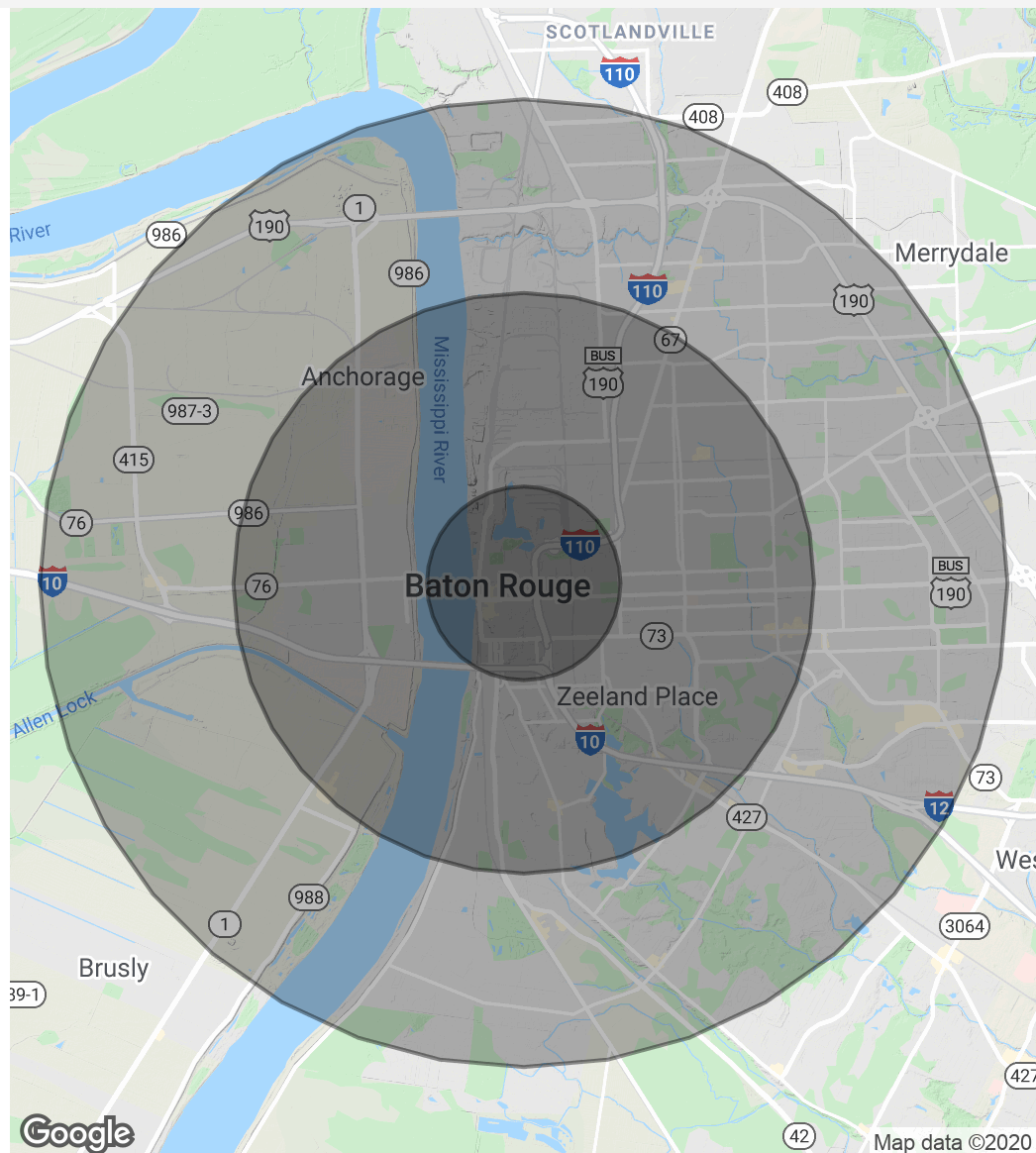
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,013	65,709	147,635
Average Age	30.6	31.5	30.7
Average Age (Male)	30.2	29.8	28.9
Average Age (Female)	31.1	33.2	32.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,503	24,973	56,437
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$40,404	\$46,931	\$50,899
Average House Value	\$95,570	\$162,793	\$228,108

\* Demographic data derived from 2010 US Census



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