

# Former Bank Branch

FOR SALE

7474 Florida Boulevard, Baton Rouge, LA 70806

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### PROPERTY HIGHLIGHTS



### Property Highlights

- 3,531 sq. ft. building
- 1.17 acres of land
- 170' of frontage on Florida Blvd
- 280' of frontage on Lobdell Ave
- Located on Florida Blvd, 1 mile west of the new Amazon Center (Former Cortana Mall)
- Drive thru with 4 teller lanes located on the east side of the building
- Zoned C2, Heavy Commercial

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### AERIALS



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**INTERIOR PHOTOS**



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**LOCATION MAP**



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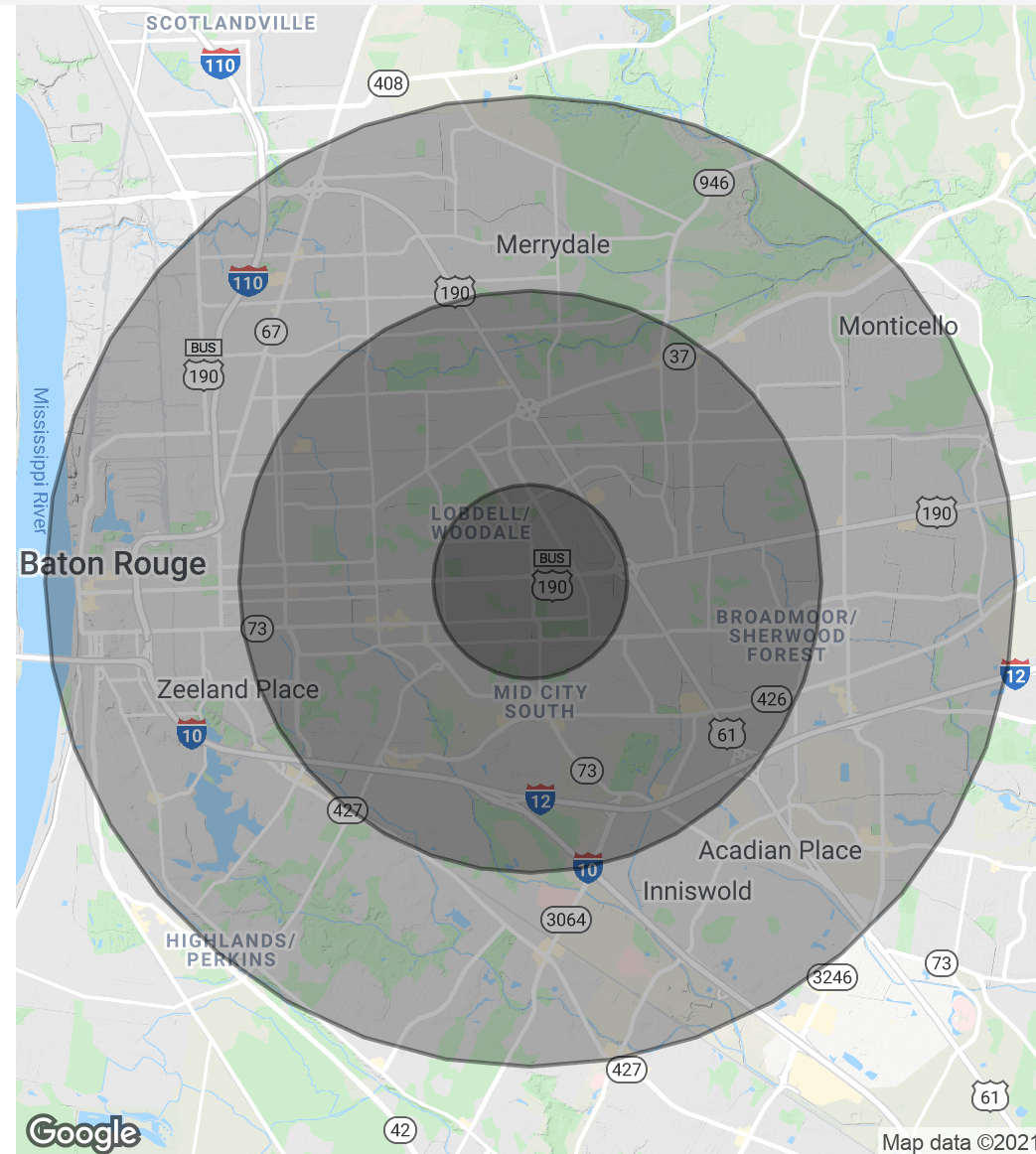
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	9,421	75,310	218,976
Average Age	33.5	35.6	33.9
Average Age (Male)	31.1	32.6	31.2
Average Age (Female)	36.9	37.9	36.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,101	30,962	86,258
# Of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$50,295	\$62,608	\$60,269
Average House Value	\$239,256	\$263,852	\$231,072

\* Demographic data derived from 2010 US Census



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