



## 530 Lakeland Drive

530 Lakeland Drive, Baton Rouge, Louisiana 70802

### Property Highlights

- Rare Downtown Office Property Acquisition Opportunity
- One Block from New State Capitol
- Owner Occupant w/ Existing Income or Value Add Potential
- 28 Private Parking Spots

### Sale Price

\$850,000 (\$63.91/SF)



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**

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October 04, 2022





SALE PRICE: **\$850,000**

PRICE PER SF: **\$63.91/SF**

LOT SIZE: **0.38 Acres**

BUILDING SIZE: **13,300 SF**

BUILDING CLASS: **B**

ZONING: **B-1**

MARKET: **Baton Rouge MSA**

SUB MARKET: **Downtown Baton Rouge**

CROSS STREETS: **N 5th Street & N 6th Street**



## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
<b>1 MILE</b>	5,184	\$39,834
<b>3 MILES</b>	59,283	\$45,305
<b>5 MILES</b>	144,313	\$49,274

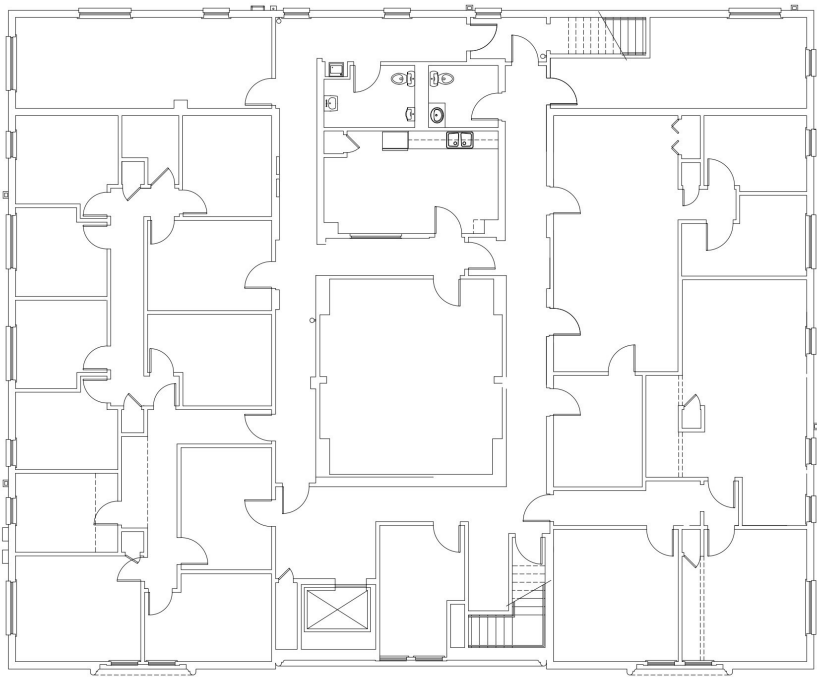
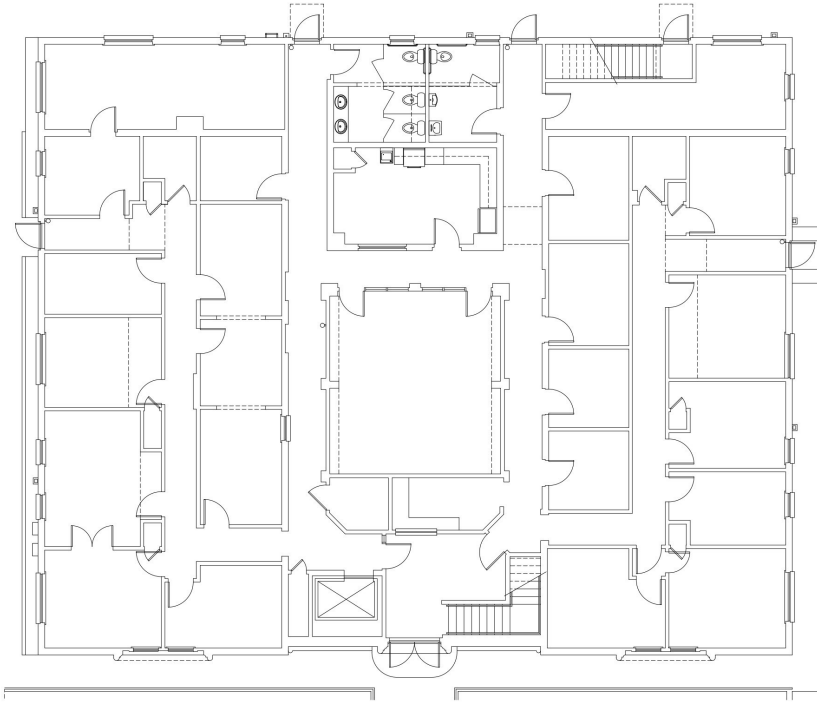
\* Figures shown represent estimates



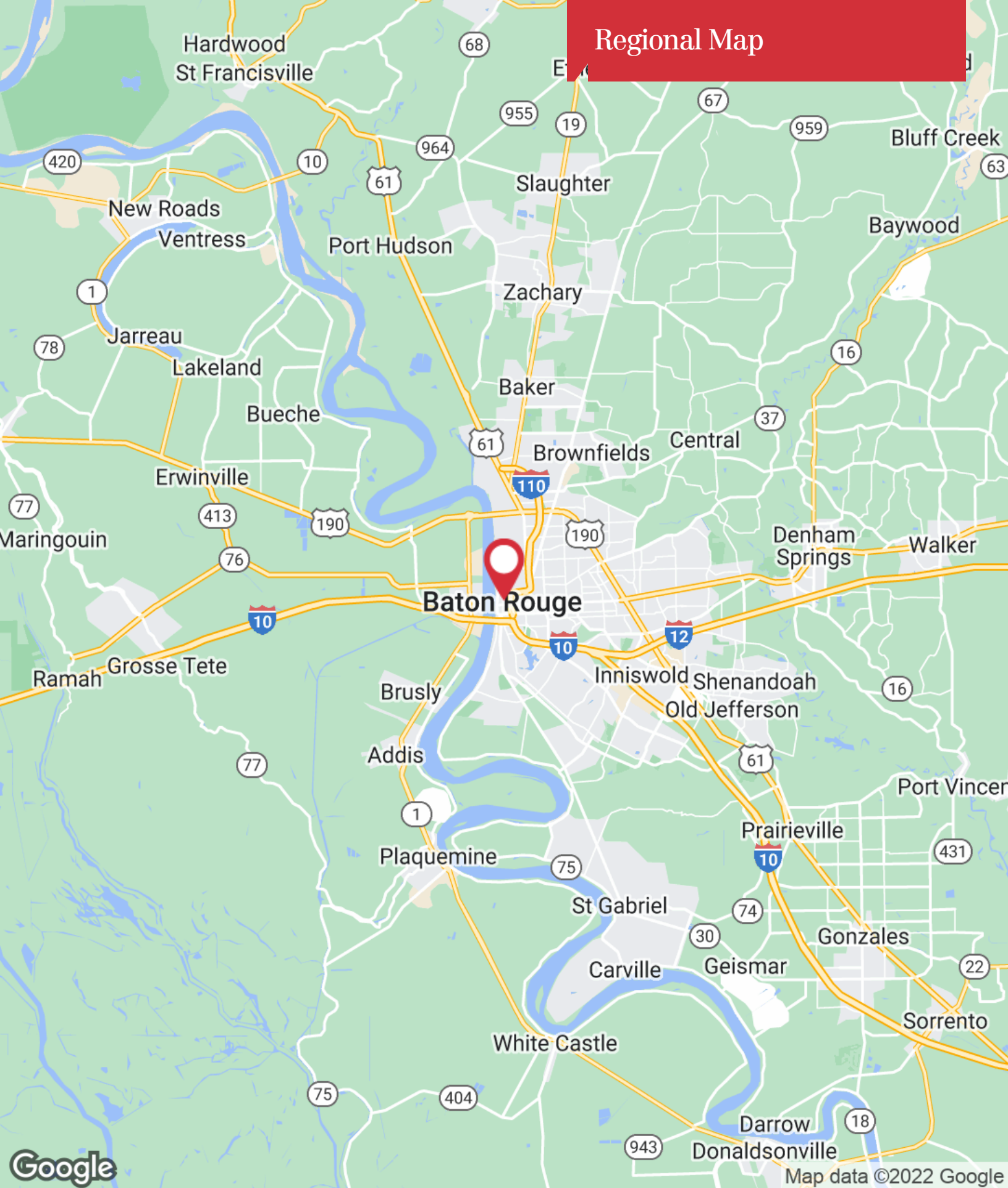
# Additional Photos





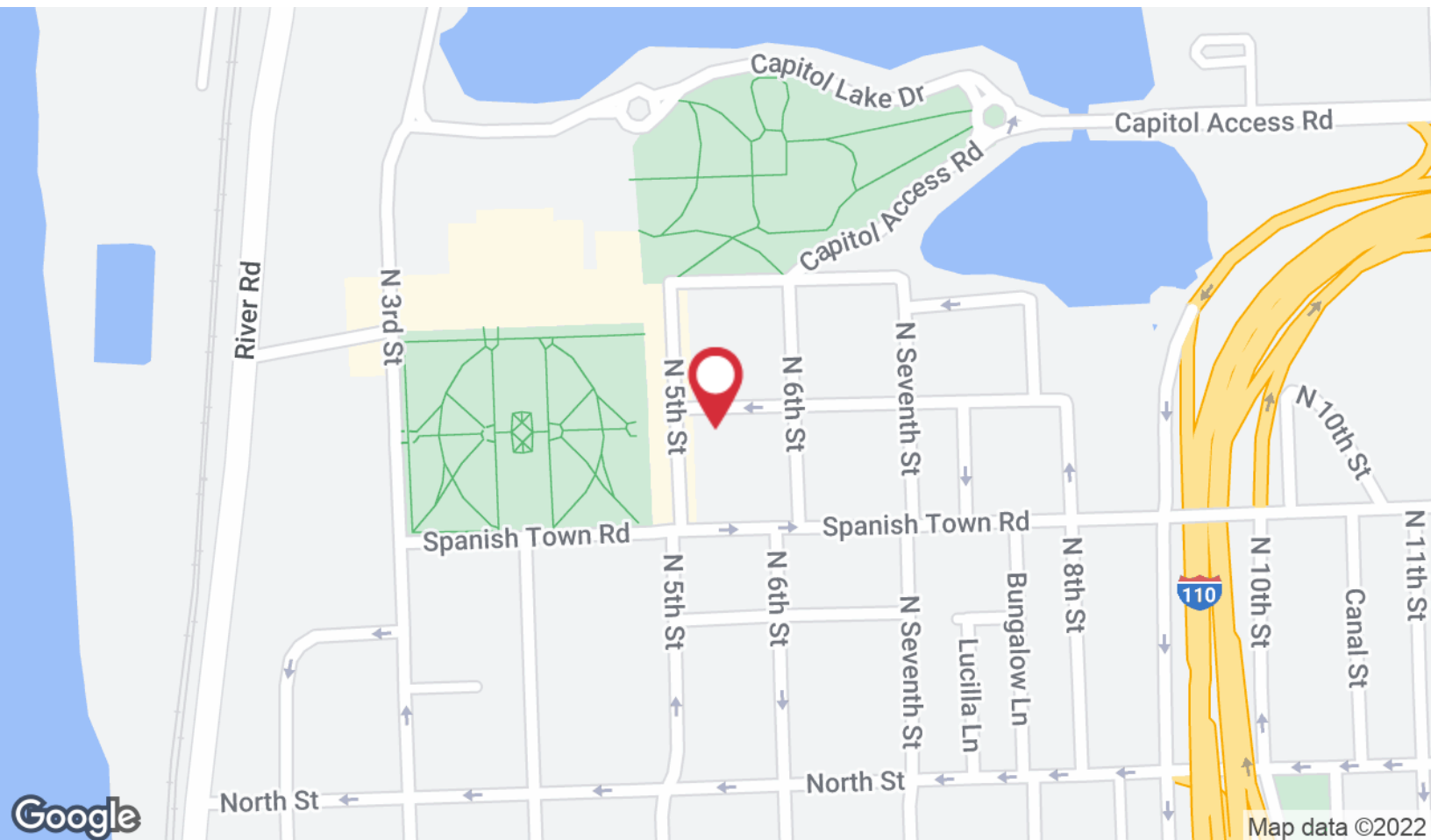


# Regional Map



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# Location Maps



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# Aerial Map



Google

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