



## 7415 Town South Avenue

7415 Town South Avenue, Baton Rouge, Louisiana 70808

### Property Features

- Two-story concrete office building
- Previously used as a call center
- Fiber optic lines & Underground phone line
- Warehouse attached
- 50 kW diesel powered generator w/ 500 gallon reserve tank
- New Roof in 2019



SALE PRICE: **\$215,000**

LOT SIZE: **0.23 Acres**

BUILDING SIZE: **3,472 SF**

For more information:

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NAI Latter & Blum

1700 City Farm Drive, Baton Rouge, LA 70806

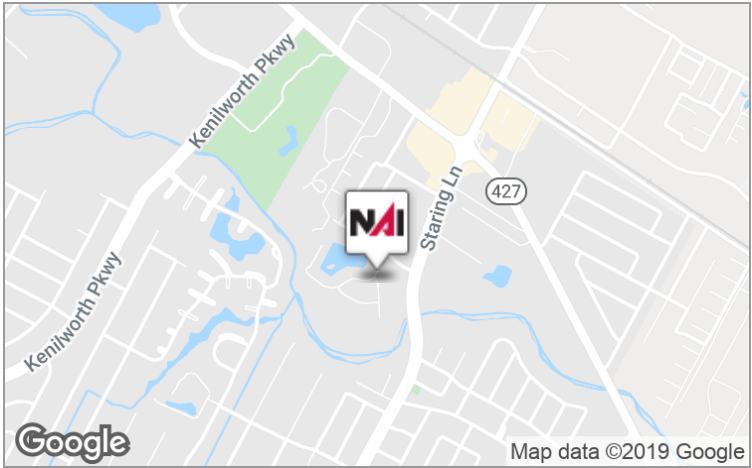
225 295 0800

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### Property Summary

Sale Price:	\$215,000
Lot Size:	0.23 Acres
Building Size:	3,472 SF
Building Class:	C
Year Built:	1982
Zoning:	C2
Market:	Baton Rouge MSA
Cross Streets:	Ryder Drive & Staring Lane



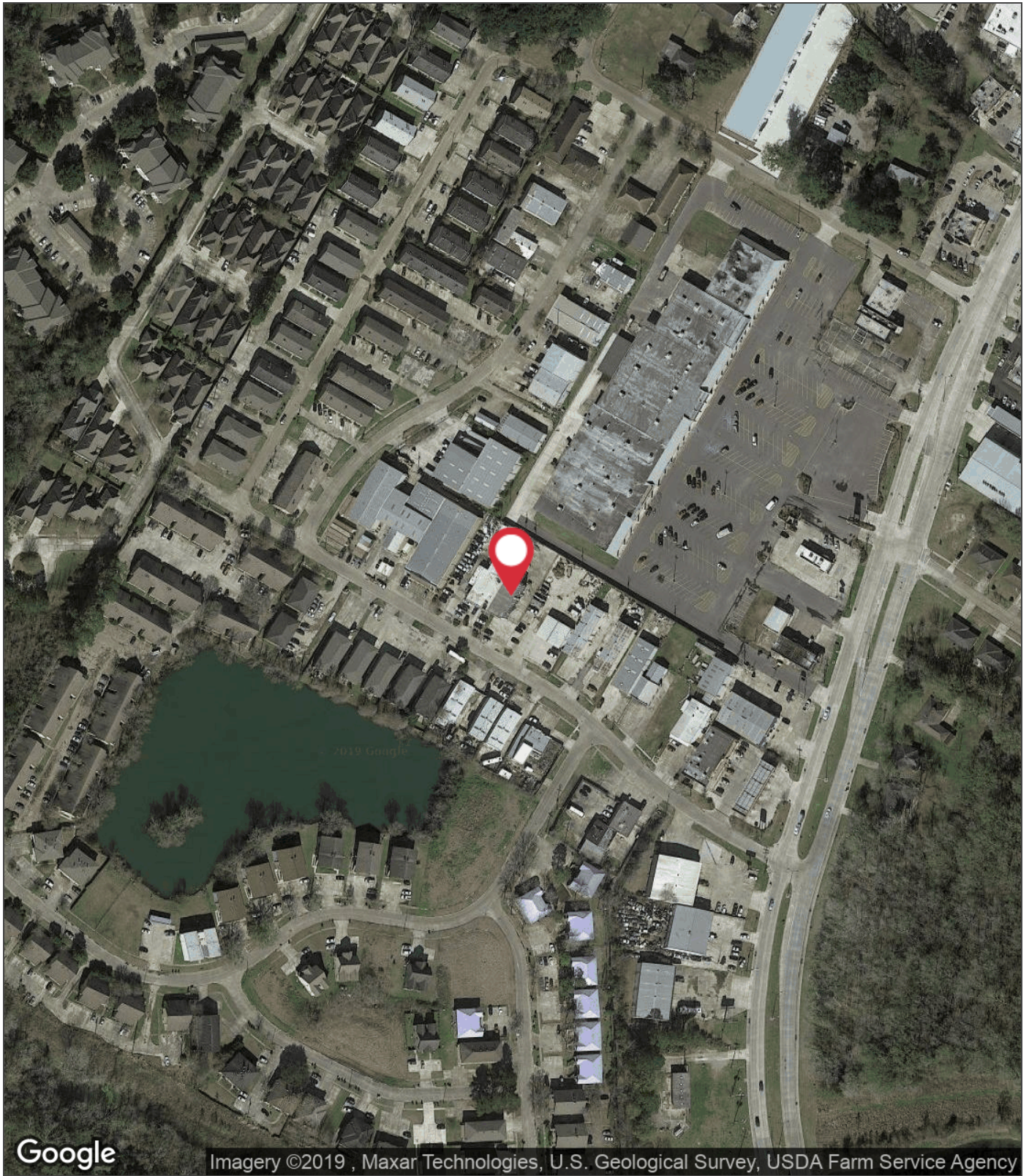
### Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	2,998	25,686	66,996
Total Population:	6,891	59,392	161,853
Average HH Income:	\$90,783	\$88,418	\$79,477

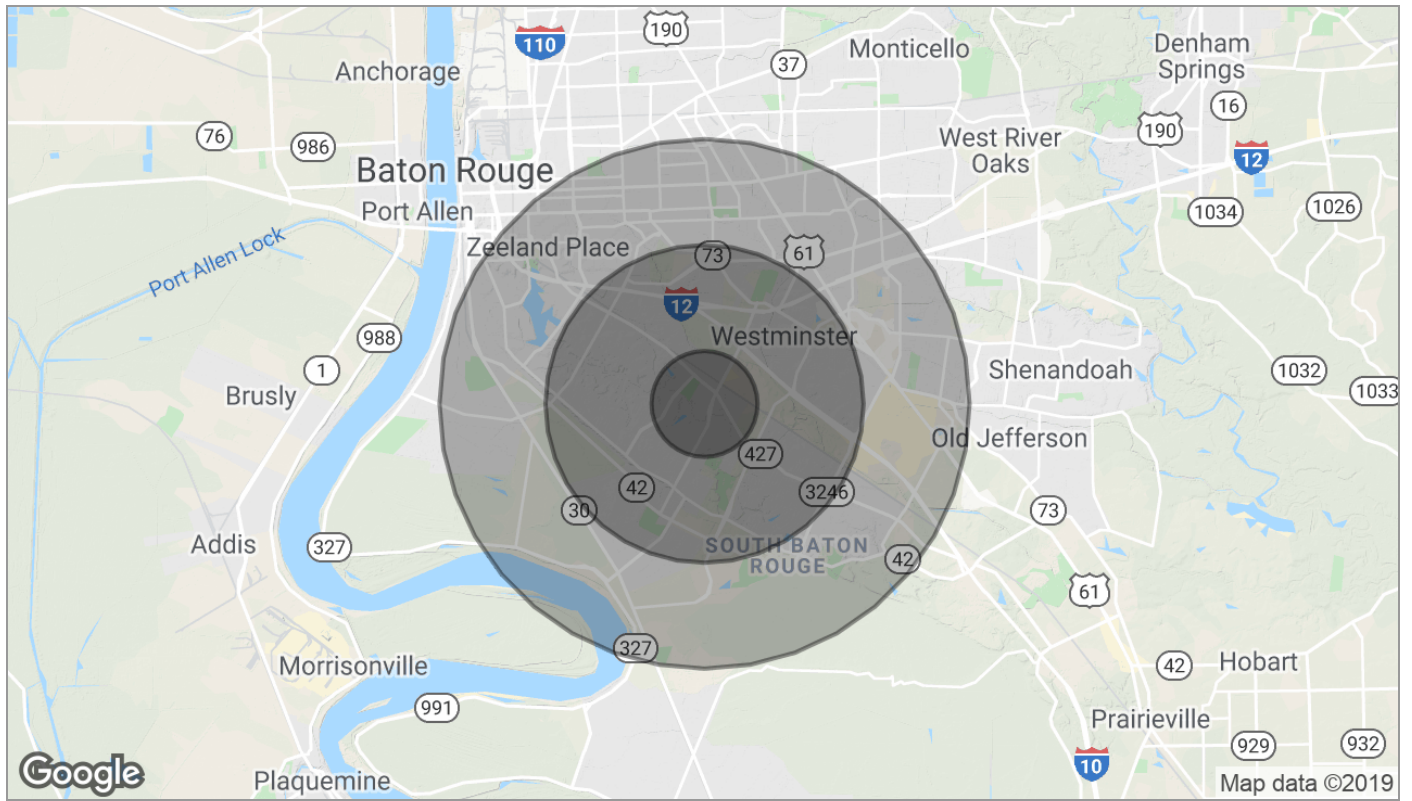
**Property Name:** 7415 Town South Avenue  
**Property Address:** 7415 Town South Avenue  
Baton Rouge, LA 70808  
**Property Type:** Office  
**APN:** 22033-00829927  
**Lot Size:** 0.23 Acres  
**Building Class:** C  
**Zoning:** C2  
**Parking Spaces:** 16  
**Parking Ratio:** 4.6  
**Building Frontage:** 50'  
**Cross Streets:** Ryder Drive & Staring Lane  
**Year Built:** 1982  
**Construction Type:** Concrete  
**Number Of Stories:** 2  
**Average Floor Size:** 1,456 SF  
**Foundation:** Concrete  
**Roof:** Flat











<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	6,891	59,392	161,853
MEDIAN AGE	38.1	37.2	34.8
MEDIAN AGE (MALE)	34.2	33.9	32.8
MEDIAN AGE (FEMALE)	42.6	40.1	36.7
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	2,998	25,686	66,996
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$90,783	\$88,418	\$79,477
AVERAGE HOUSE VALUE	\$272,260	\$307,576	\$296,275
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% WHITE	67.6%	70.4%	67.2%
% BLACK	26.9%	24.1%	27.3%
% ASIAN	2.9%	3.1%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	1.5%	1.0%	1.0%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	4.3%	4.9%	4.9%

\* Demographic data derived from 2010 US Census