

FOR SALE



BATON ROUGE USED CAR LOT

4030 PLANK ROAD • BATON ROUGE, LA 70805

Highlights

Purchase Price:	\$150,000
Building SF:	567 SF
Lot Size:	0.23 Acres
Parking	20 Spaces
Zoning:	C2



Property Description

Ideal location for used car sales and/or auto detail shop as well as several other business uses requiring a small office and large high exposure parking lot. Office building is 567 sf and was built in 2021. Contact Broker for additional details.

DAVID VERCHER, CCIM

Director
(225) 405-3257
yourccim@kw.com
Louisiana

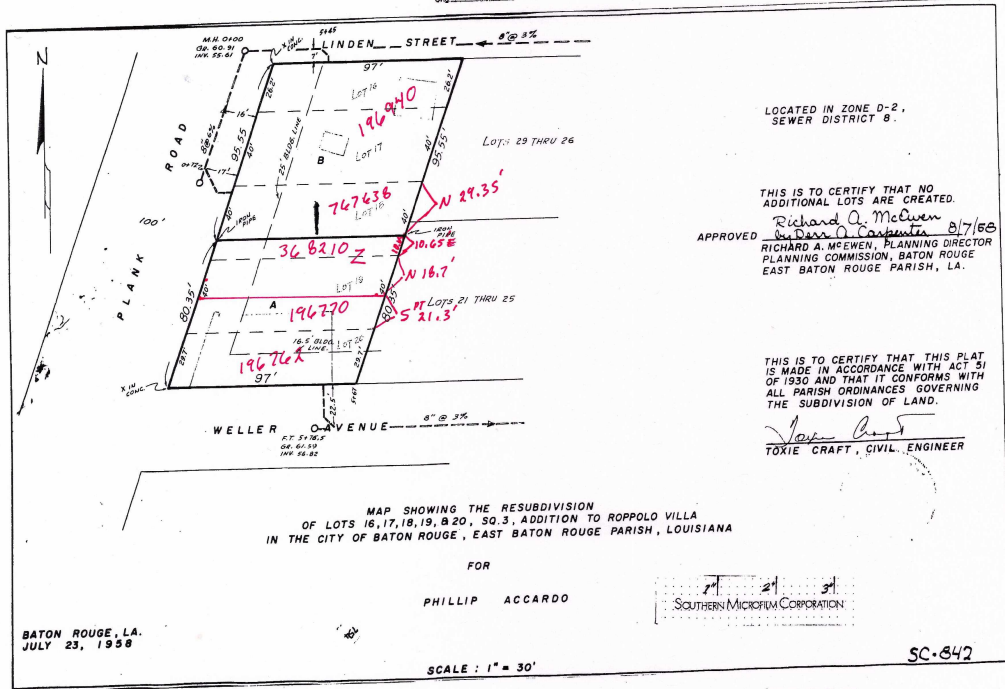


East Baton Rouge Parish Clerk of Court Orig/Bnd 012/4261

Page 2 of 2

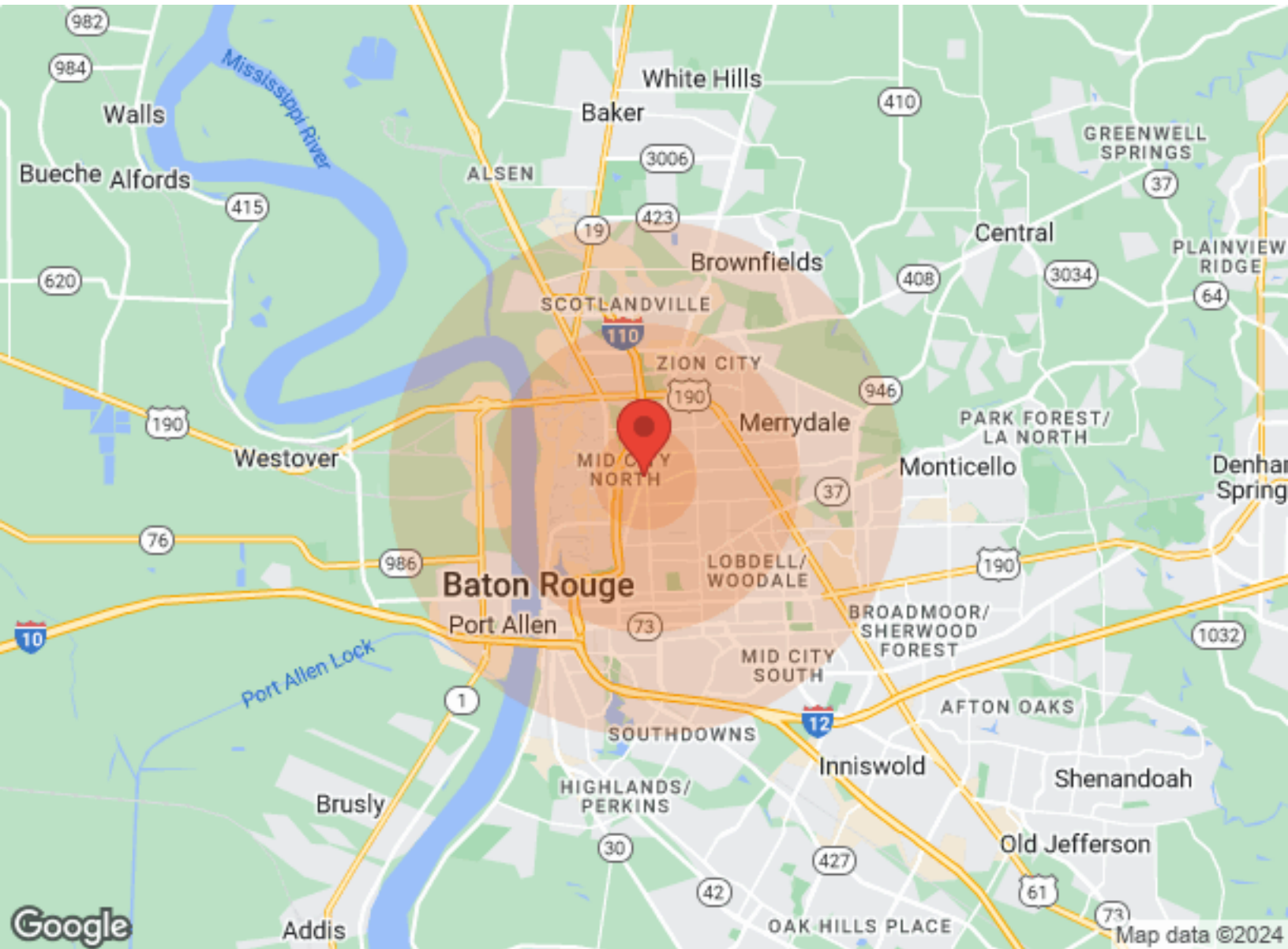
PLAN BOOK 36 PAGE 10

Orig. 12-10-1958



DEMOGRAPHICS

4030 PLANK ROAD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,990	37,386	74,758	Median	\$20,904	\$25,335	\$28,090
Female	7,822	41,875	80,094	< \$15,000	1,785	8,299	14,775
Total Population	14,812	79,261	154,852	\$15,000-\$24,999	987	5,856	9,978
				\$25,000-\$34,999	795	3,954	7,743
Age				\$35,000-\$49,999	856	4,131	8,408
Ages 0-14	3,686	18,339	32,379	\$50,000-\$74,999	445	3,971	8,524
Ages 15-24	2,579	12,595	22,164	\$75,000-\$99,999	153	1,048	3,703
Ages 25-54	6,048	32,609	66,863	\$100,000-\$149,999	84	994	3,287
Ages 55-64	1,450	7,840	16,308	\$150,000-\$199,999	15	321	1,223
Ages 65+	1,049	7,878	17,138	> \$200,000	N/A	67	1,224
				Housing			
Race				Total Units	5,703	31,333	65,618
White	122	3,641	33,216	Occupied	5,143	28,171	58,687
Black	14,638	75,089	118,570	Owner Occupied	2,559	12,888	28,790
Am In/AK Nat	N/A	6	26	Renter Occupied	2,584	15,283	29,897
Hawaiian	N/A	2	17	Vacant	560	3,162	6,931
Hispanic	137	1,324	3,635				
Multi-Racial	100	888	3,386				