

Price Reduced!



FOR SALE

# ±1,400 SF COMMERCIAL BUILDING

3515 N ACADIAN THRUWAY, BATON ROUGE, LA 70805

**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**±1,400 SF**

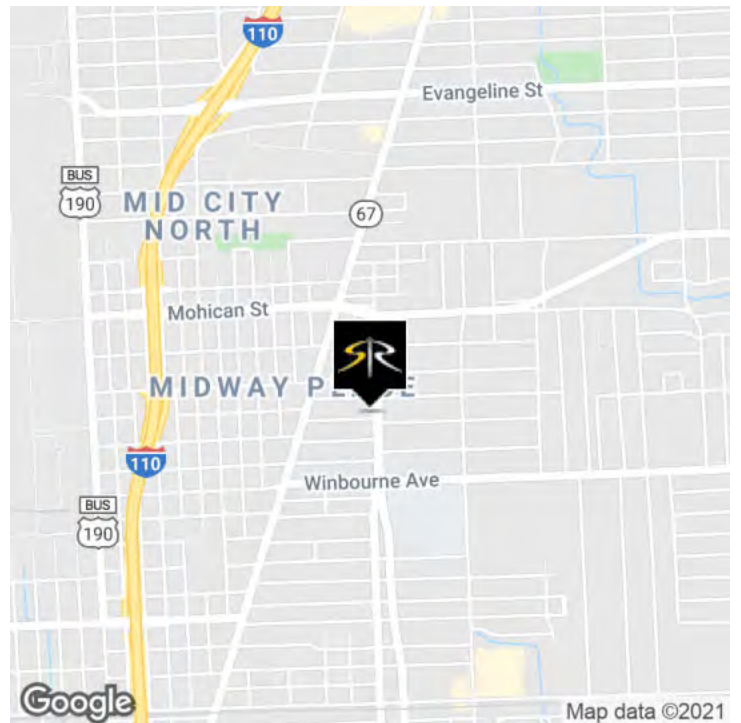


## OFFERING SUMMARY

<b>Reduced Sale Price:</b>	<b>\$125,000</b>	<del>\$139,000</del>
<b>Building Size:</b>	±1,400 SF	
<b>Price / SF:</b>	\$99.29	

## PROPERTY HIGHLIGHTS

- +/- 1,400 SF Building located on 120' x 105' Lot with frontage on N. Acadian Thruway.
- Perfect for Auto-Related Business, Tire Shop, Oil Change Center, Used Car Sales, Drive-thru Restaurant
- Property is Located on High Traffic N. Acadian not far from Baton Rouge Community College Acadian
- Property is being offered "AS IS"
- Perfect Opportunity for Small Business Owner to Own Commercial Real Estate
- Roof from 2014, New Roll-up Doors
- Large Lot for Ample Parking or Additions
- Zoned C-2



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1  
carmen@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi. px

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Assessor Aerial



Corner Lot, 120' Frontage on N. Acadian Thruway.

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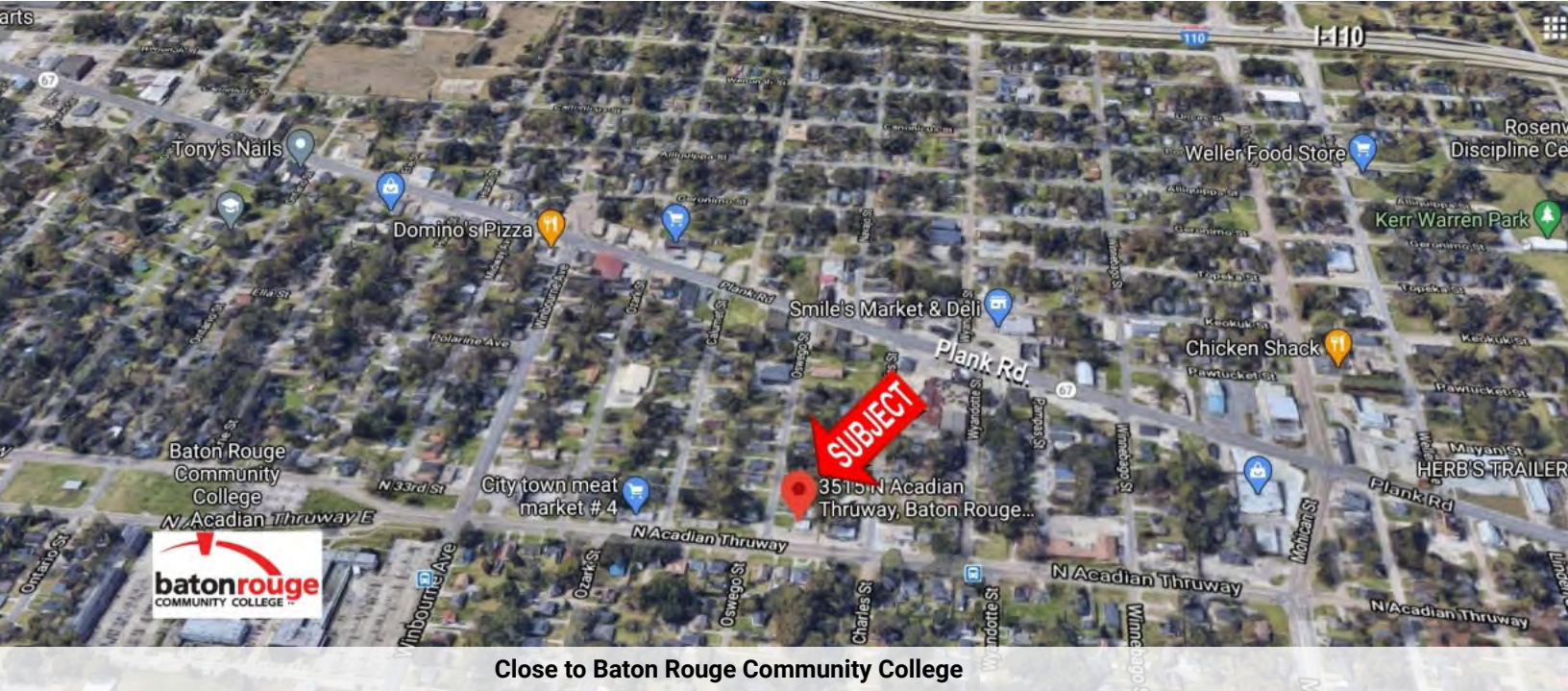
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Close to Baton Rouge Community College



Close to Exxon Mobile Refinery

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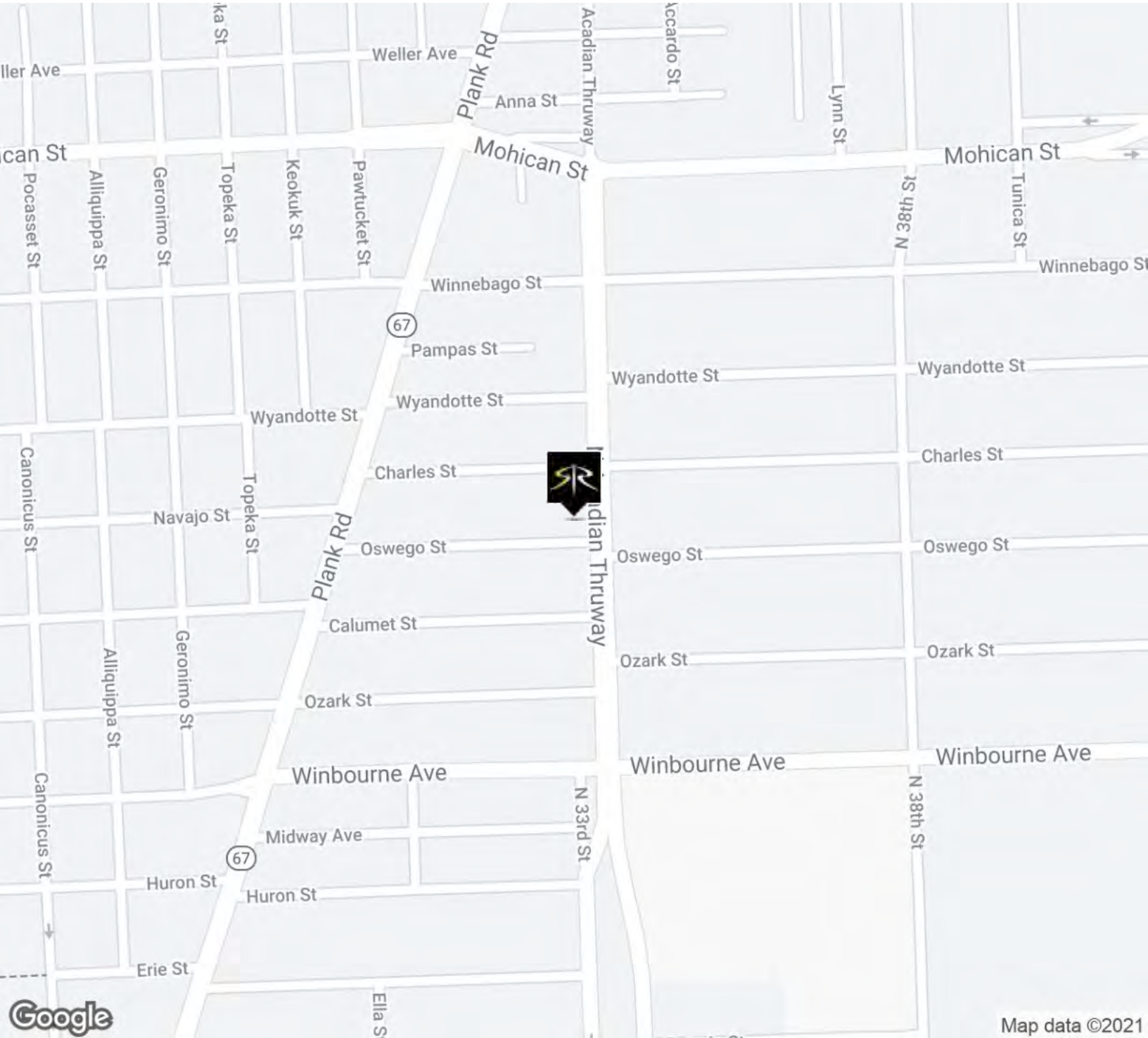
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# LOCATION MAP

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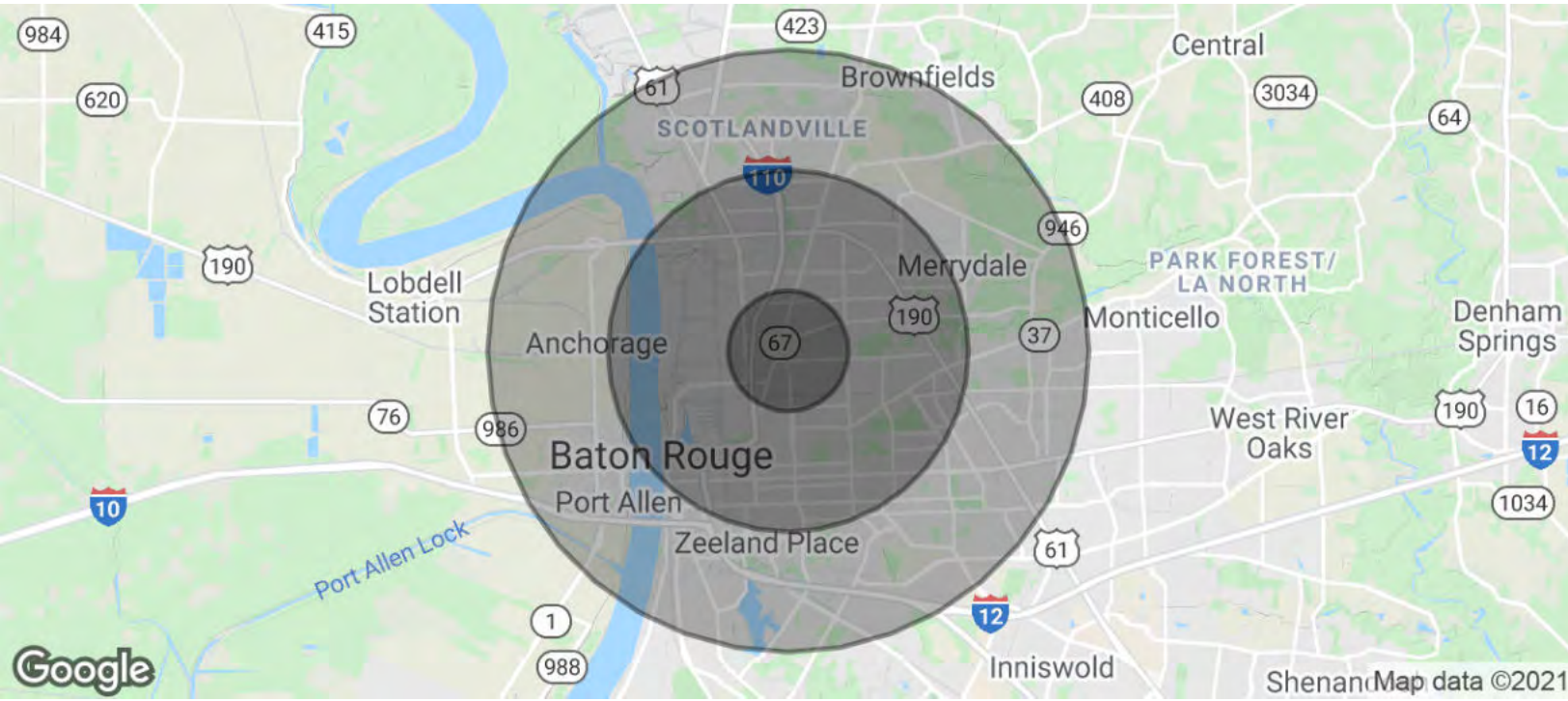
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# DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,132	82,844	168,300
Average Age	28.7	31.4	32.1
Average Age (Male)	24.2	29.1	30.0
Average Age (Female)	33.3	33.6	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,842	30,248	62,058
# Of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$29,401	\$39,021	\$47,868
Average House Value	\$74,984	\$119,977	\$195,554

\* Demographic data derived from 2010 US Census

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