



2530 Florida Blvd SW

2530 Florida Blvd SW, Denham Springs, Louisiana
70726

Property Highlights

- 2 Seperate Suites
- Great Owner Occupant Opportunity
- Functional Office Warehouse
- 2 Grade Level Doors
- Fully Renovated After 2016 Flood

Sale Price

\$500,000



For more information

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1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
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SALE PRICE: **\$500,000**

LOT SIZE: **0.38 Acres**

BUILDING SIZE: **5,565 SF**

GRADE LEVEL
DOORS: **2**

MARKET: **Baton Rouge MSA**

SUB MARKET: **Livingston Parish**

CROSS STREETS: **Florida Blvd**

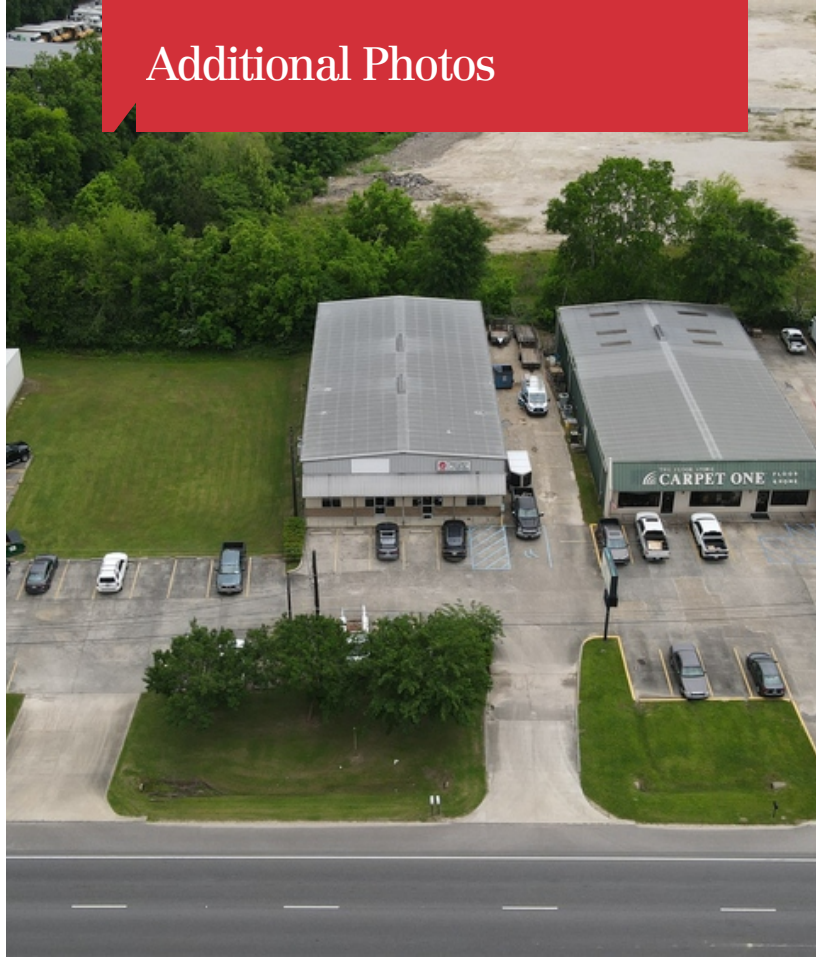


DEMOGRAPHICS

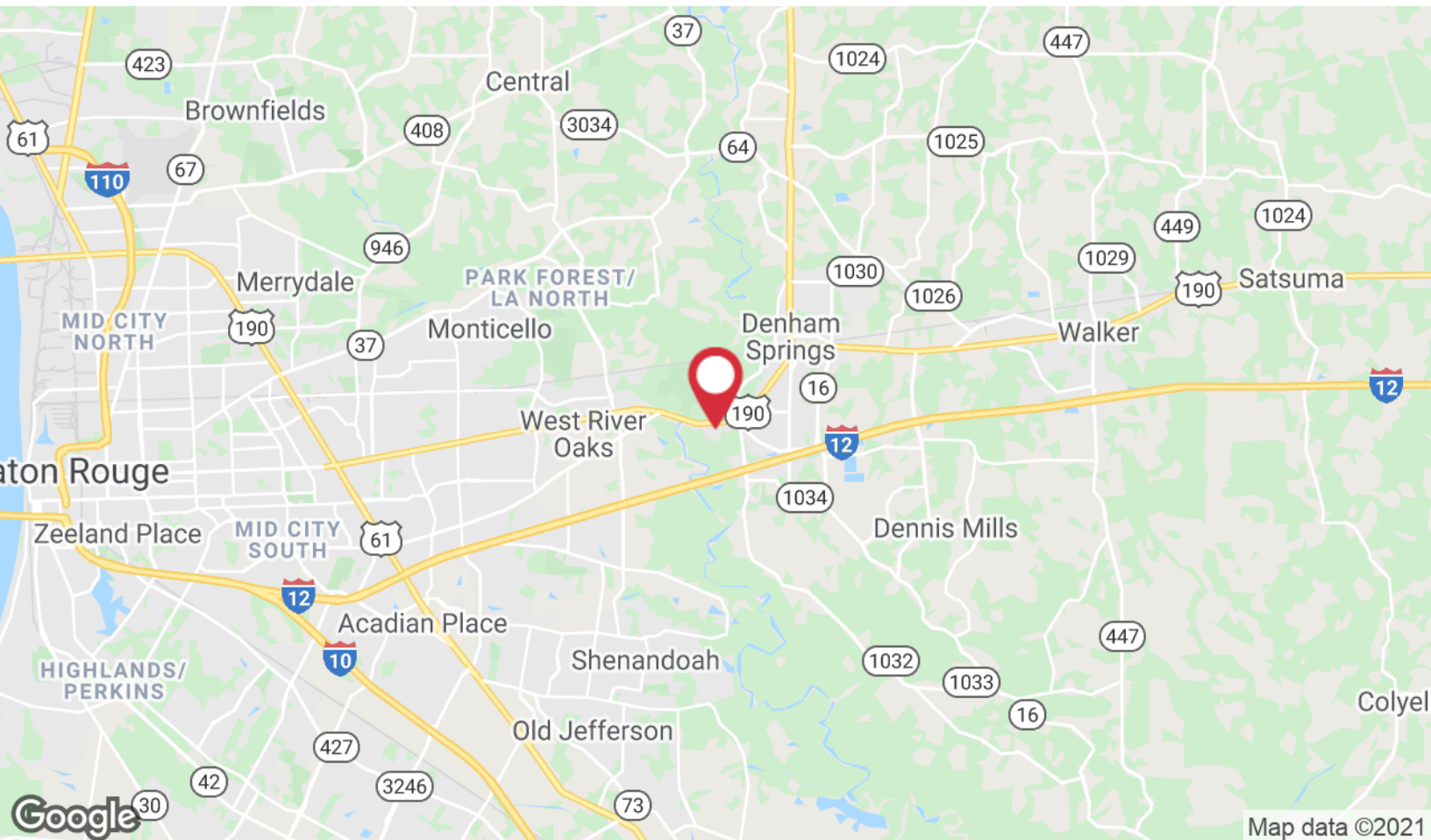
STATS	POPULATION	AVG. HH INCOME
1 MILE	3,681	\$55,553
5 MILES	99,345	\$69,381
10 MILES	324,756	\$71,324

* Figures shown represent estimates

Additional Photos

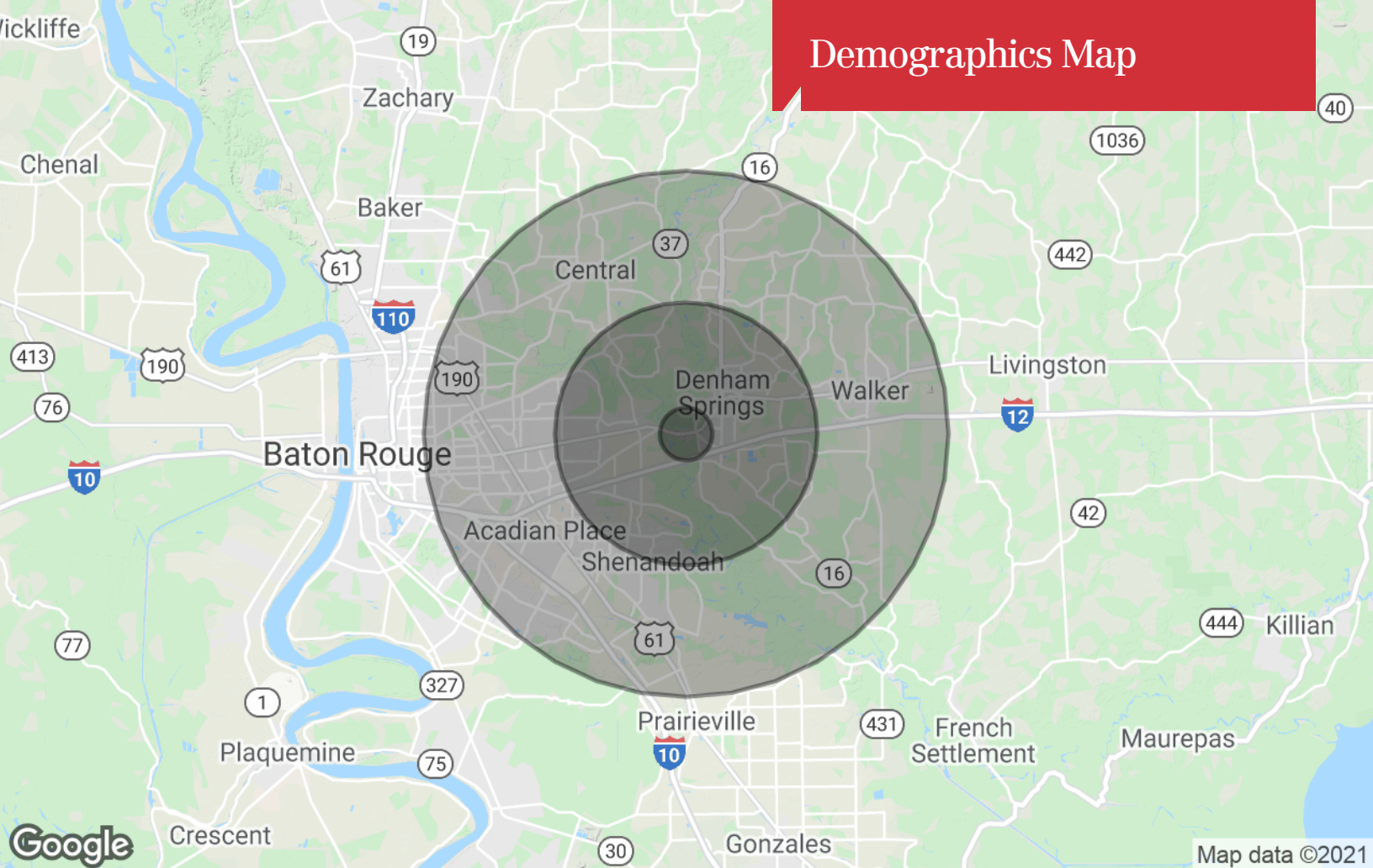


Location Maps



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Demographics Map



	1 Mile	5 Miles	10 Miles
Population			
TOTAL POPULATION	3,681	99,345	324,756
MEDIAN AGE	33.0	34.6	35.2
MEDIAN AGE (MALE)	32.9	33.8	33.5
MEDIAN AGE (FEMALE)	33.0	35.6	36.7
Households & Income			
TOTAL HOUSEHOLDS	1,284	36,625	123,734
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$55,553	\$69,381	\$71,324
AVERAGE HOUSE VALUE	\$167,870	\$193,098	\$204,276
Race			
% WHITE	73.6%	69.4%	69.7%
% BLACK	22.1%	26.4%	26.5%
% ASIAN	3.9%	3.6%	2.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.2%
% OTHER	0.3%	0.3%	0.7%
Ethnicity			
% HISPANIC	6.5%	4.9%	4.1%

* Demographic data derived from 2010 US Census