

SUMMARY

RETAIL COMPETITION

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

This property presents a compelling investment or owner-user opportunity in a well-trafficked commercial pocket of Baton Rouge. 2215 King Arthur Blvd is being offered for sale as a standalone building with long-term potential for redevelopment or adaptive reuse. Whether you're expanding a business or entering the market for the first time, this site offers affordability, location strength, and upside through repositioning or leasing. Its proximity to both residential neighborhoods and key arterials enhances its long-term value.

LOCATION DESCRIPTION

Strategically located just off S Harrells Fairy Road and near Sherwood Forest Blvd, 2215 King Arthur Blvd benefits from strong connectivity to major Baton Rouge thoroughfares. The property is surrounded by dense residential communities, retail centers, and schools, making it an ideal location for service-based businesses or offices looking to tap into steady local demand. The area offers strong population density, consistent traffic, and continued commercial growth.

PROPERTY HIGHLIGHTS

- Standalone commercial building in established Baton Rouge submarket
- Located just off S Harrells Fairy Road with excellent accessibility
- Ideal for Industrial or service-based businesses
- +/- .30 acre laydown yard for ample storage
- Significant portion of the building is climate-controlled, providing flexibility for various storage
- and operational needs

PROPERTY INFO

- Lot Size: 30,976 SF
- Building Size: 10,000 SF
- Zoned: C1

PRICE

- \$700,000



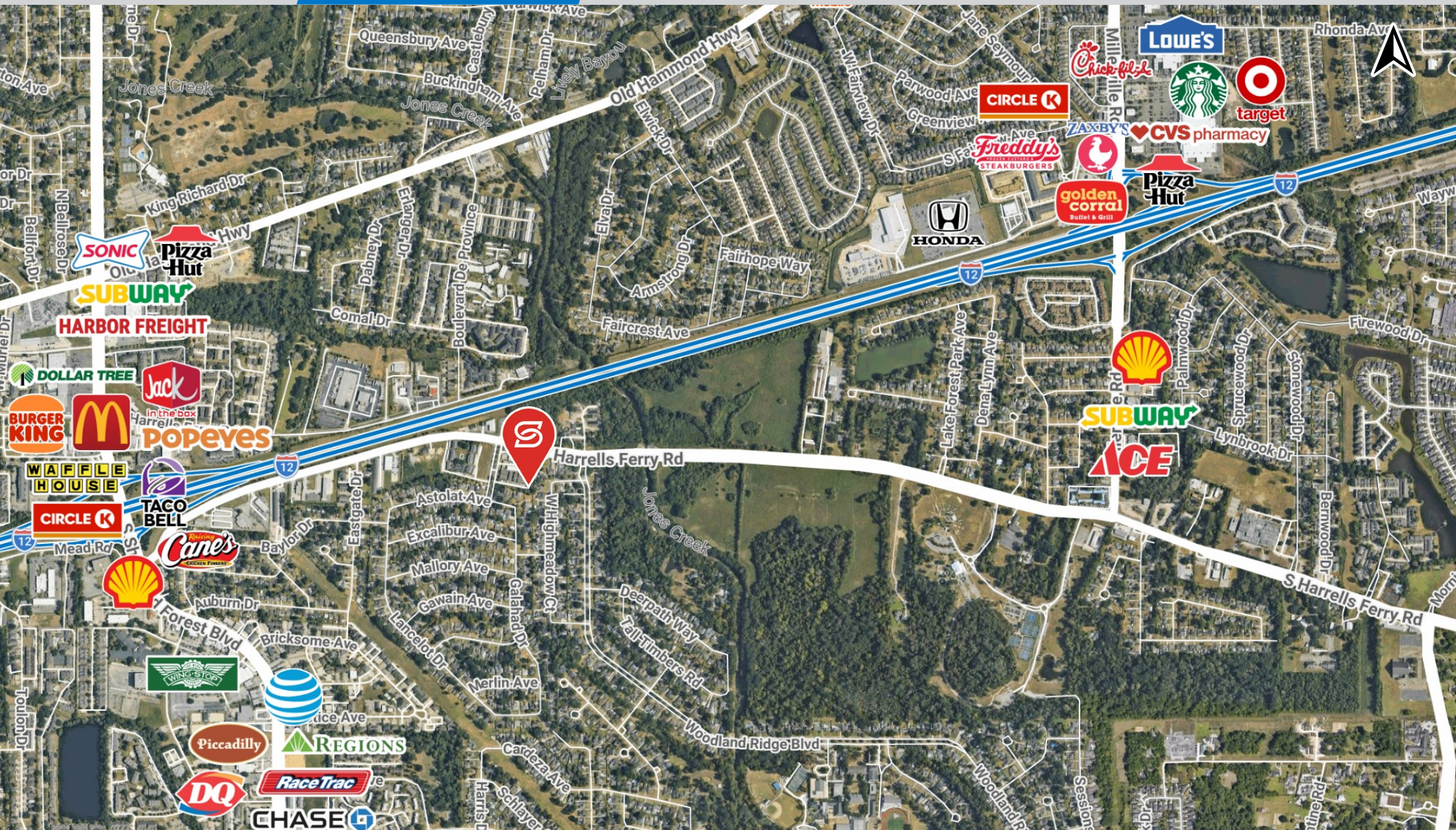
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INDUSTRIAL PROPERTY FOR SALE

2215 King Arthur Blvd, Baton Rouge, LA

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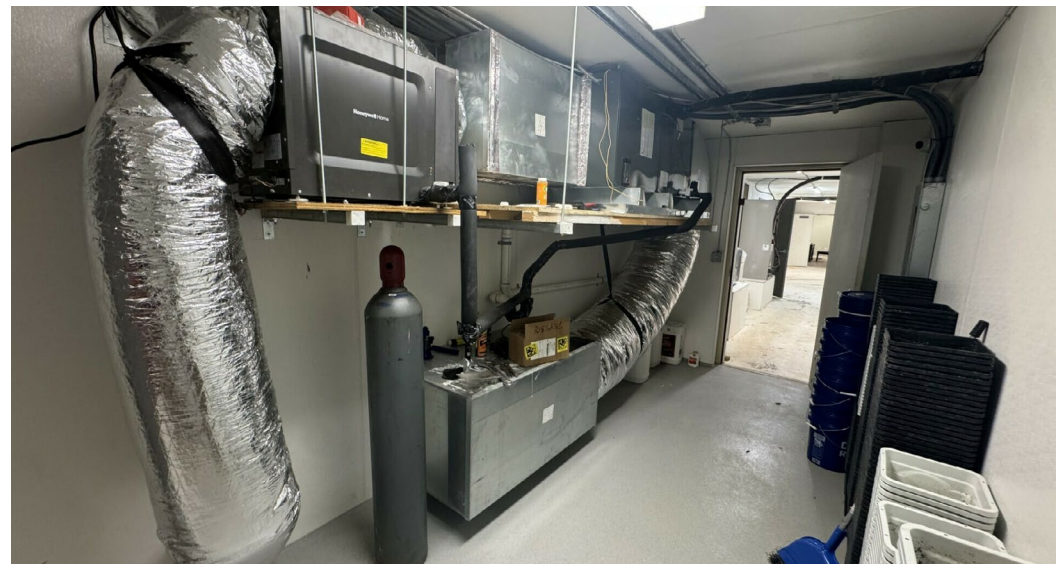
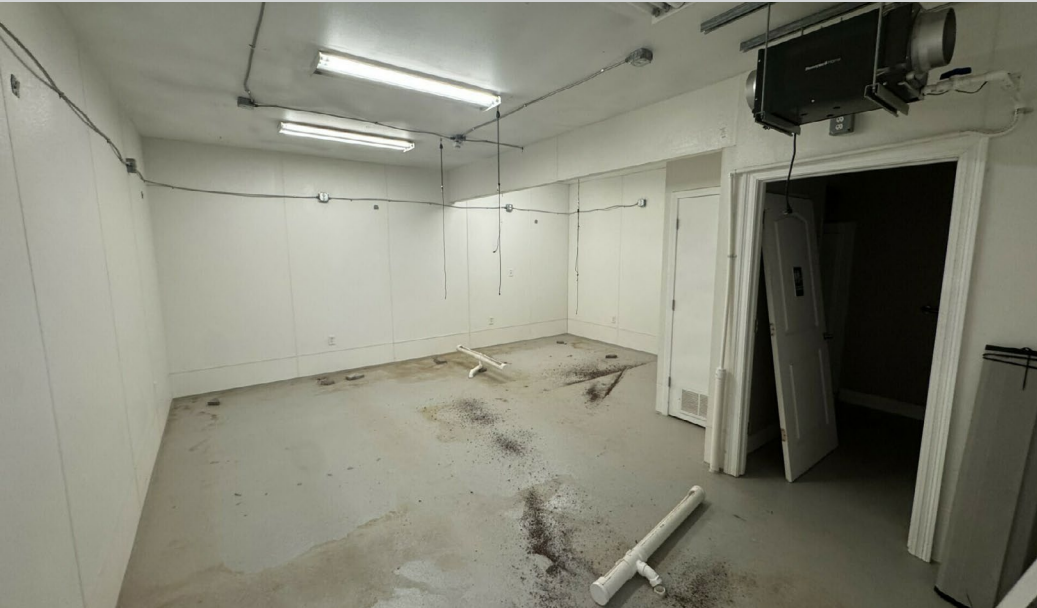
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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
10,712	90,158	168,205



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$84,921	\$101,813	\$108,238



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
4,426	37,024	70,266

