

Former Bank Branch For Sale

7346 Highland Rd Baton Rouge, LA 70808

PROPERTY SUMMARY



Property Description

Former Free Standing Bank Branch for sale at 7346 Highland Rd, Baton Rouge, LA. This 4,658 SF building, constructed in 2003 and zoned C1, is strategically located on the south side of Highland Road, across from Superior Grill and Matherne's Market, just west of the Highland Road and Kenilworth Parkway T-intersection.

Property Highlights

- 4,658 SF building
- 1.101 acres
- Zoned C1, Light Commercial
- Built in 2003
- Flood Zone X

Cade Bogan

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Offering Summary

Sale Price:	\$2,329,000
Lot Size:	1.101 acres
Building Size:	4,658 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,442	26,185	59,141
Total Population	6,403	64,818	143,984
Average HH Income	\$131,612	\$101,310	\$108,177



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AERIAL



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INTERIOR



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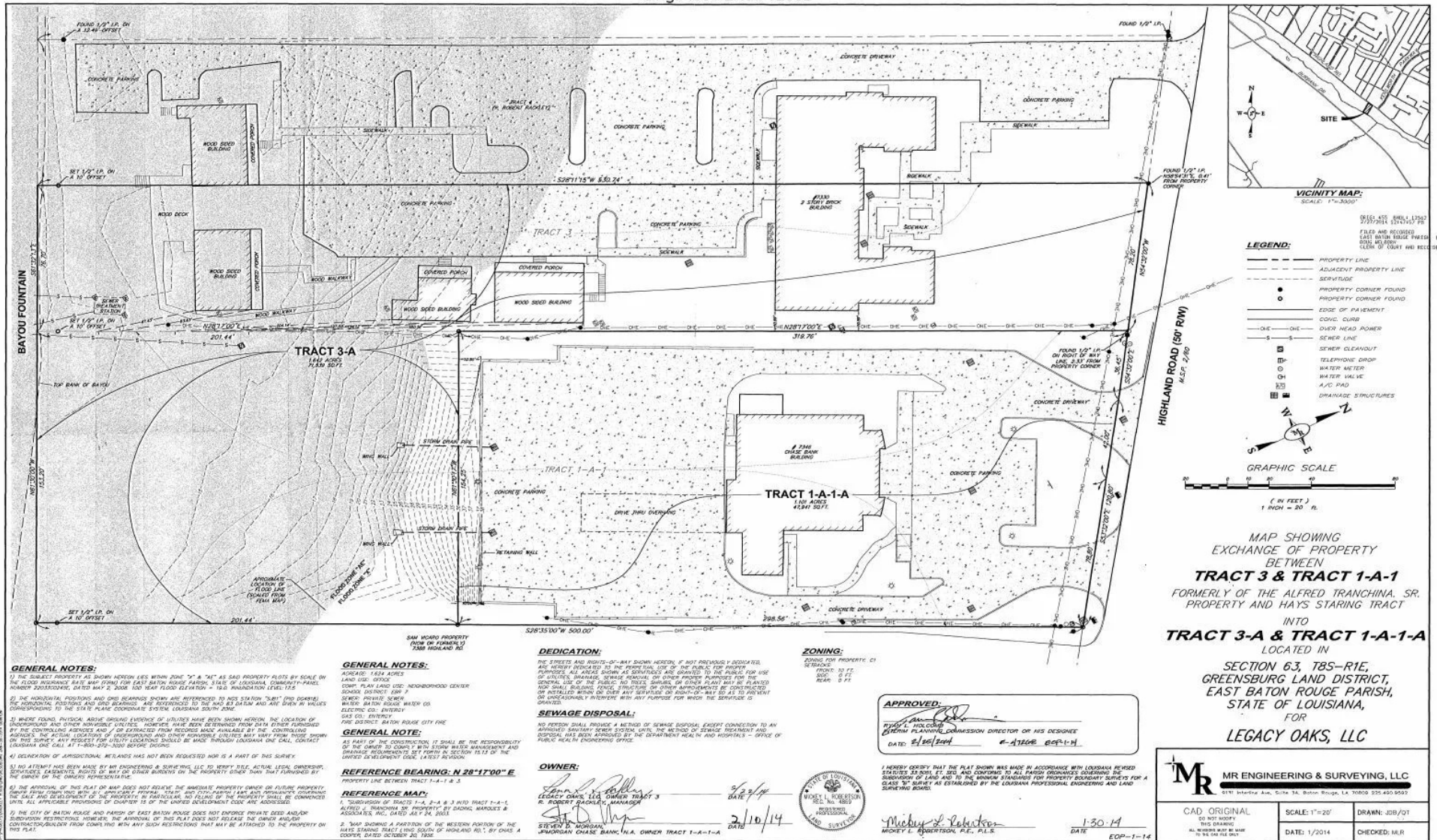


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SURVEY

Orig: 455 / Bndl: 12562



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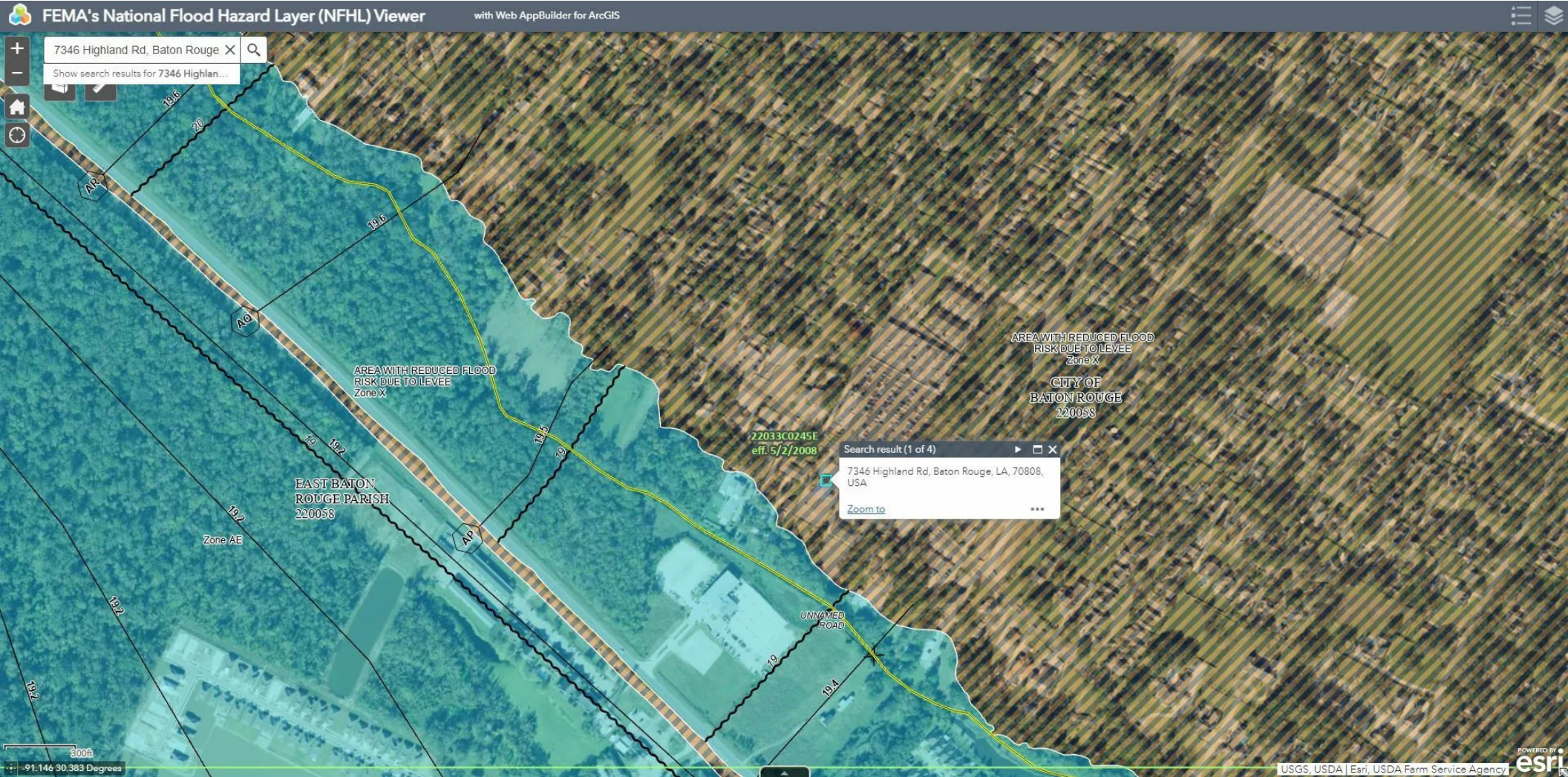
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FEMA FLOOD MAP



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LOCATION MAP



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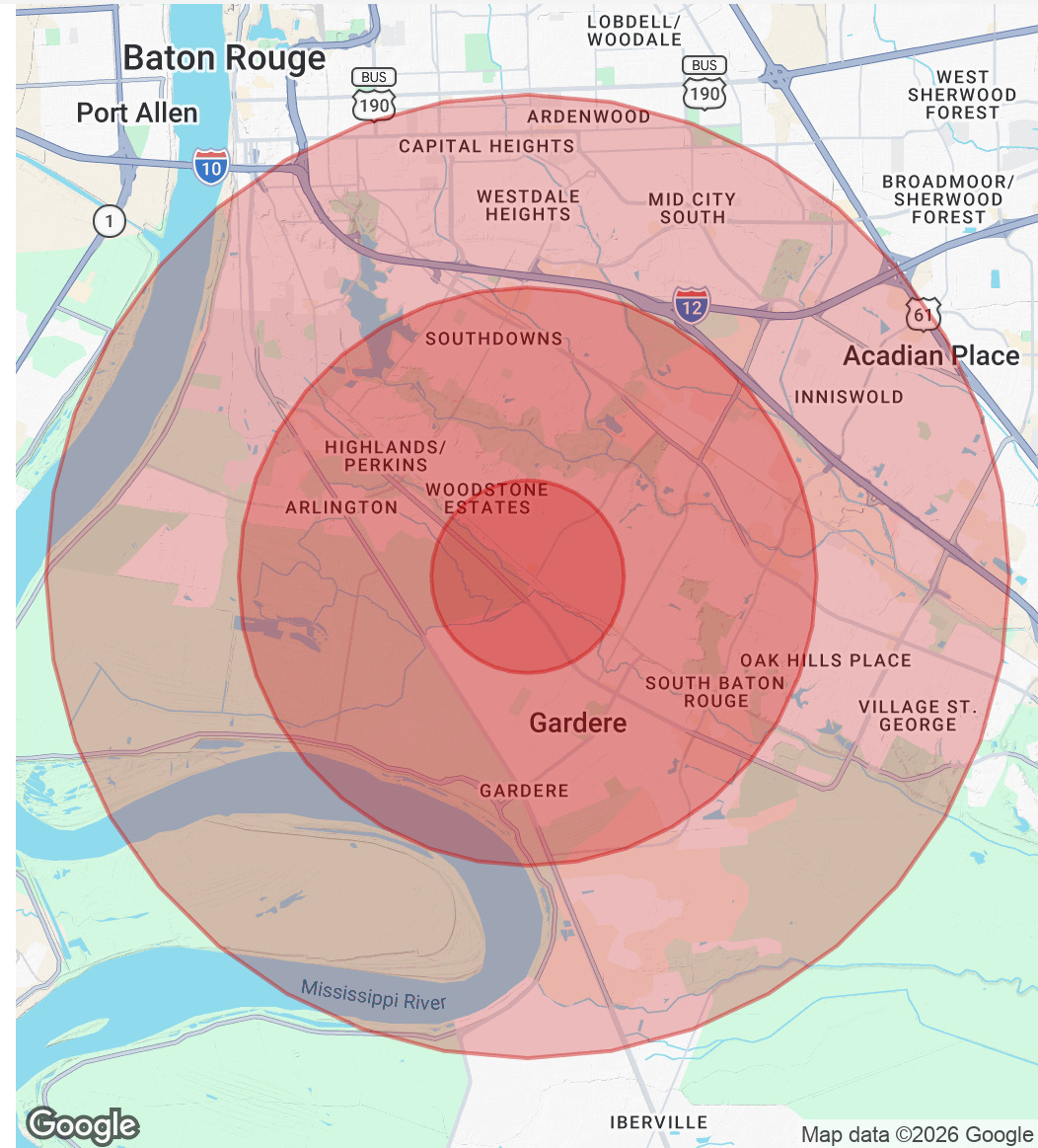
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,403	64,818	143,984
Average Age	36.8	33.6	34.8
Average Age (Male)	35.4	34.7	34.6
Average Age (Female)	38.0	33.6	35.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,442	26,185	59,141
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$131,612	\$101,310	\$108,177
Average House Value	\$336,152	\$346,288	\$375,724

2023 American Community Survey (ACS)



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