



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

2.37 ACRES - ZONED B-5

10646 JOOR RD, BATON ROUGE, LA 70818

\$675,000

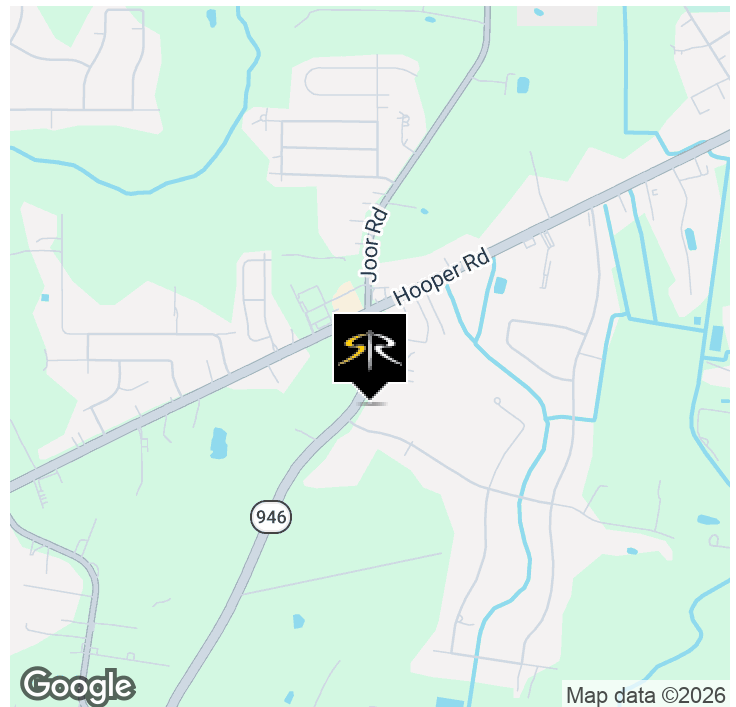


OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	2.37 Acres
Zoning:	B-5

PROPERTY HIGHLIGHTS

- Prime Development Opportunity on Joor Rd.
- B5 Zoned, 2.37 Acre Tract with 281.77' Frontage
- Located near the Hooper Rd. intersection, home to Rouses and Walmart
- High Visibility Location between Central Community Athletics and Central Guest House Healthcare
- Ideal for a variety of Office or Retail uses; Medical, Urgent Care, Fast Food with Drive-Thru, Strip Center, Daycare, Car Wash, etc.
- Flood Zone "X"



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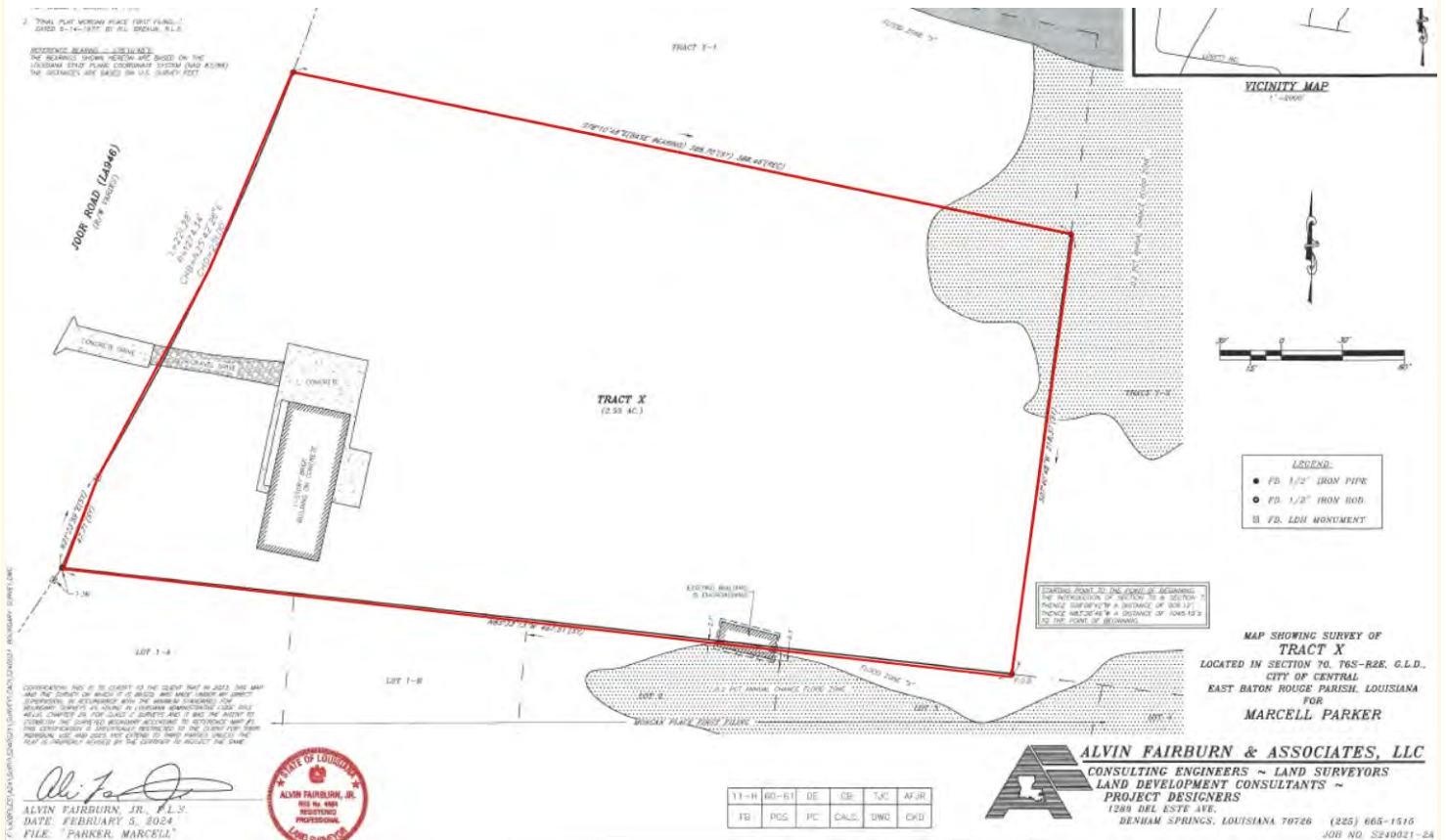
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SURVEY

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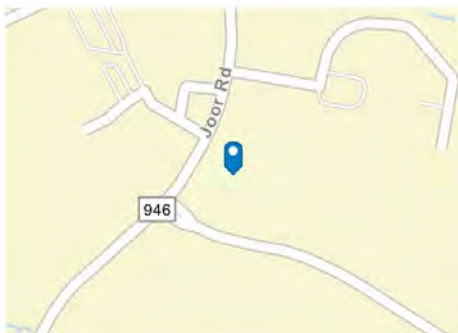
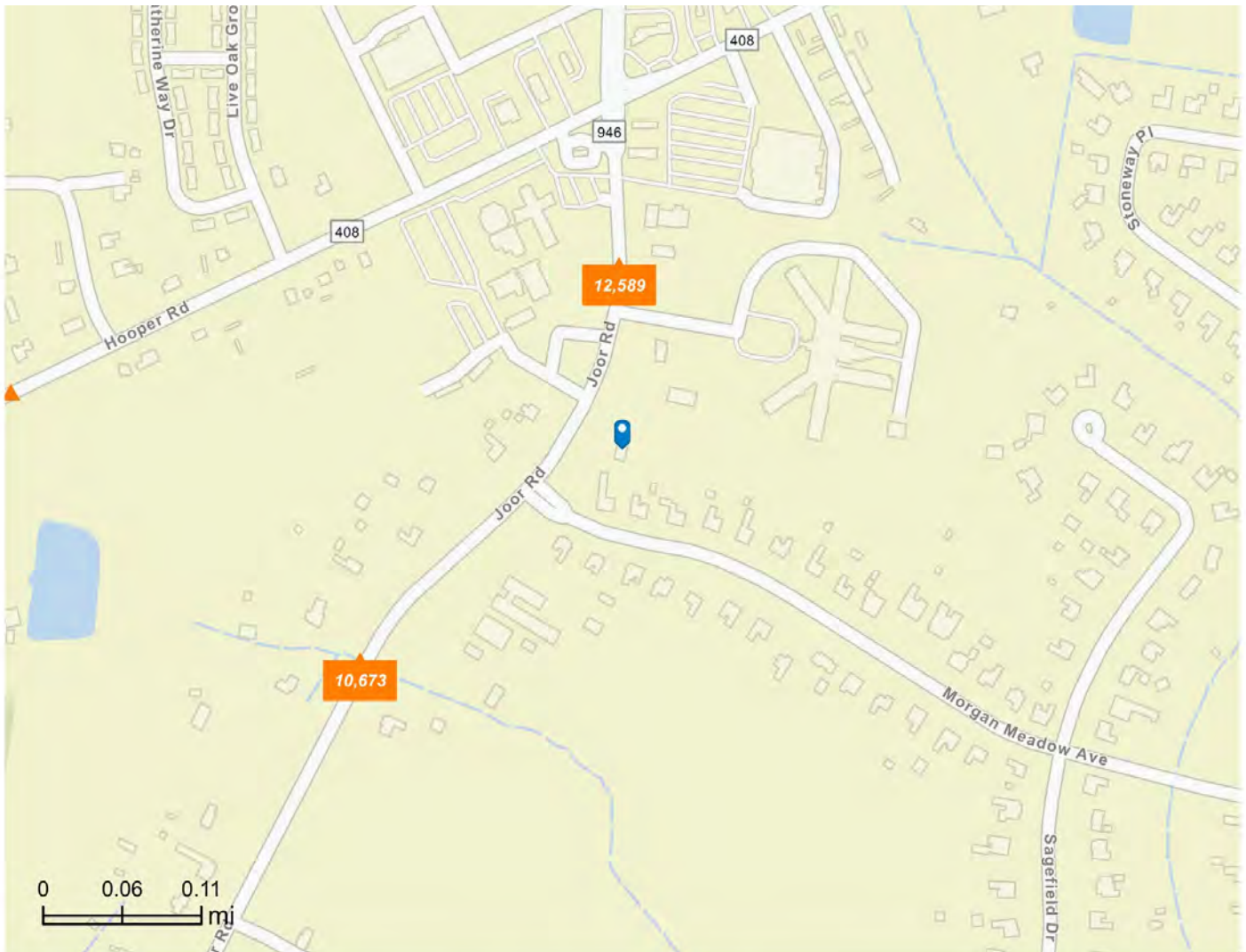
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TRAFFIC COUNT MAP

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2.37 ACRES



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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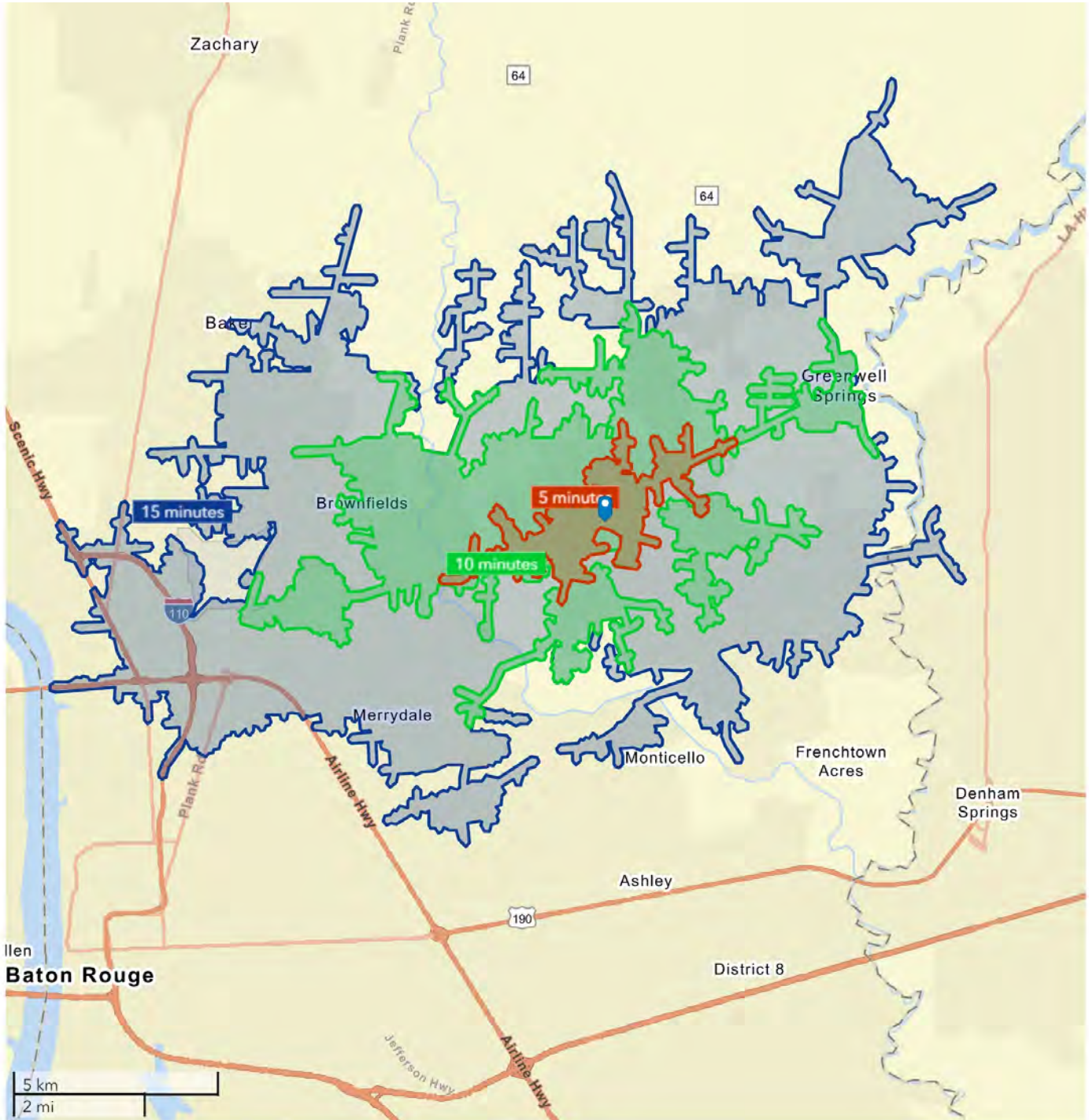
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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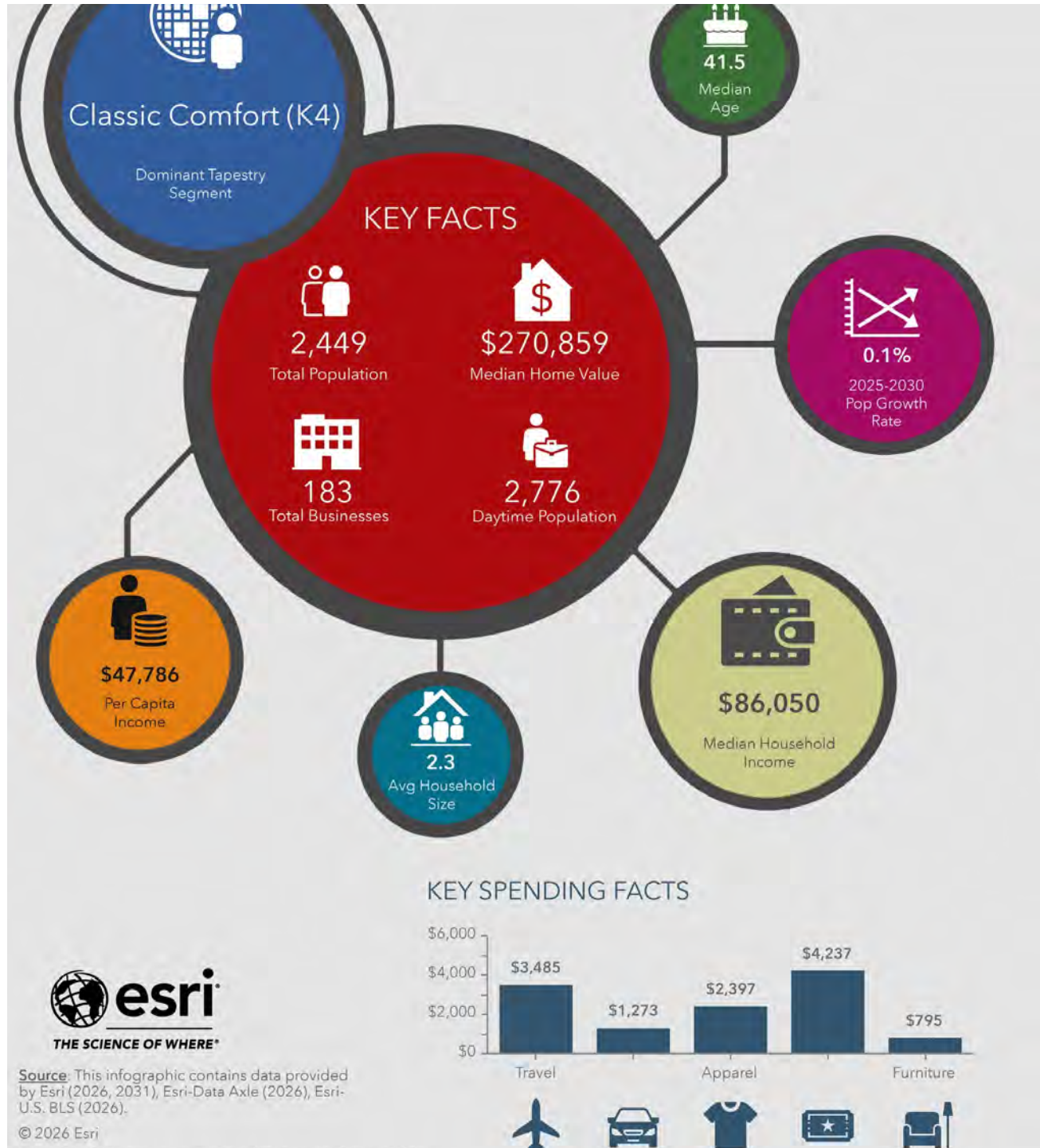
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EXECUTIVE SUMMARY: 1 MILE RADIUS

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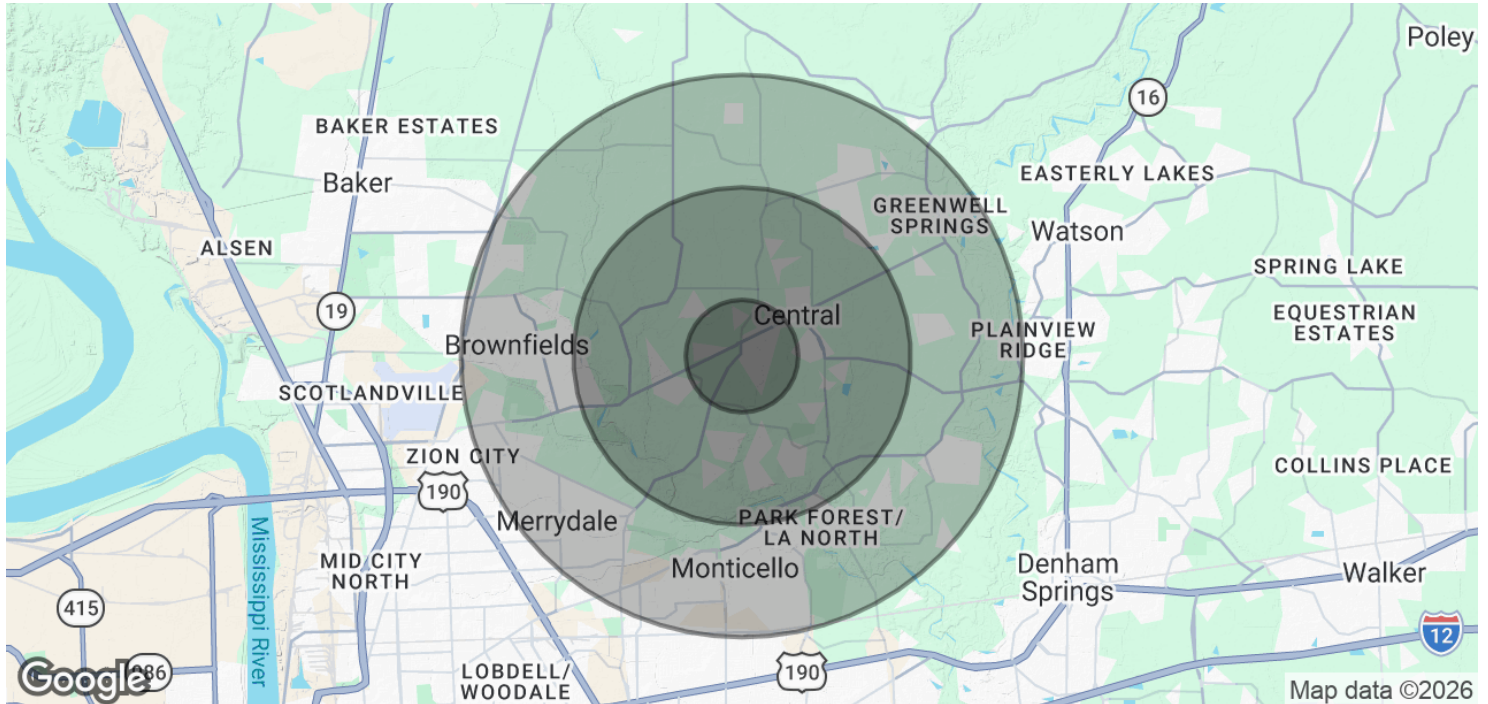
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,119	16,507	55,779
Average Age	34.7	39.8	38.2
Average Age (Male)	29.9	39.5	36.5
Average Age (Female)	32.3	37.0	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	756	6,204	20,186
# Of Persons Per HH	2.8	2.7	2.8
Average HH Income	\$103,409	\$105,727	\$90,231
Average House Value	\$273,176	\$266,245	\$229,516

2023 American Community Survey (ACS)

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