

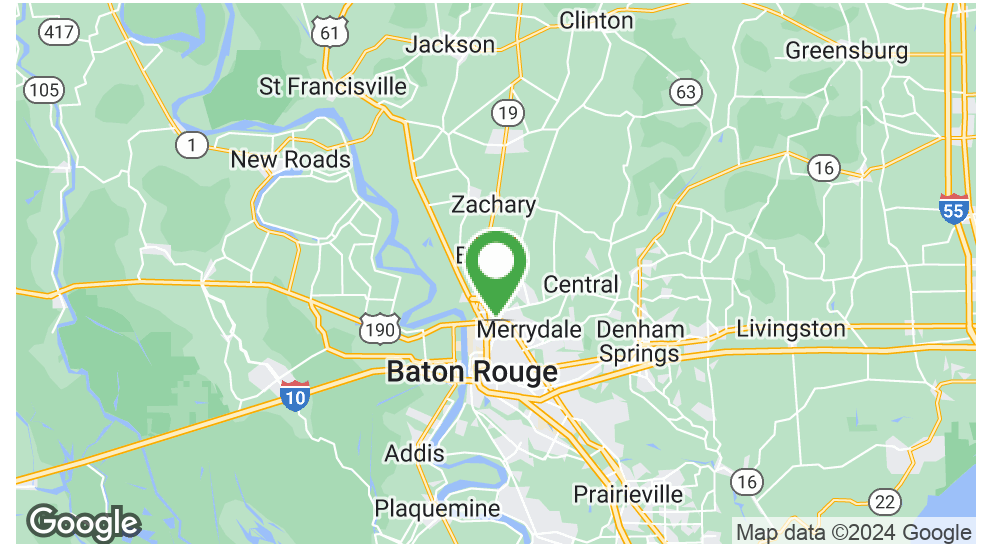
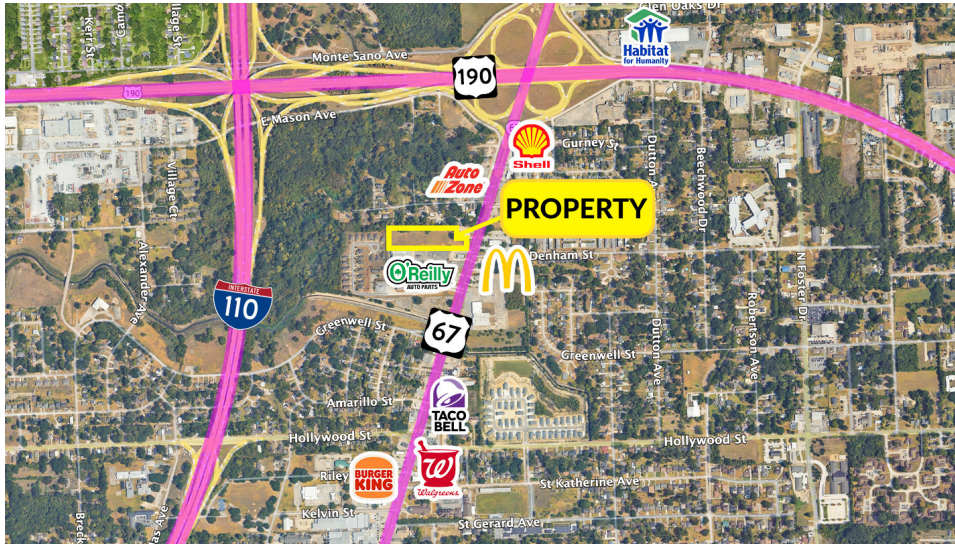


# 3.59 ACRES FOR SALE ON PLANK ROAD

6015 Plank Road, Baton Rouge, LA 70805

MATT EATON, CCIM • PARTNER  
OFFICE: 504.414.0703  
MOBILE: 504.339.2136  
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER  
OFFICE: 504.414.0703  
MOBILE: 504.616.5700  
momiller@ccim.net



## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer 3.59 acres FOR SALE on the well-traveled Plank Road in Baton Rouge, LA. This parcel is on a major thoroughfare near Highway 190 and Interstate 110. This is your chance to join other established businesses in the area like O'Reilly's Auto Parts, McDonald's, and more.

## OFFERING SUMMARY

Sale Price:	\$670,000
Lot Size:	3.59 Acres

LAND FOR SALE

## PROPERTY SUMMARY



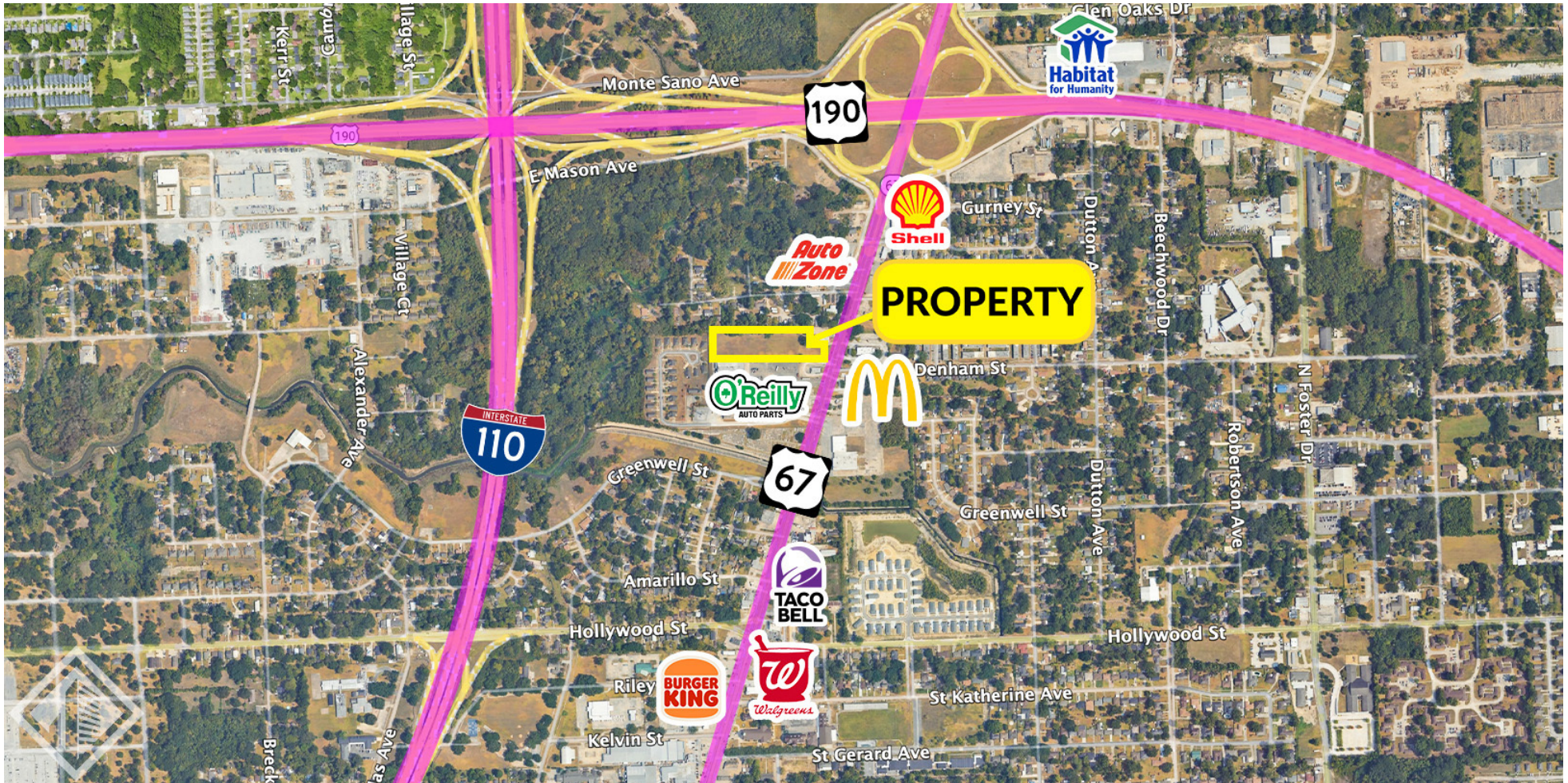


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LAND FOR SALE

AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

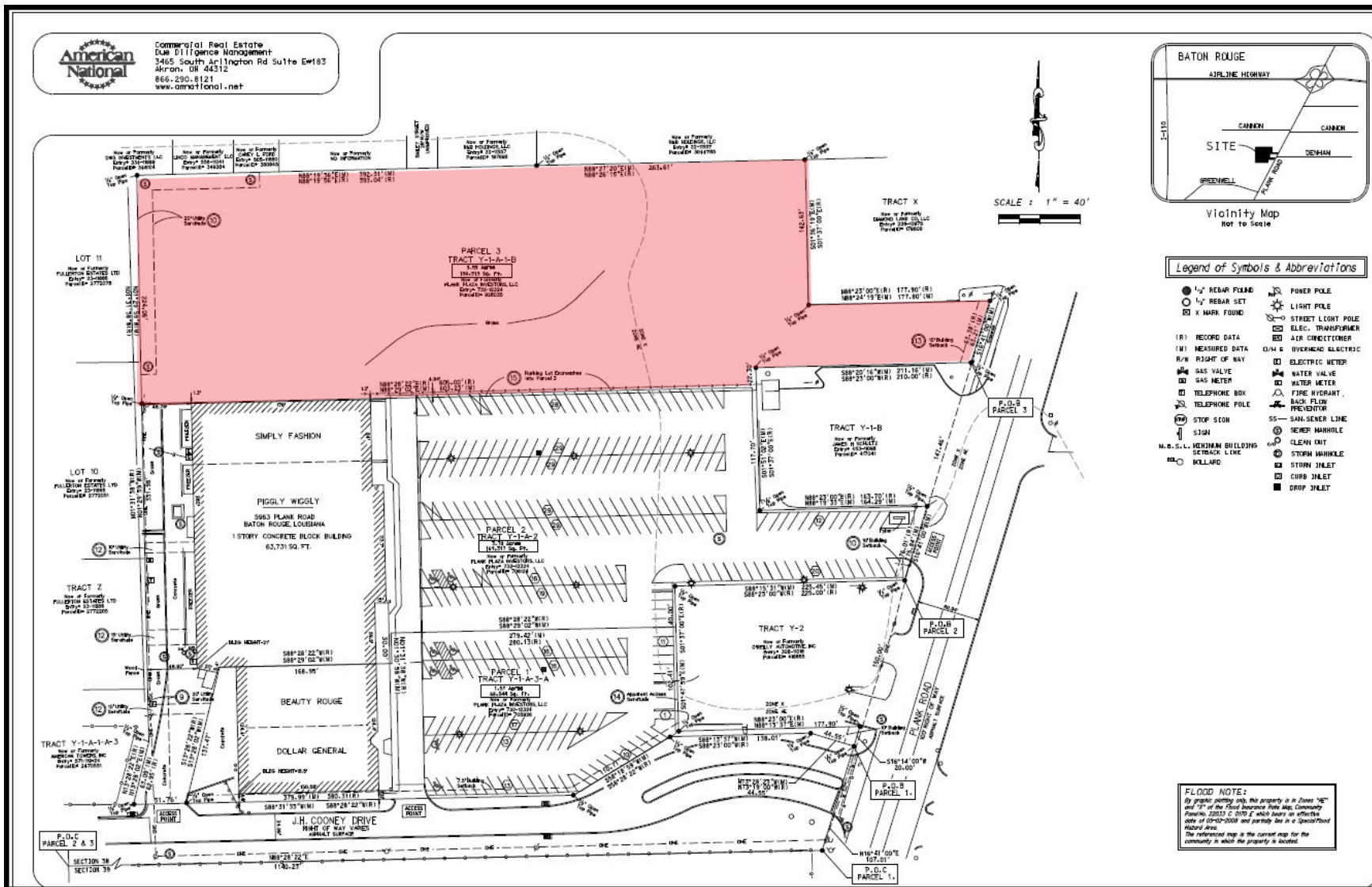


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LAND FOR SALE

SURVEY



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**

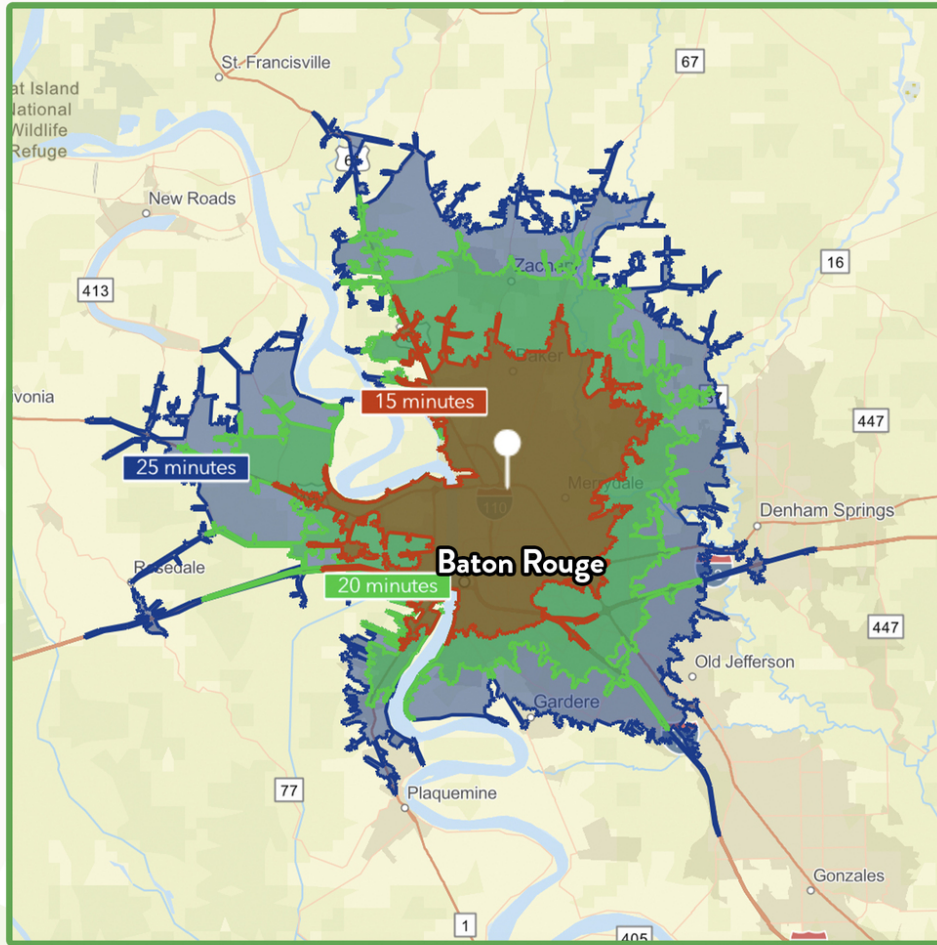


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**\$84,312**

Average Household Income within 25 minutes of site.



**35.2**

Median Age

Within 25 minutes of site.



**197,465**

Number of housing units within 25 minutes of site.

2023 Demographics	15 Minutes	20 Minutes	25 Minutes
Population	172,497	301,032	430,920
Average HH Income	\$63,244	\$76,078	\$84,312
2028 Projections	15 Minutes	20 Minutes	25 Minutes
Population	171,703	301,185	431,254
Average HH Income	\$72,190	\$86,900	\$96,422

### Travel Time to Site

- 15 Minutes
- 20 Minutes
- 25 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL  
REAL ESTATE**