



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR SALE

# 10551 COURSEY BOULEVARD

10551 COURSEY BOULEVARD, BATON ROUGE, LA 70816

**24,358 SF**

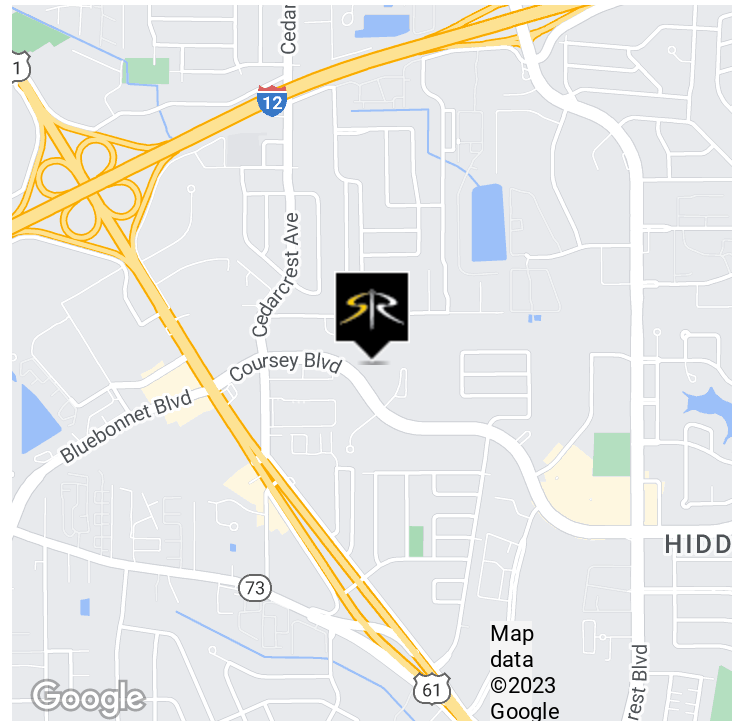


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$3,100,000</b>
<b>Building Size:</b>	<b>24,358 SF</b>
<b>Lot Size:</b>	<b>4.09 Acres</b>
<b>Price / SF:</b>	<b>\$127.27</b>
<b>Year Built:</b>	<b>1988</b>
<b>Renovated:</b>	<b>2003</b>
<b>Zoning:</b>	<b>C 2</b>

## PROPERTY HIGHLIGHTS

- Currently occupied by Unitech Training Academy (Relocating)
- Property is 24,358 SF
- Multiple Offices and Classrooms
- Situated on 4.089 Acres
- 250+ Parking Spaces
- Excellent Opportunity for Trade/Training School, R&D, or Charter School
- \*\* Possible Owner Financing Below Current Market Rates\*\* See Agent for Details



## BOB KIRBY

Commercial Investment Specialist  
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## SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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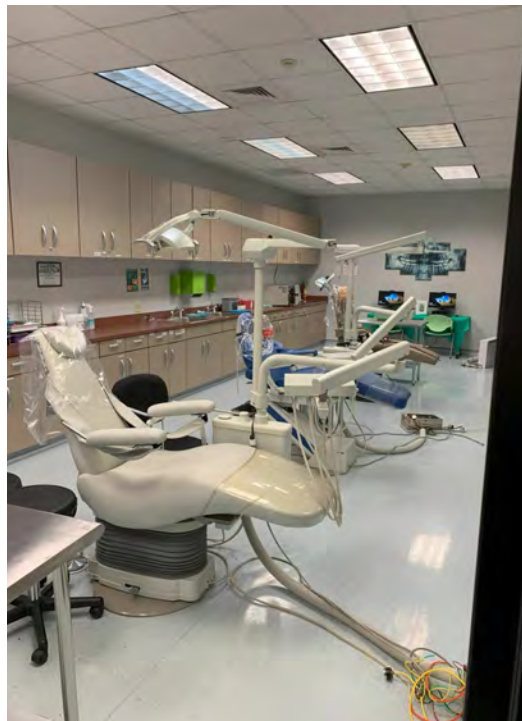




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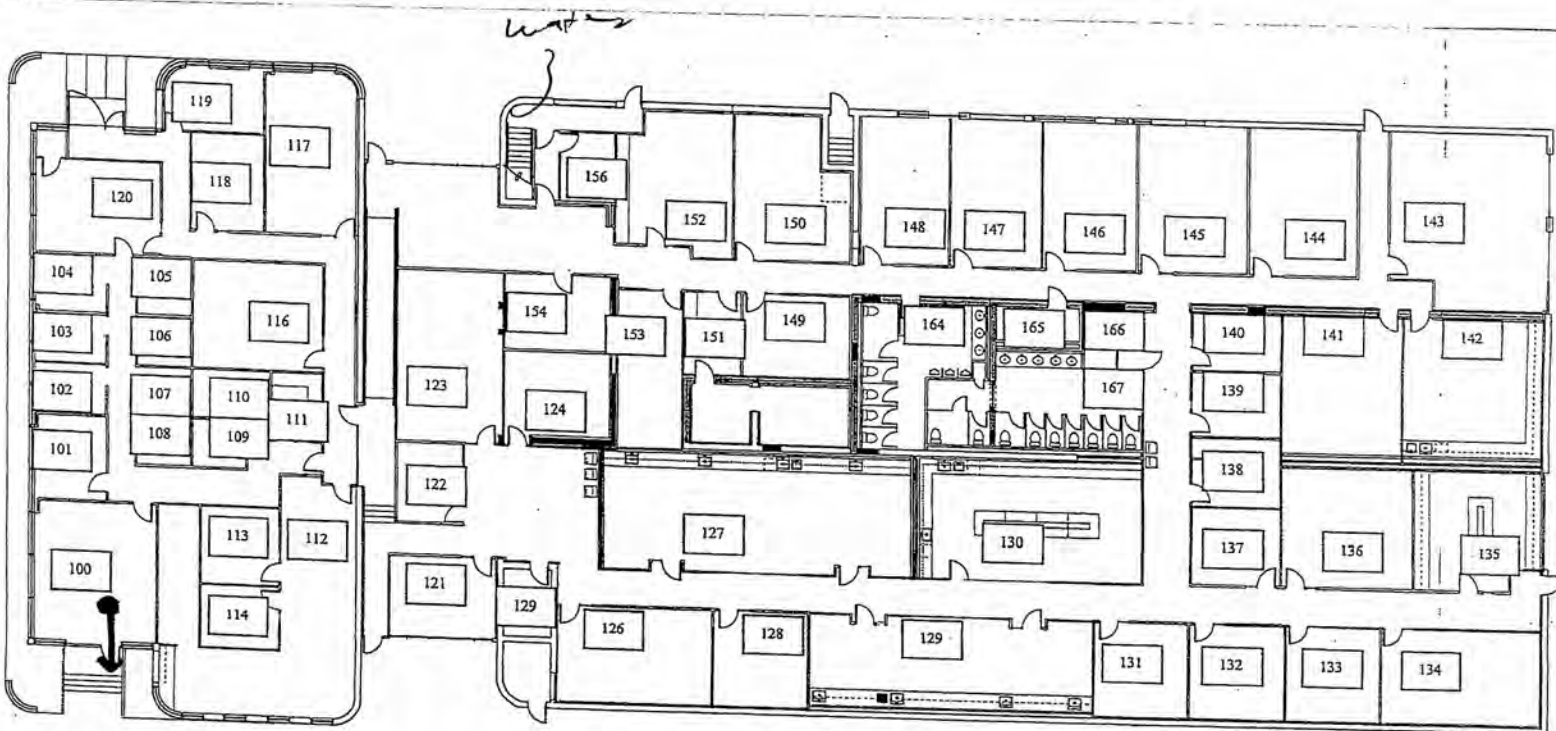
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**First Floor, Floor Plan**

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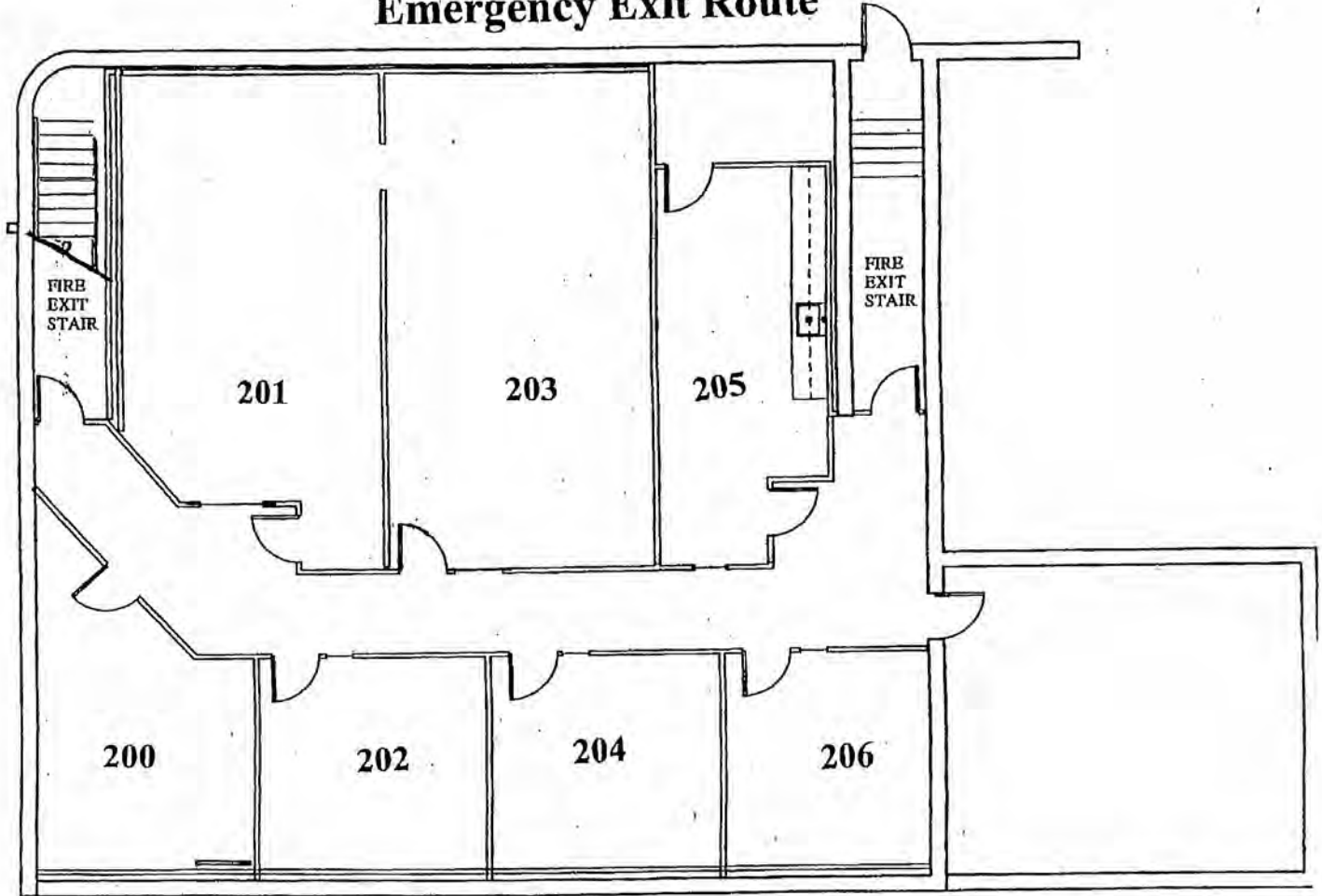


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### Emergency Exit Route



**Second Floor, Floor Plan**

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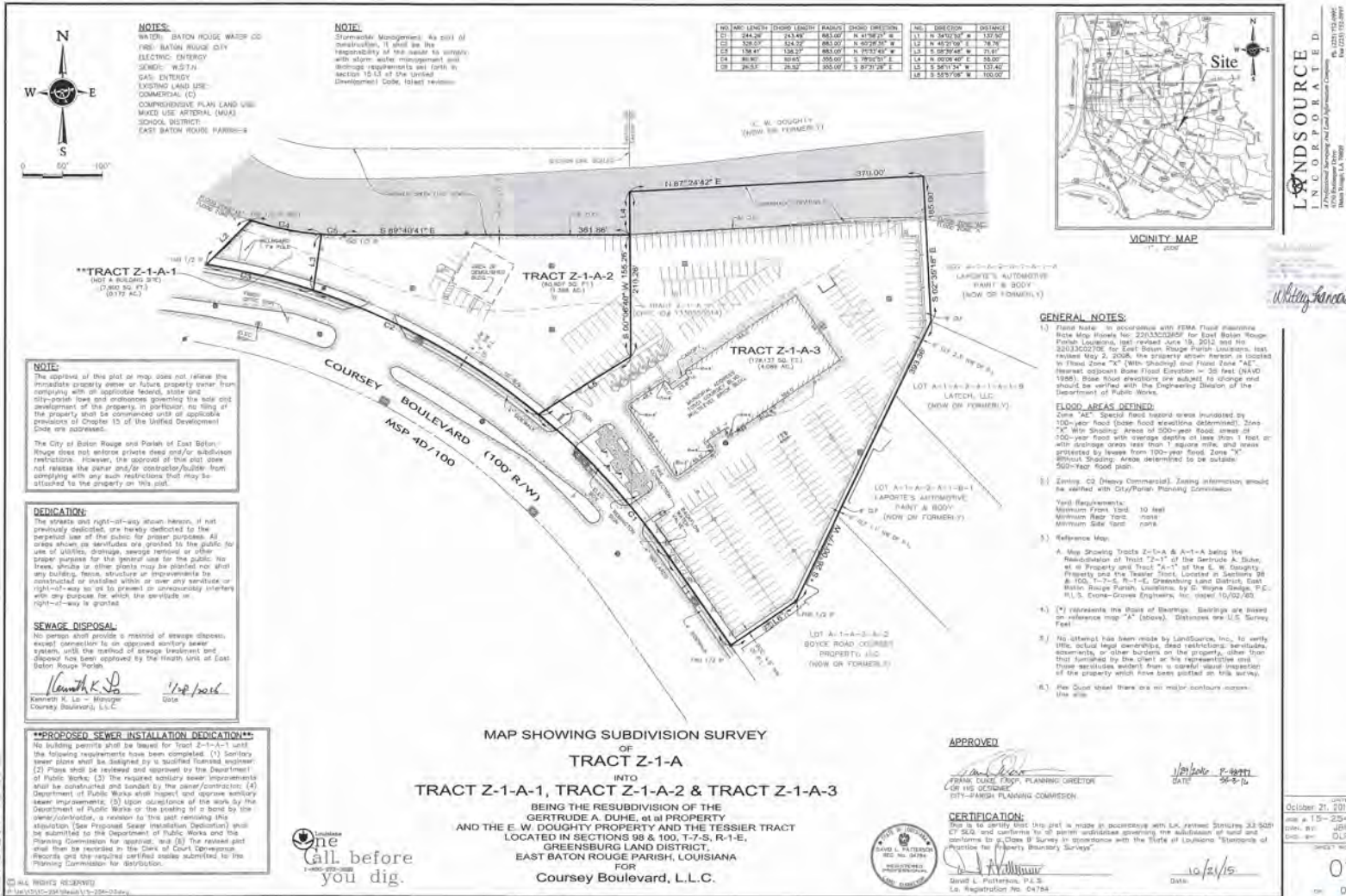
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**Survey**

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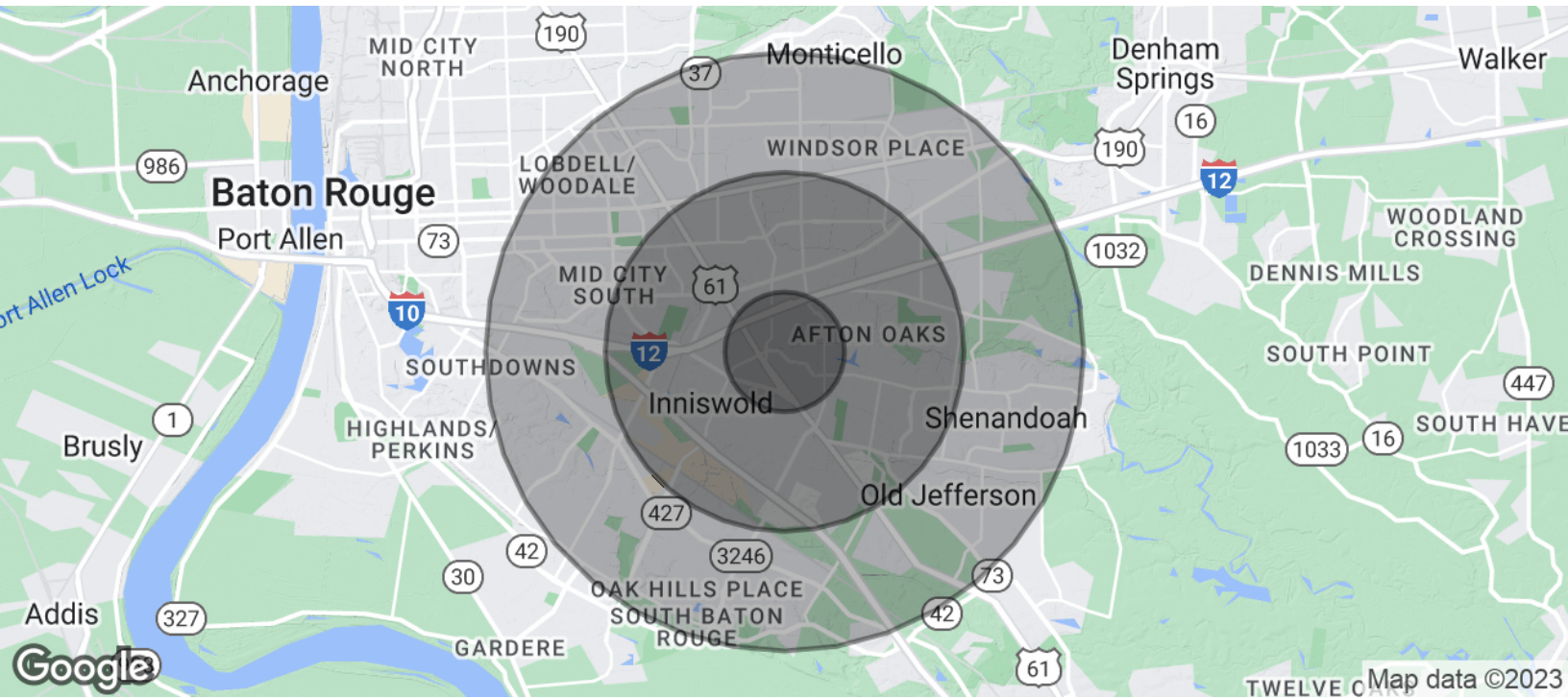
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,463	77,833	189,543
Average Age	36.1	38.7	38.4
Average Age (Male)	32.2	36.3	36.2
Average Age (Female)	38.7	40.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,327	35,876	85,776
# Of Persons Per HH	2.0	2.2	2.2
Average HH Income	\$65,133	\$77,054	\$78,322
Average House Value	\$141,287	\$195,503	\$215,507

\* Demographic data derived from 2020 ACS - US Census

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