

11868 JEFFERSON HWY. - FORMER JEFFERSON CAR CARE

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BATON ROUGE, LA 70816

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Property Summary



OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	26,400 SF
Building Size:	10,000 SF
Zoning:	C2 - Commercial
Market:	Baton Rouge
Submarket:	Prairieville, Ascension Parish
Traffic Count:	50,000
Price / SF:	\$92.50

PROPERTY OVERVIEW

Office / warehouse with 2 suites available for immediate occupancy. Excellent investment and/or owner occupant opportunity. The subject property is located near the intersection of Airline Hwy. and Jefferson Hwy. The site boasts excellent visibility and easy access to major streets and arteries in south Baton Rouge.

Most recently used as a car care facility operating in Baton Rouge at this location for many years. One 5,000 SF suite is currently leased to an automotive tint company [contact agent for details]. The empty 5,000 SF suite includes a retail storefront / showroom, four (4) grade-level doors to shop / warehouse, restrooms, service bay/shop area and available space for signage on fronting Airline Hwy. as well as Jefferson Hwy. A large mezzanine is also included for additional storage.

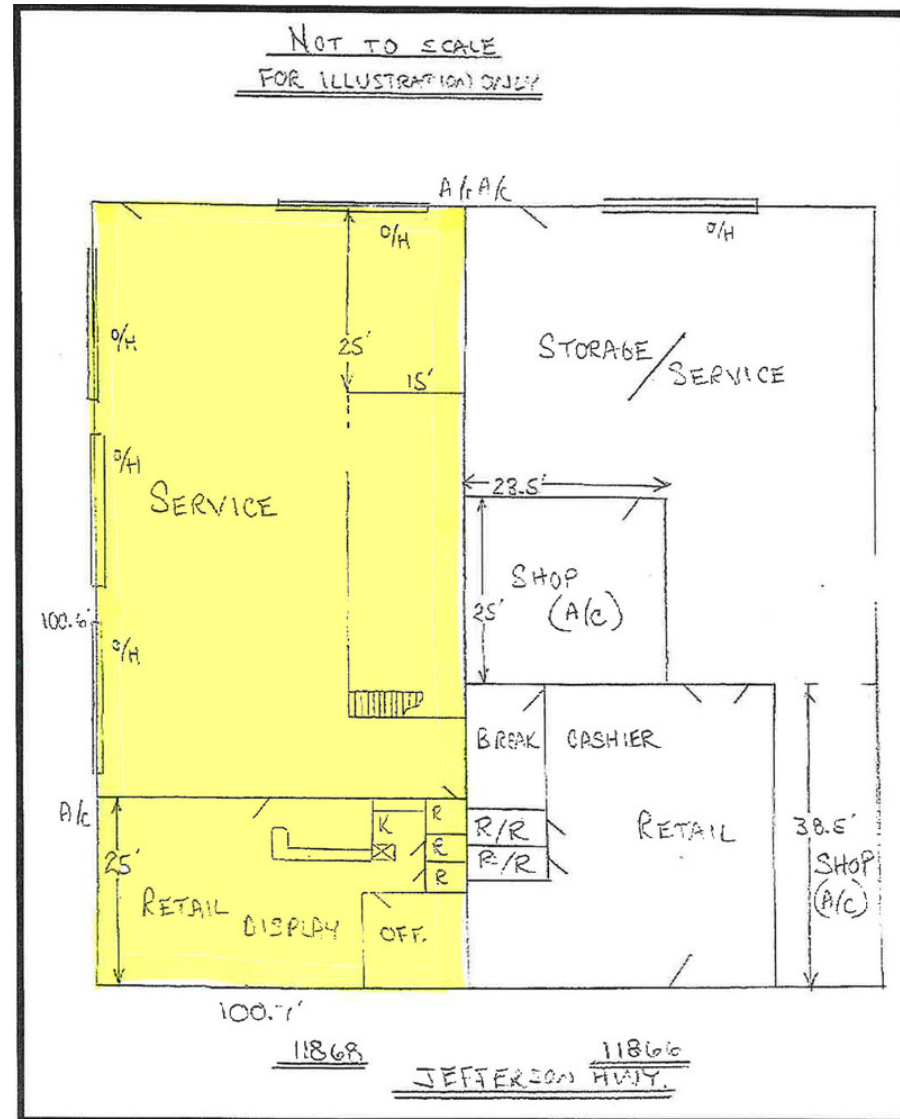
PROPERTY HIGHLIGHTS

- Highly visible retail storefront on Jefferson Hwy.
- Available for immediate occupancy
- Four (4) overhead doors / Ideal for vehicle related service provider
- Previously occupied by Jefferson Car Care

Additional Photos



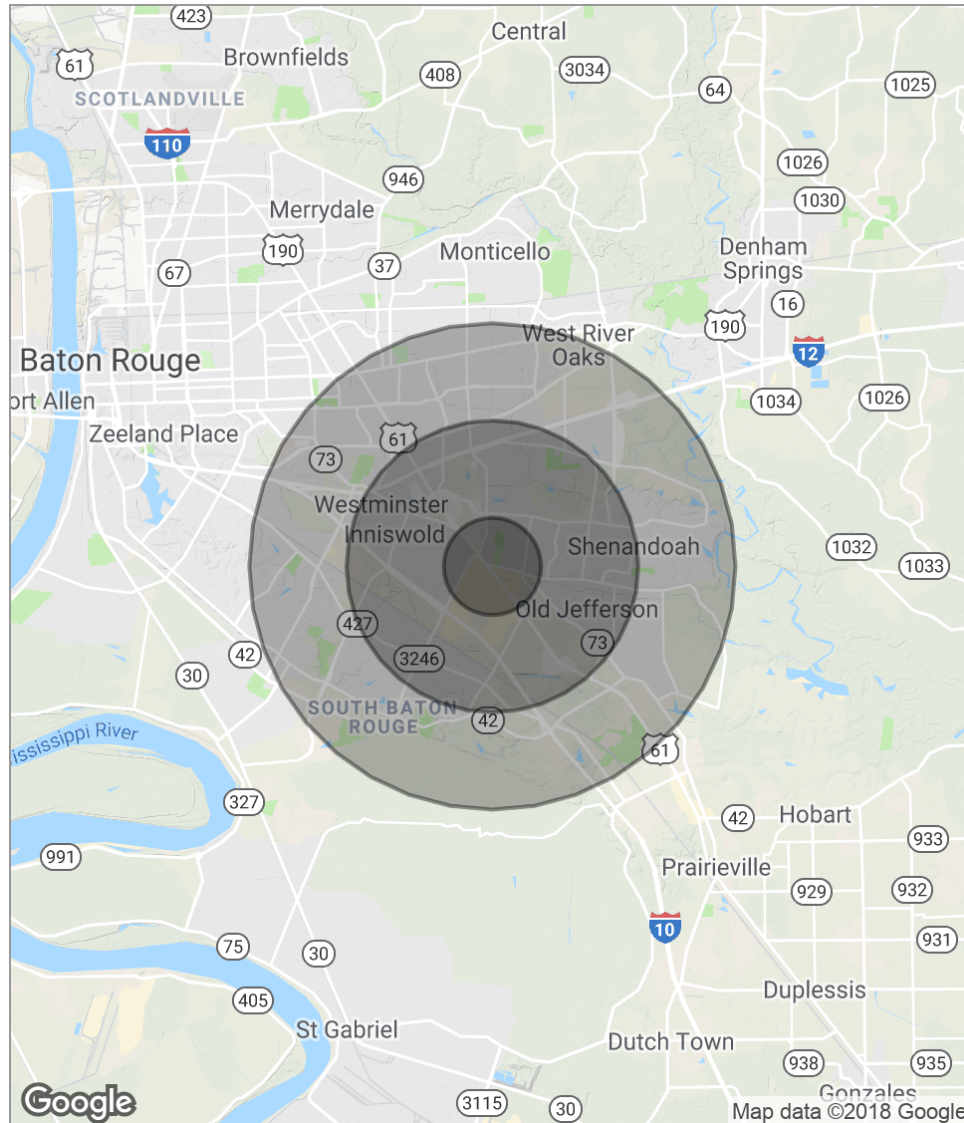
Floor Plans



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,844	64,432	155,926
Median age	37.5	36.6	36.8
Median age [Male]	36.8	35.1	34.5
Median age [Female]	37.6	37.9	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,786	27,700	64,556
# of persons per HH	2.5	2.3	2.4
Average HH income	\$78,030	\$77,356	\$81,078
Average house value	\$252,319	\$237,134	\$248,460

** Demographic data derived from 2010 US Census*