



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE OFFICE-WAREHOUSE NEAR COSTCO

9864 PROFESSIONAL BLVD, BATON ROUGE, LA 70809

10,593 SF

PRICE REDUCED

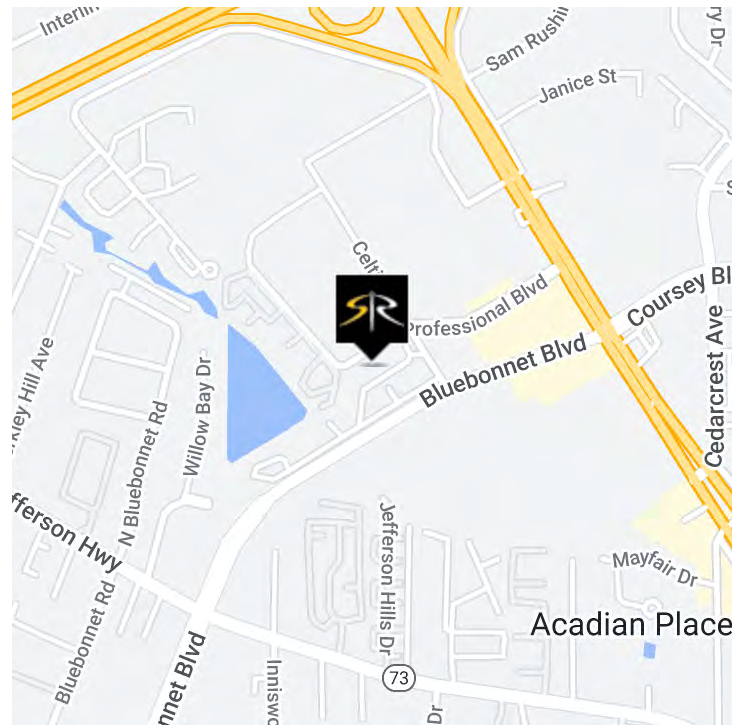


OFFERING SUMMARY

Reduced Sale Price:	\$1,295,000	\$1,400,000
Building Size:	10,593 SF	
Lot Size:	31,800 SF	
Zoning:	C-2	

PROPERTY HIGHLIGHTS

- 10,593 SF Office/ Warehouse near Costco Under Renovation.
- Fully Conditioned with New Mechanical, 3-Phase Electrical, New Roof, New Interior and Exterior LED Lighting, and 8' X 9' Roll up Door.
- Site Security Fenced with Automatic Gate
- Easy access to I-12, Airline Hwy., and I-10
- Owner Financing Available



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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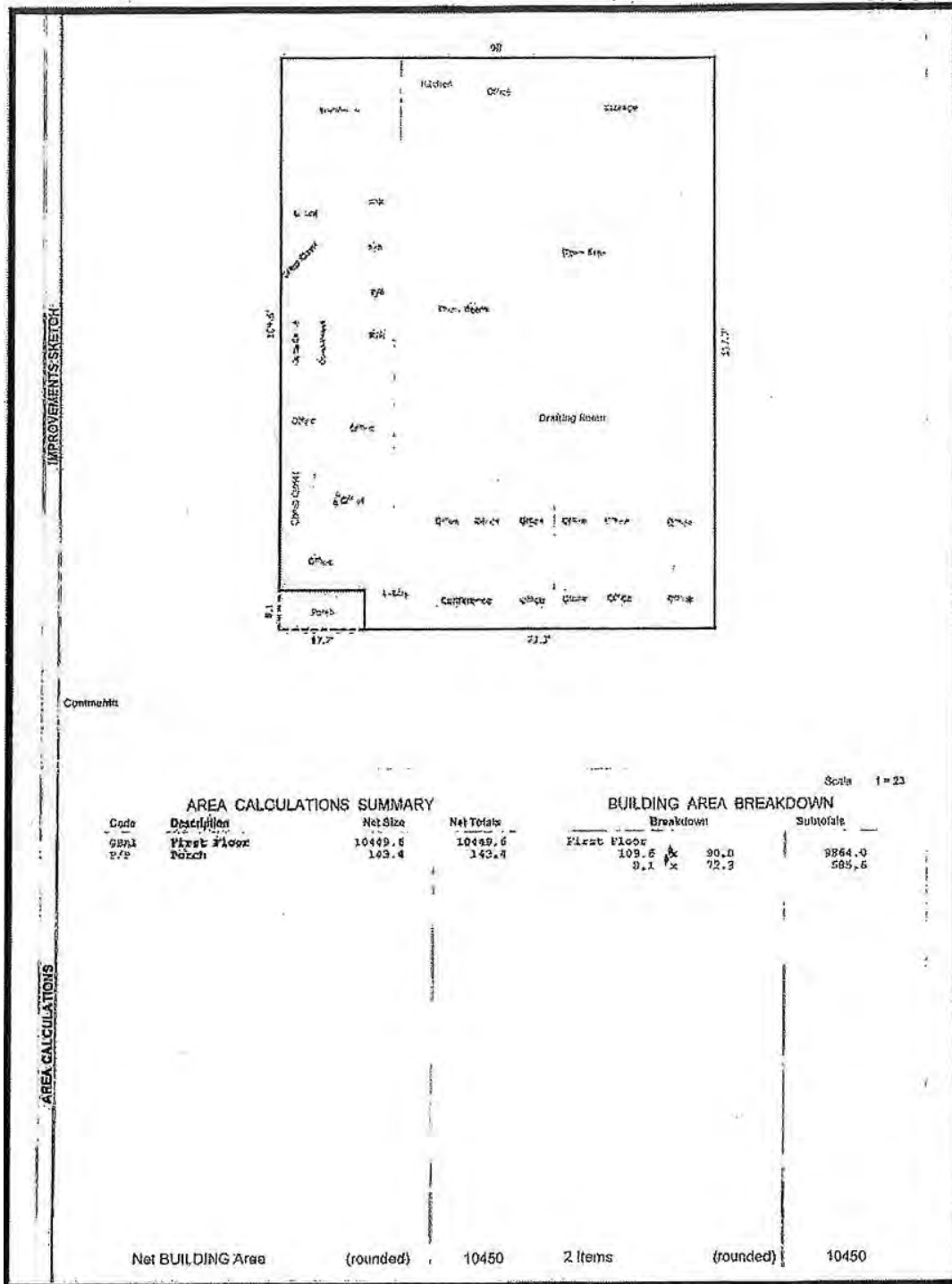


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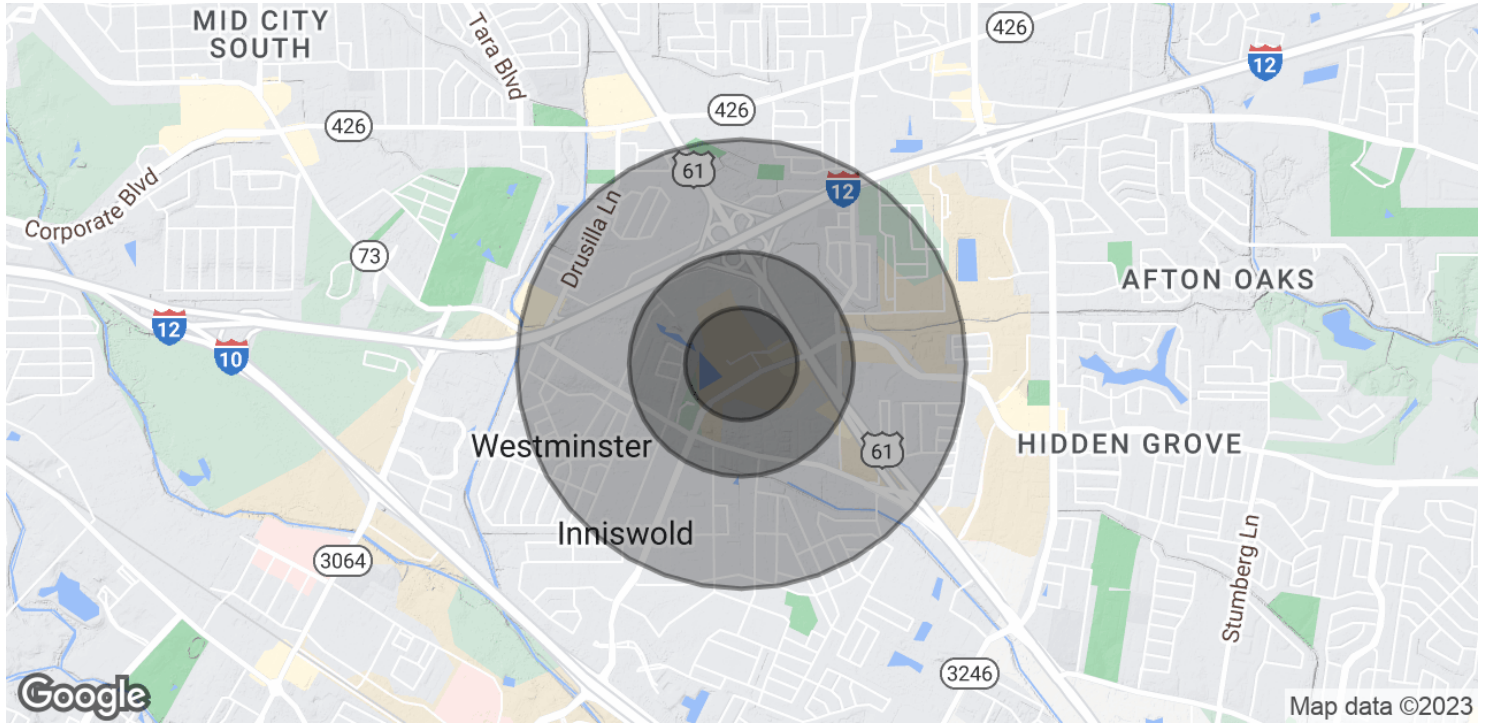
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	604	2,425	8,520
Average Age	43.1	41.2	40.2
Average Age (Male)	35.5	35.3	37.1
Average Age (Female)	46.6	44.9	45.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	293	1,181	4,335
# Of Persons Per HH	2.1	2.1	2.0
Average HH Income	\$84,879	\$82,828	\$78,408
Average House Value	\$167,051	\$167,899	\$171,639

* Demographic data derived from 2020 ACS - US Census

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