

FOR SALE



3450ST OFFICE FOR SALE

11811 WENTLING AVENUE · BATON ROUGE, LA 70816

Highlights

Building SF:	3,450
Lot Size:	0.27 Acres
Offices:	4
Purchase Price:	\$199,000
Parking Spaces:	14
Zoning:	LC1



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Property Description

3,450 sf office building for sale. Conveniently located near the intersection of S Sherwood Forest and Airline Hwy. Originally 4 office suites now converted to one. Could easily be converted back to 4 individual offices with separate utility meters. Previous use was a dental lab. Cosmetic updates needed.

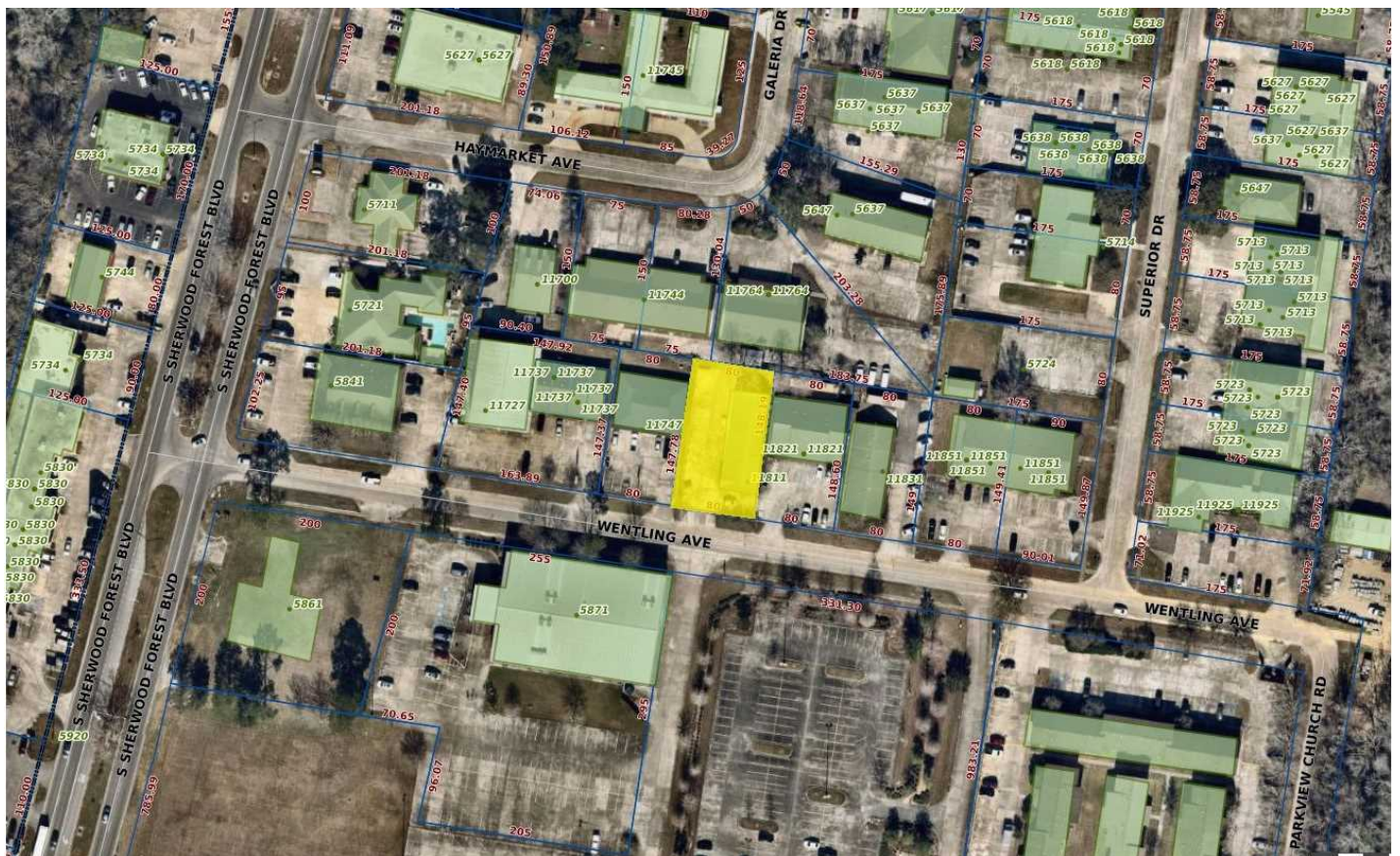


EXTERIOR

11811 WENTLING AVENUE

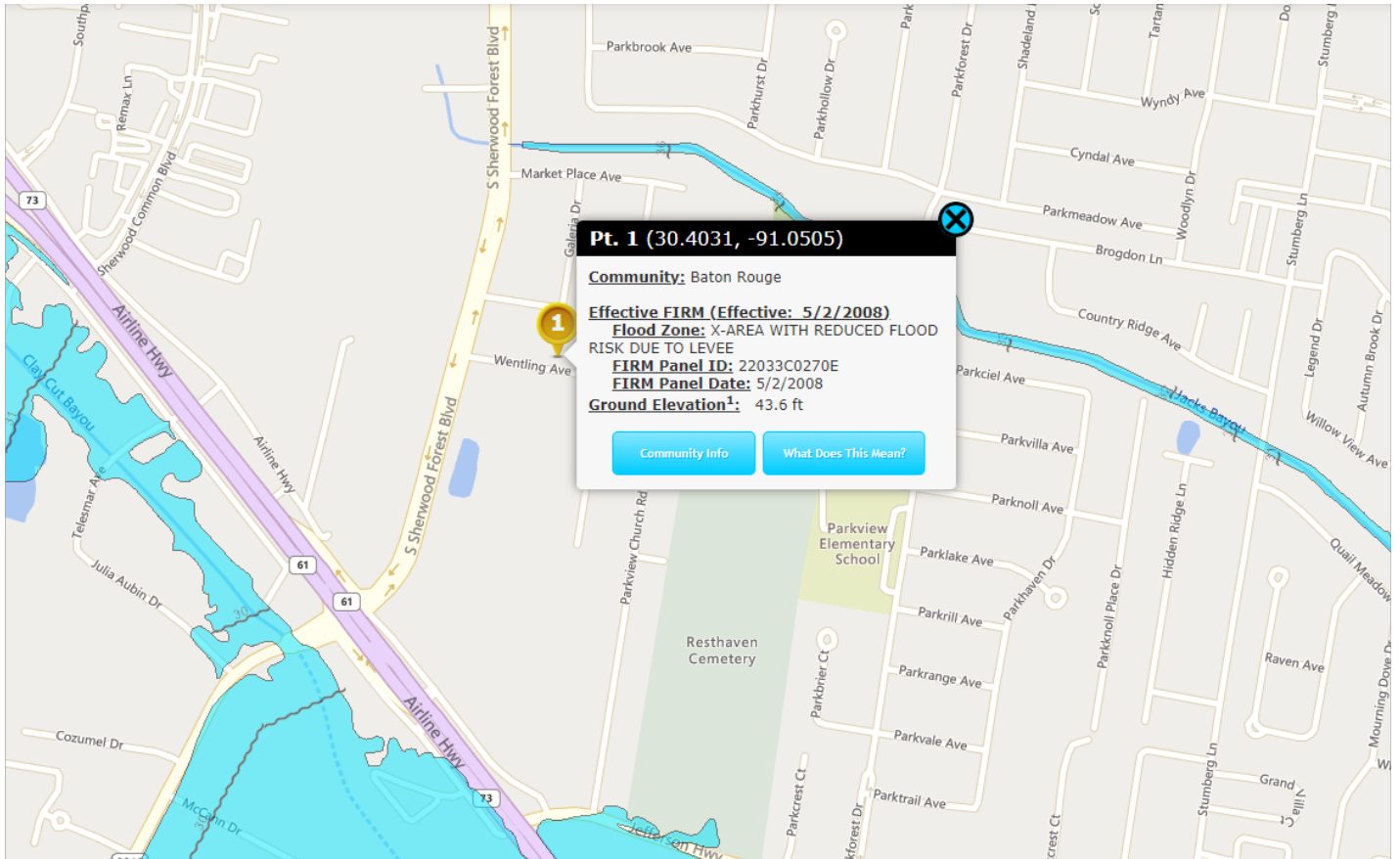






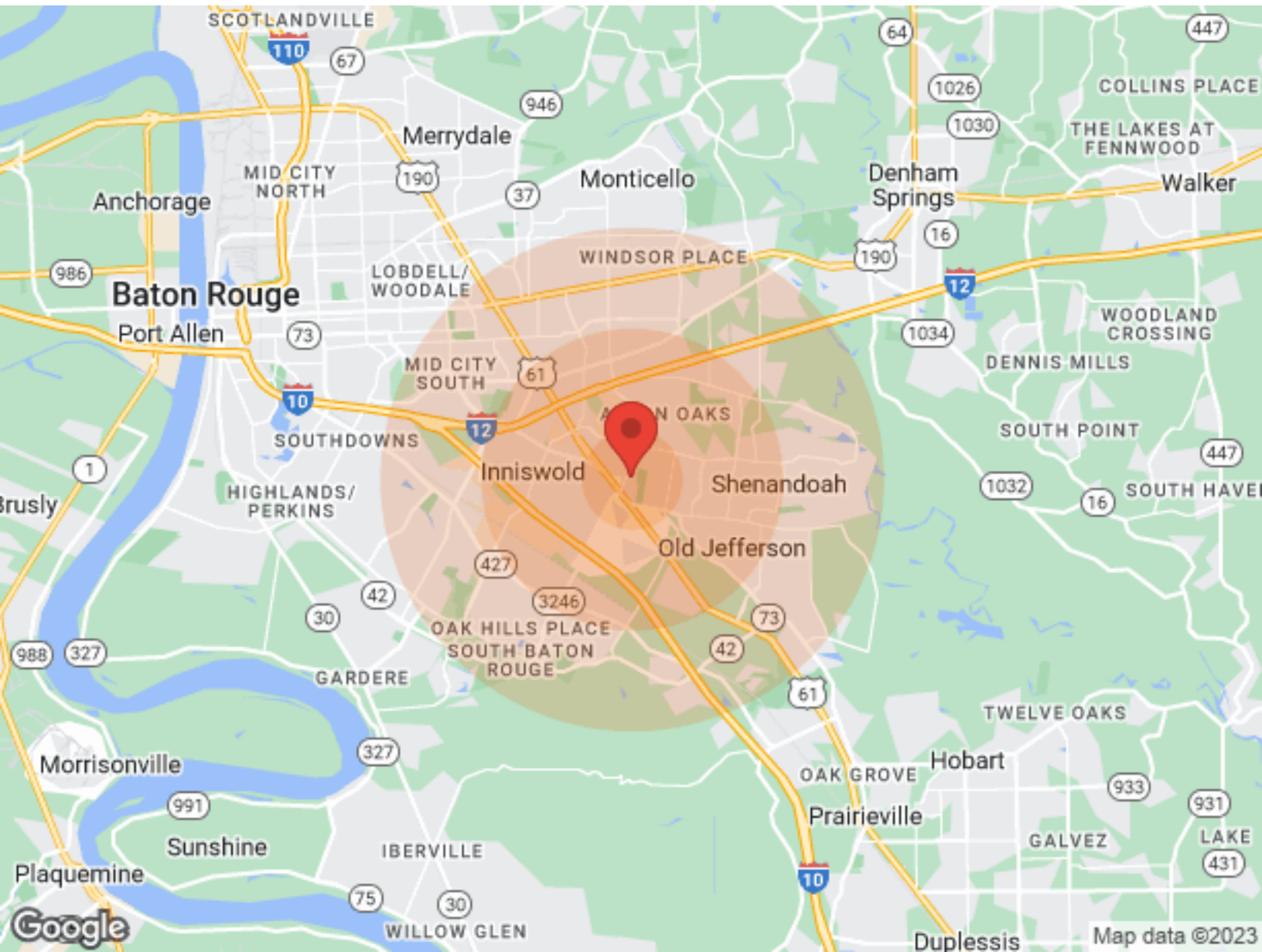
FLOOD AND ZONING MAP

11811 WENTLING AVENUE



DEMOGRAPHICS

11811 WENTLING AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	3,074	36,727	83,591	Median	\$57,027	\$59,910	\$60,256
Female	3,437	40,063	90,758	< \$15,000	265	2,923	6,898
Total Population	6,511	76,790	174,349	\$15,000-\$24,999	171	3,418	7,241
				\$25,000-\$34,999	467	3,253	6,766
Age				\$35,000-\$49,999	470	5,279	10,362
Ages 0-14	1,152	13,556	31,655	\$50,000-\$74,999	629	6,440	12,688
Ages 15-24	774	9,639	22,998	\$75,000-\$99,999	298	4,073	9,544
Ages 55-64	817	9,752	22,168	\$10,000-\$149,999	317	4,952	10,587
Ages 65+	985	11,283	25,313	\$150,000-\$199,999	126	1,940	4,319
				> \$200,000	103	1,109	3,932
Race				Housing			
White	3,942	50,668	110,640	Total Units	3,075	36,187	78,339
Black	1,886	21,553	52,373	Occupied	2,883	33,728	72,949
Am In/AK Nat	1	46	129	Owner Occupied	1,398	19,211	45,772
Hawaiian	N/A	5	10	Renter Occupied	1,485	14,517	27,177
Hispanic	864	4,129	9,426	Vacant	192	2,459	5,390
Multi-Racial	1,042	4,900	11,328				