



### PROPERTY DESCRIPTION

Pad site available for immediate purchase in Mercantile Office Park, Baton Rouge's premier professional and medical office development. The 4,547 sq. ft. office pad site boasts a prime location and is perfect for businesses looking to establish a presence in one of Baton Rouge's most sought-after commercial areas.

The Mercantile Office Park is home to a variety of businesses, providing excellent networking and professional opportunities. This pad site is ready for immediate construction, providing ample space to create a custom office that meets the specific needs of your business. With the ability to design and build to suit, this office pad site offers endless possibilities for your company's growth.

Don't miss this opportunity to secure a prime commercial location in the heart of Baton Rouge. Contact us today to schedule a tour of the office pad site and learn more about the potential for your business at Mercantile Office Park.

### PROPERTY HIGHLIGHTS

- Strategically located between I-10 and I-12
- Office designs boast a modern office space with open floor plans and contemporary design
- Ritter Maher has designed a conceptual floor plan for prospective tenant(s)
- Convenient access to local area banks, shopping, dining and entertainment

### OFFERING SUMMARY

|                    |                                  |
|--------------------|----------------------------------|
| <b>Sale Price:</b> | \$466,068                        |
| <b>Lot Size:</b>   | 4,547 SF                         |
| <b>Zoning:</b>     | BDD - Bluebonnet Design District |



**JUSTIN LANGLOIS, CCIM**

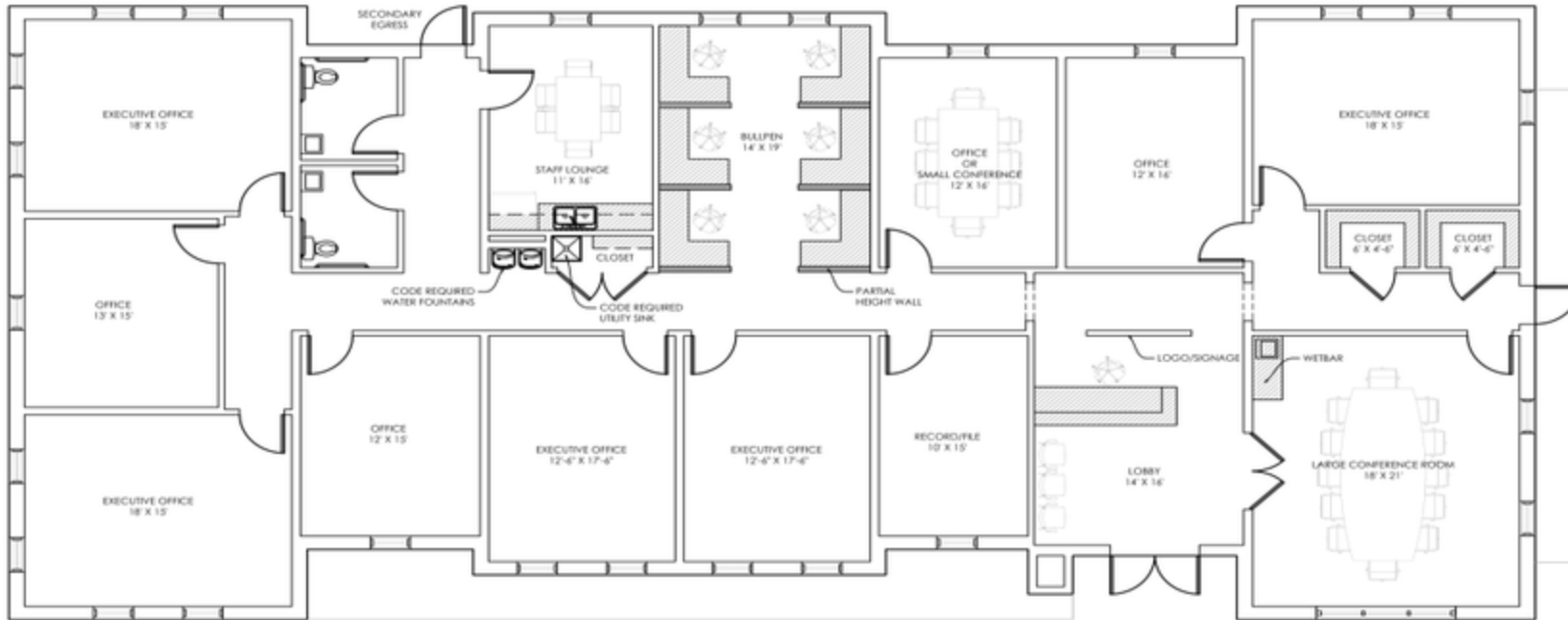
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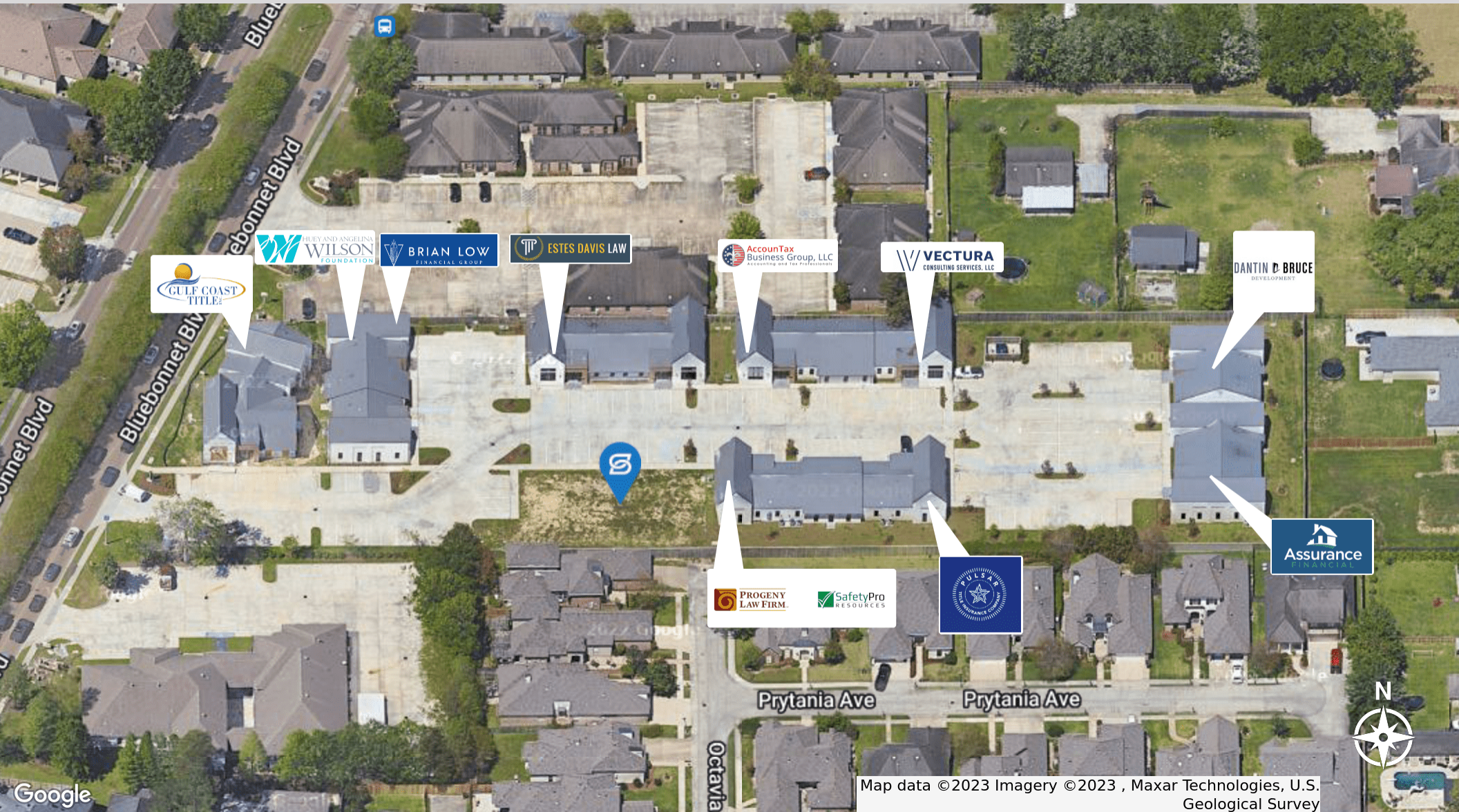
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SCHEMATIC LAYOUT FOR  
THE MERCANTILE BUILDING 05  
4,523 SF

SCALE: 1/8"=1'-0"  
07.02.18





Google

Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey

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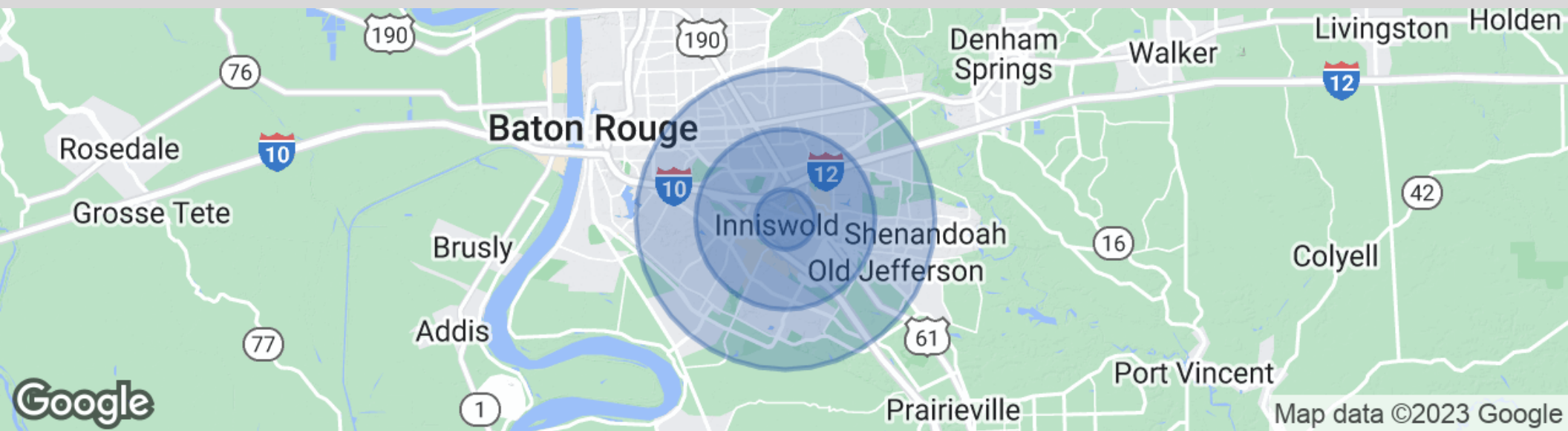
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### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,854  | 71,768  | 195,773 |
| Average Age          | 43.5   | 38.9    | 38.3    |
| Average Age (Male)   | 41.9   | 36.9    | 36.1    |
| Average Age (Female) | 47.1   | 40.3    | 39.6    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,329     | 34,862    | 90,244    |
| # of Persons per HH | 2.0       | 2.1       | 2.2       |
| Average HH Income   | \$91,653  | \$80,915  | \$81,445  |
| Average House Value | \$178,416 | \$218,560 | \$222,931 |

\* Demographic data derived from 2020 ACS - US Census