

Former Bank Of Zachary Branch

OFFICE BUILDING FOR SALE

13444 Hooper Rd Baton Rouge, LA 70818

Beau Box, SIOR | 225.931.3200 | bbox@beaubox.com
Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



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PROPERTY SUMMARY



Property Description

Former retail bank branch located on the south side of Hooper Rd just west of the Sullivan Road Intersection, Located within the City of Central. The subject property is a free standing single-story 1,924 square foot building with 4 teller drive thru lanes on the left side and 1 additional drive thru lane on the right. The interior layout currently includes a lobby, teller counter, vault, two private offices, storage closet, break room, and two restrooms. The site offers 1 +/- acre of land with nearly 175' of frontage on Hooper Road giving instant exposure. Located in flood zone AE but did not flood in the 2016 flood.

Deed Restriction relating to use of the subject property as a bank, credit union, or financial institution will apply.

Property Highlights

- Free standing 1,924 SF Building
- 1+/- Acre with 175' of frontage on Hooper
- B-5 Zoning; Large Scale Commercial
- Traffic Counts: Hooper Road: 17K+ VPD
- Flood Zone AE, But Did not flood in 2016

Offering Summary

Sale Price:	\$435,000
Lot Size:	1 Acres +/-
Building Size:	1,924 SF

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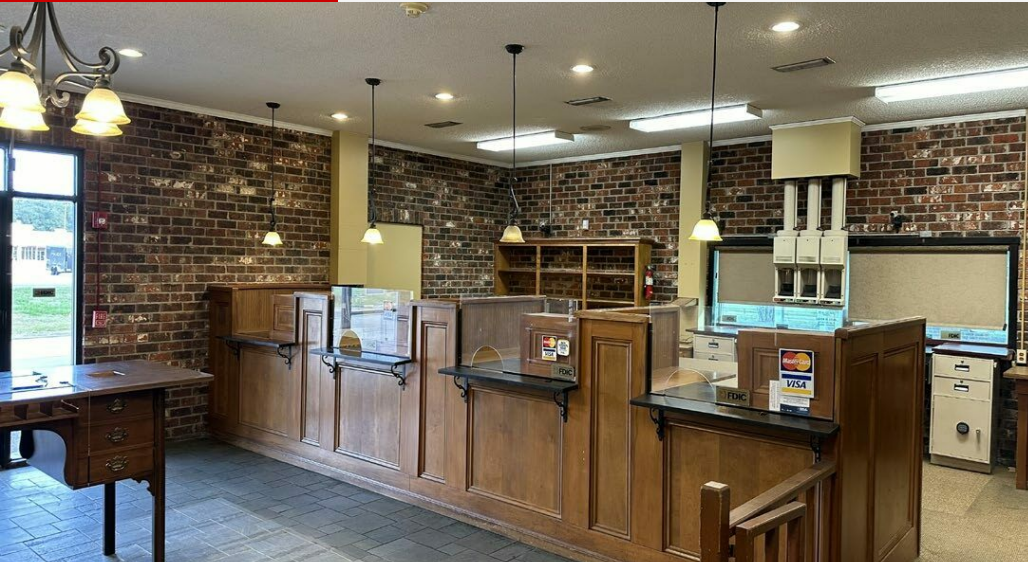
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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



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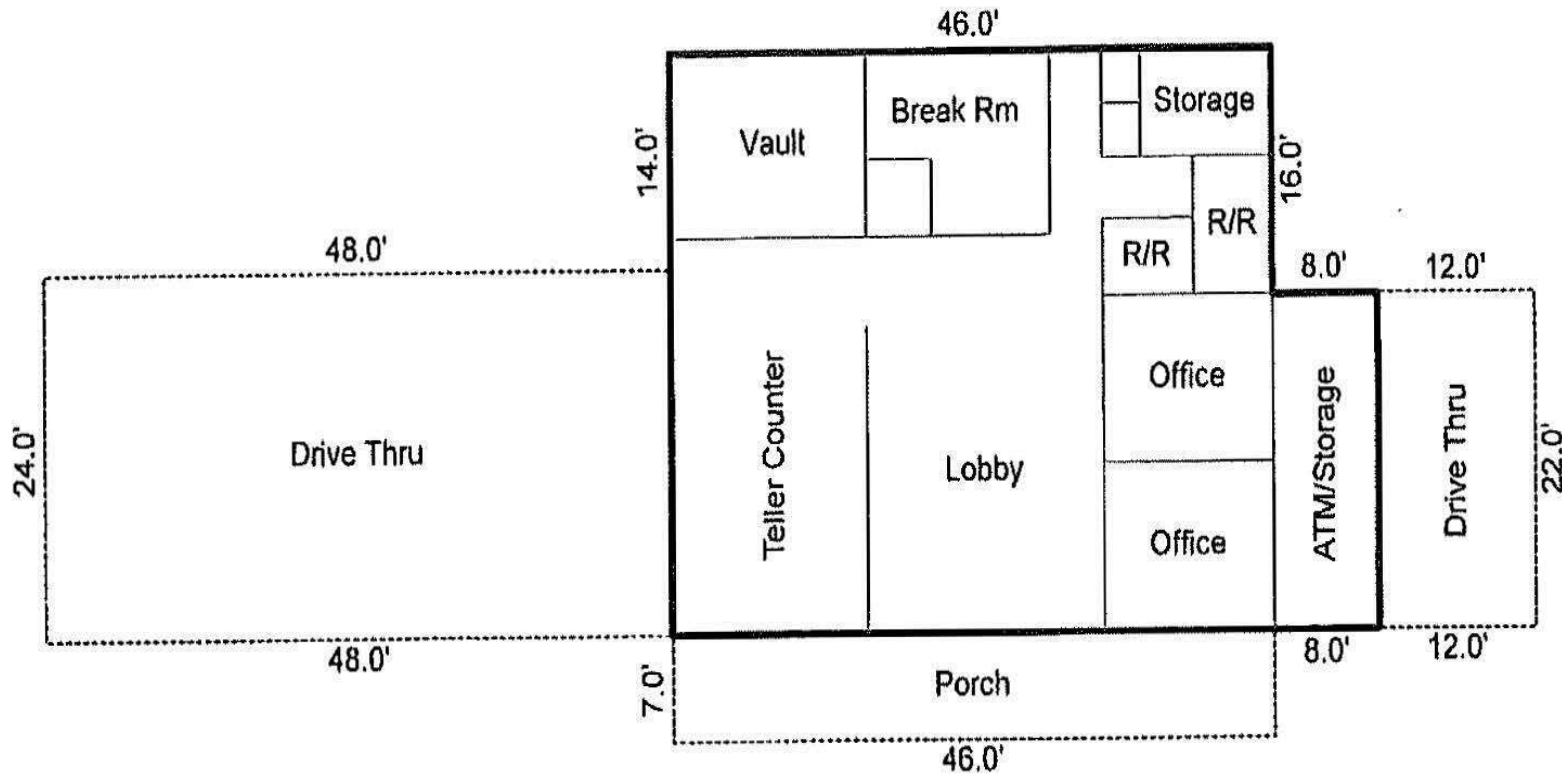
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FLOOR PLANS



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SITE AERIAL

13444 Hooper Rd.
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+/- 1.0 Acre
Flood Zone: AE
Zoned: B5



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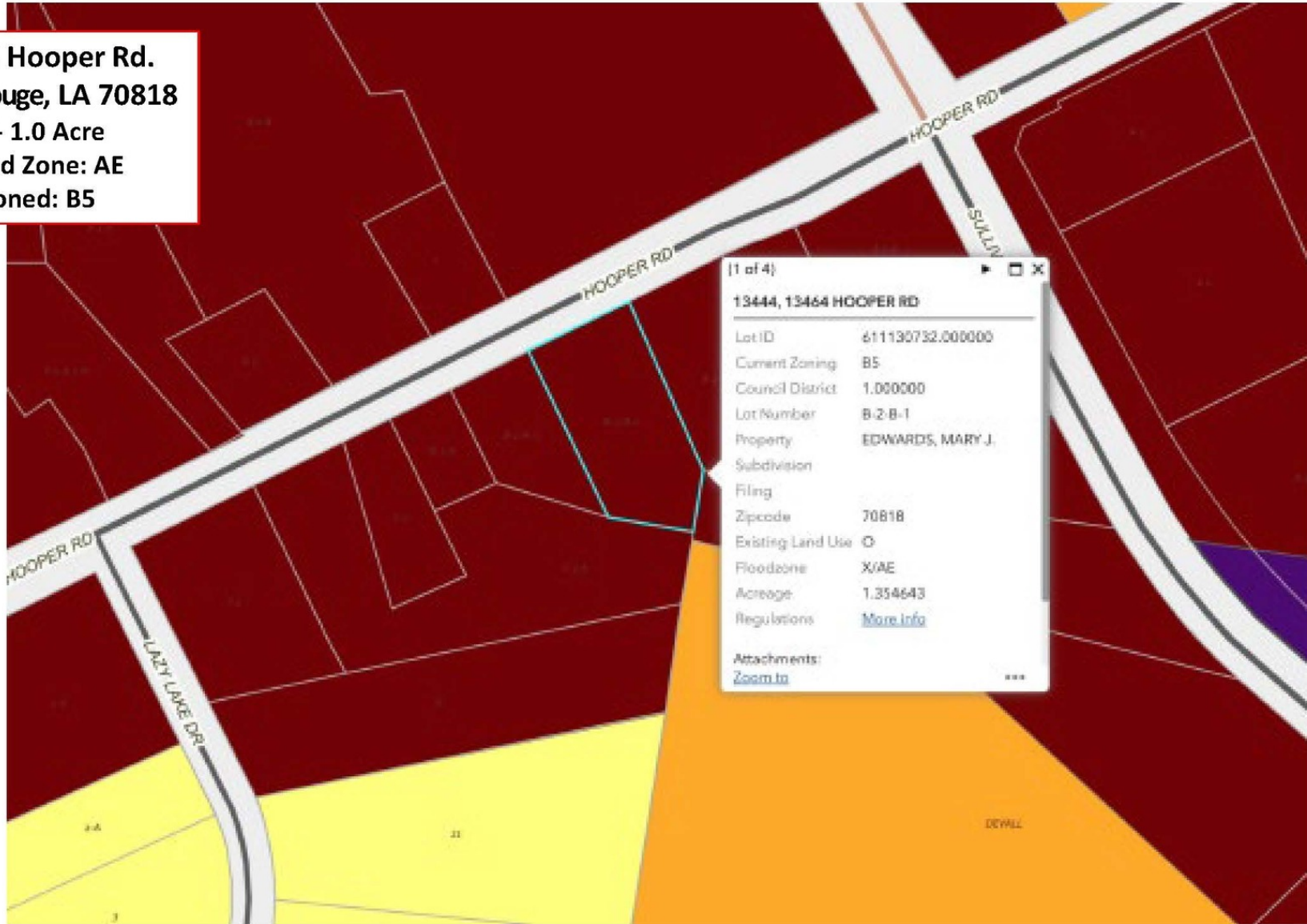


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ADDITIONAL PHOTOS

13444 Hooper Rd.
Baton Rouge, LA 70818
+/- 1.0 Acre
Flood Zone: AE
Zoned: B5



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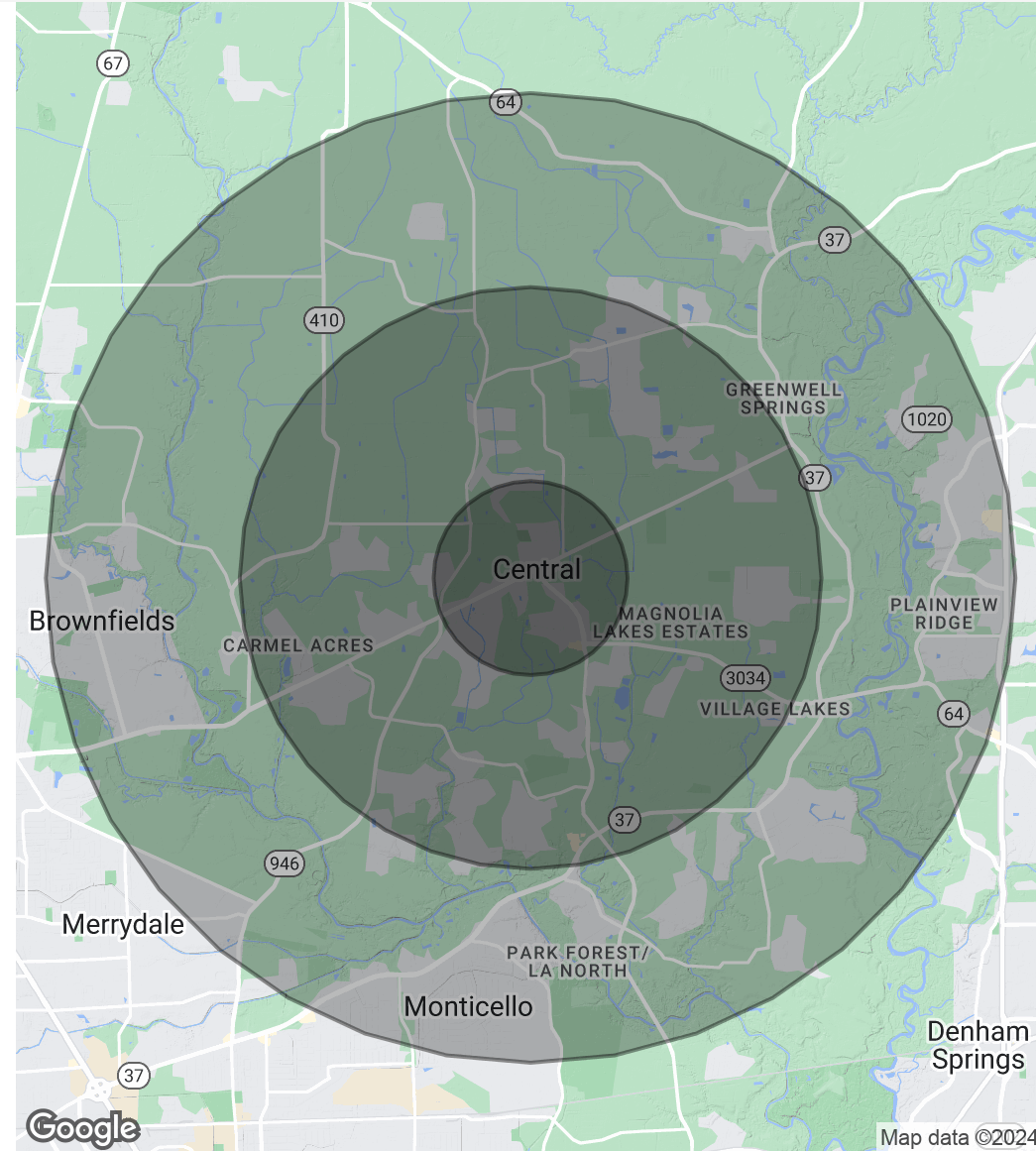
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	1,819	15,704	45,185
Average Age	35.2	37.4	37.2
Average Age (Male)	33.2	37.4	36.7
Average Age (Female)	37.7	36.8	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	686	5,951	17,793
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$86,809	\$90,448	\$76,927
Average House Value	\$208,465	\$239,785	\$227,046

* Demographic data derived from 2020 ACS - US Census



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