



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE VERSATILE COMMERCIAL BUILDING ON 0.86 ACRE

17450 HOO SHOO TOO RD, BATON ROUGE, LA 70817

4,699 SF



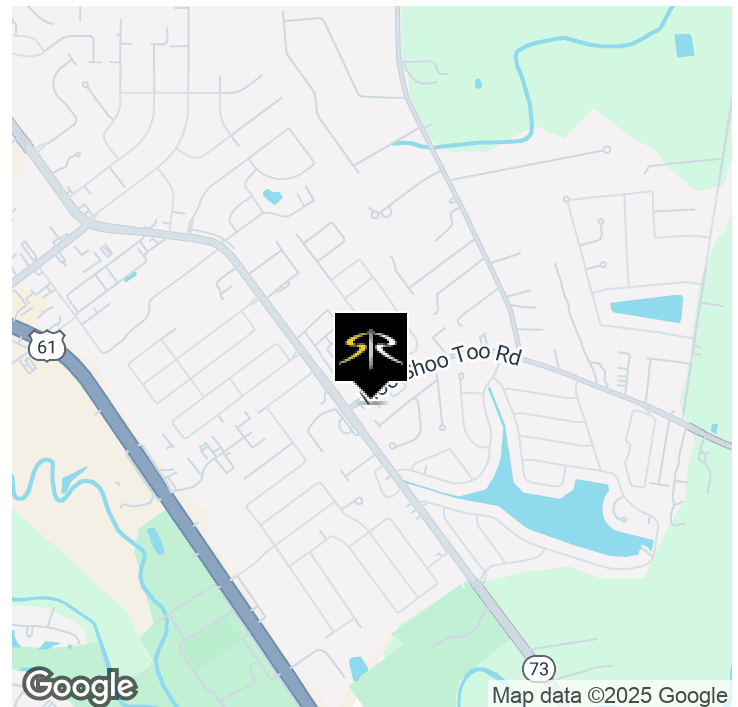
OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	4,699 SF
Lot Size:	0.86 Acres
Price / SF:	\$138.33
Year Built:	2001
Zoning:	C1

PROPERTY OVERVIEW

17450 Hoo Shoo Too Road is a versatile $\pm 3,900$ SF commercial building located on a 0.86 acre site in the heart of South Baton Rouge. Featuring a separate ± 700 SF auxiliary T-building, this property offers an outstanding opportunity for a daycare center, educational institution, or community-oriented use.

Strategically located just off the hard corner of Old Jefferson Hwy and Hoo Shoo Too Road, this high-visibility property benefits from strong residential density, nearby schools, and family-oriented neighborhoods.



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PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS:

- Building Size: $\pm 3,900$ SF main building + ± 700 SF auxiliary structure
- Site Size: 0.86 Acre
- Zoning: Commercial
- Use: Ideal for school, daycare, learning center, or children's therapy clinic
- Parking: Ample On-site surface parking available and drop off area.
- Accessibility: Quick access to Old Jefferson Hwy and Highland Road corridors

LOCATION ADVANTAGES:

- Near Woodlawn High School, St. George School, and other top-rated education hubs
- Surrounded by high-income residential neighborhoods
- Less than 10 minutes to Airline Hwy and I-10
- Established corridor with high traffic counts and strong visibility

INVESTMENT INFORMATION:

- Availability: For Sale or For Lease
- Sale Price: \$650,000.00.
- Lease Rate: \$5,000 per month NNN (\$1,000 per month CAM)
- Occupancy: Available immediately

IDEAL USES:

- Daycare or Preschool Center
- Learning Center or Tutoring Facility
- Pediatric Therapy or Healthcare Office
- Religious or Community Facility

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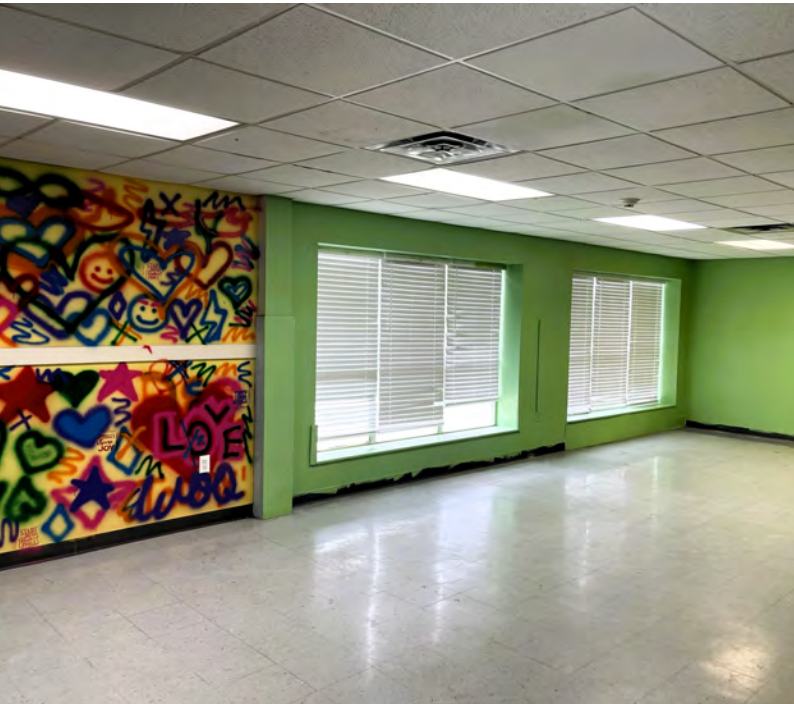
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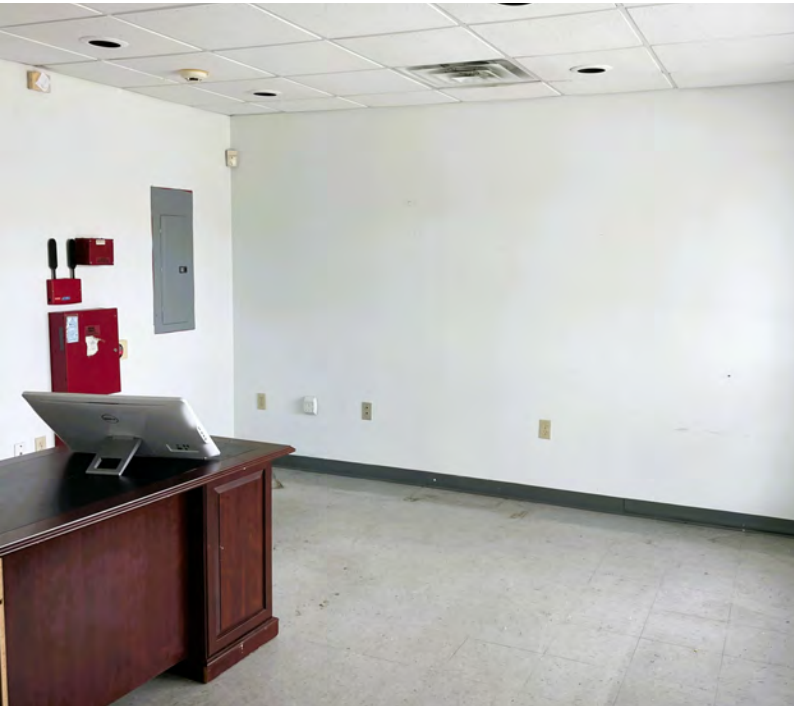
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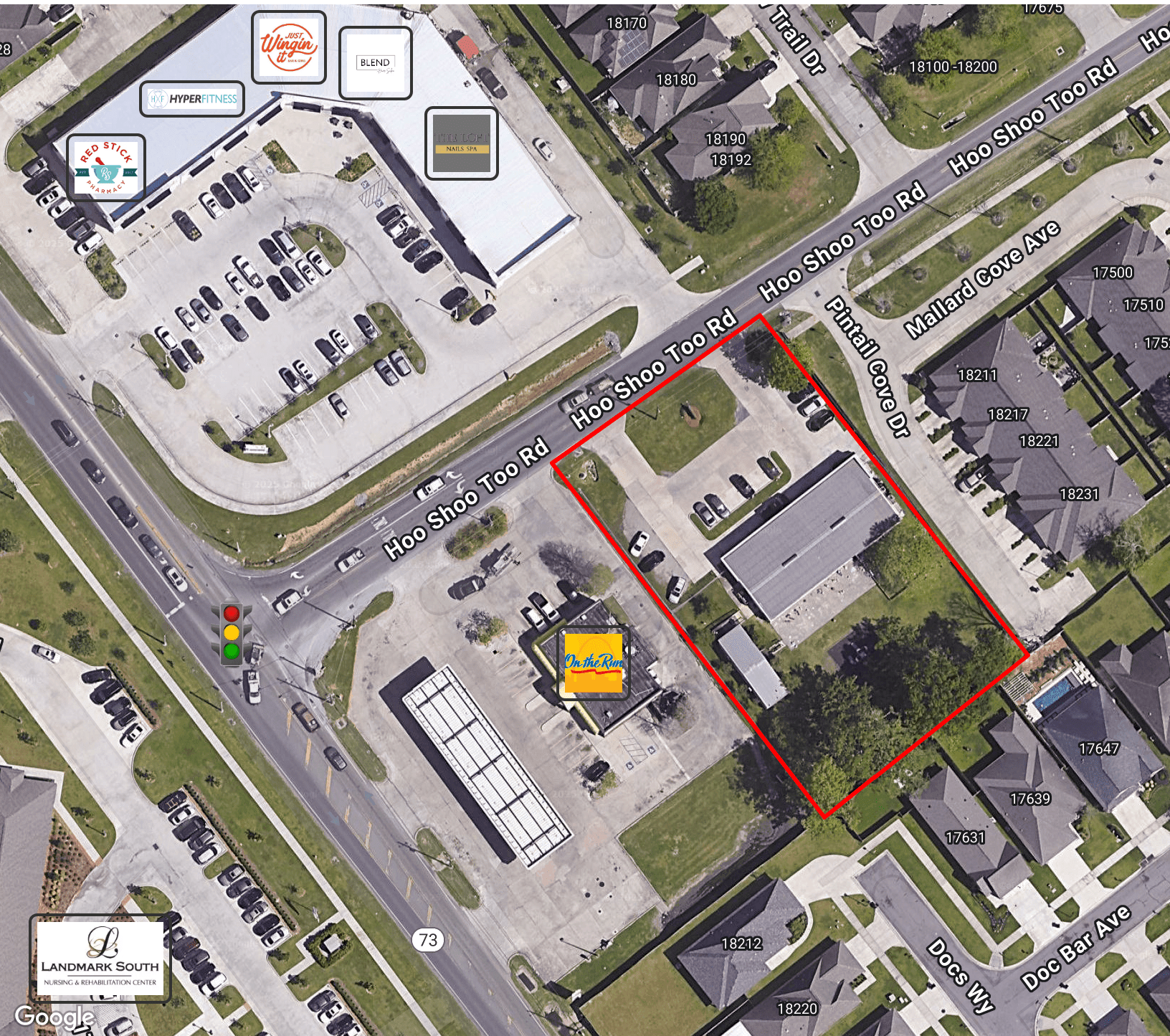


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Map
data
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Google

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FLOOR PLAN

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17450 Hoo Shoo Too Floor Plan

*Both Buildings hold
95 Children total

**3/4 Acre
Yard**



Old Jefferson Hwy.

Hoo Shoo Too Rd.



(Not to scale)

Across the street



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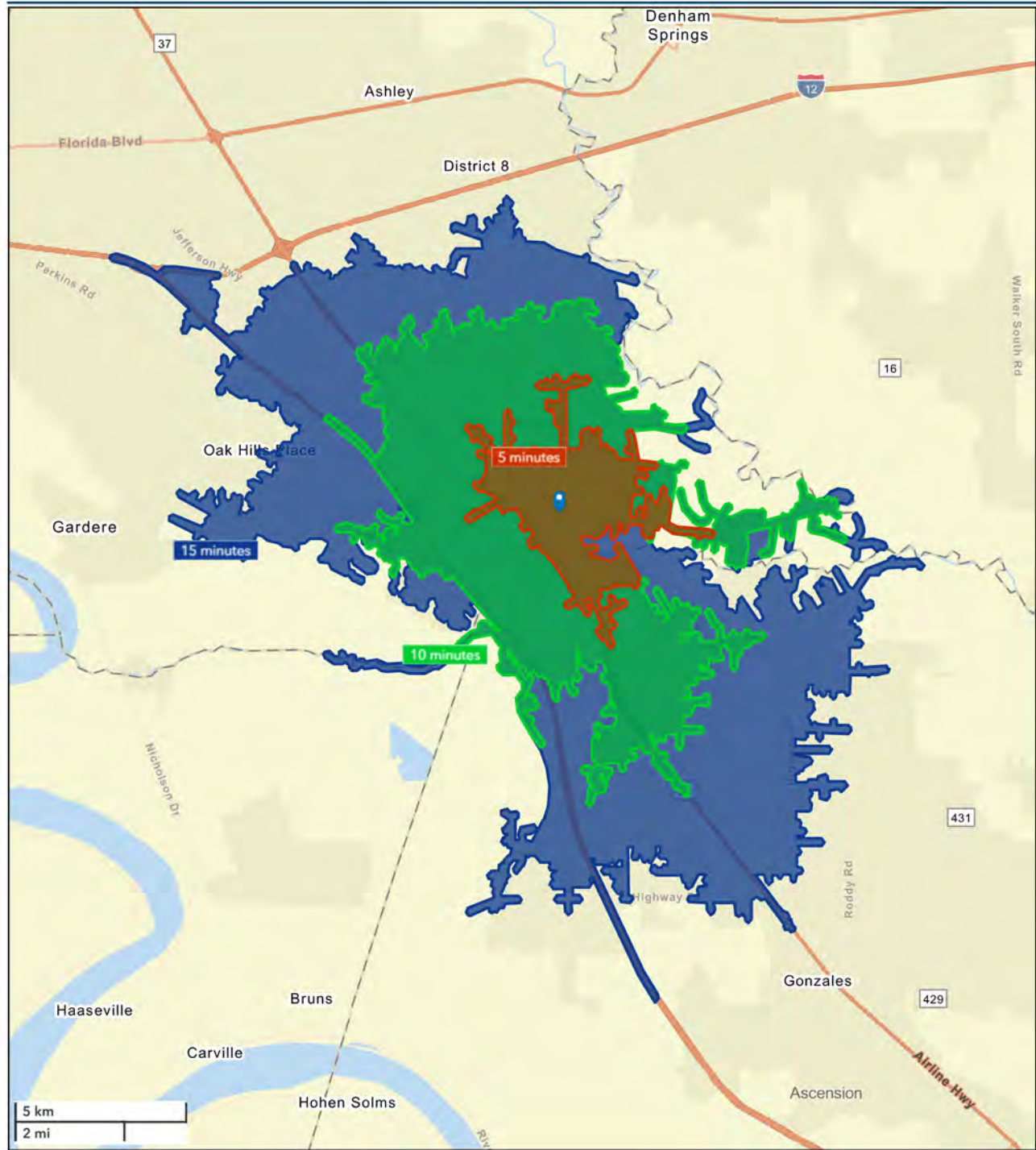
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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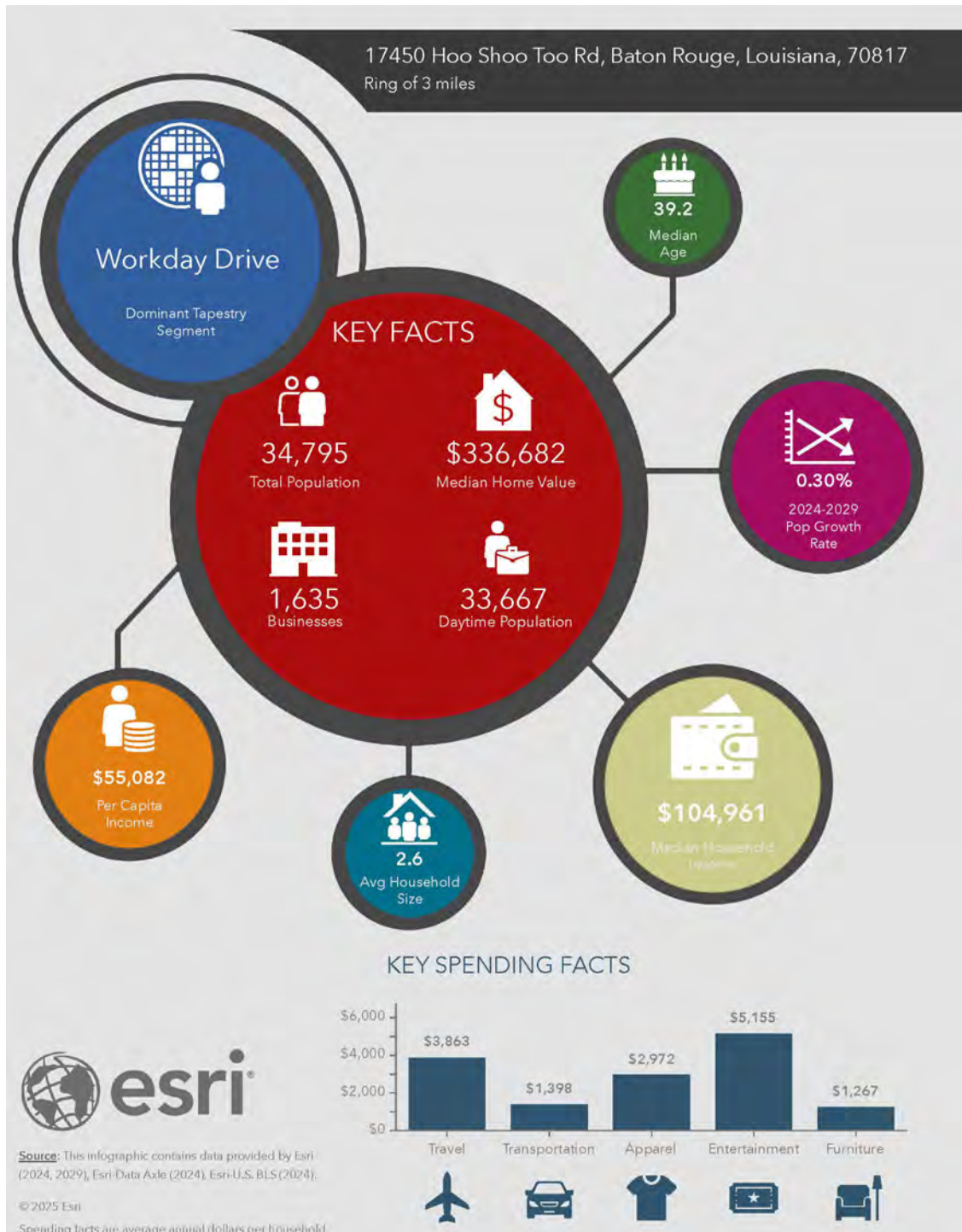


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EXECUTIVE SUMMARY CALL OUTS: 3 MILE RADIUS VERSATILE COMMERCIAL BUILDING ON 0.86 ACRE

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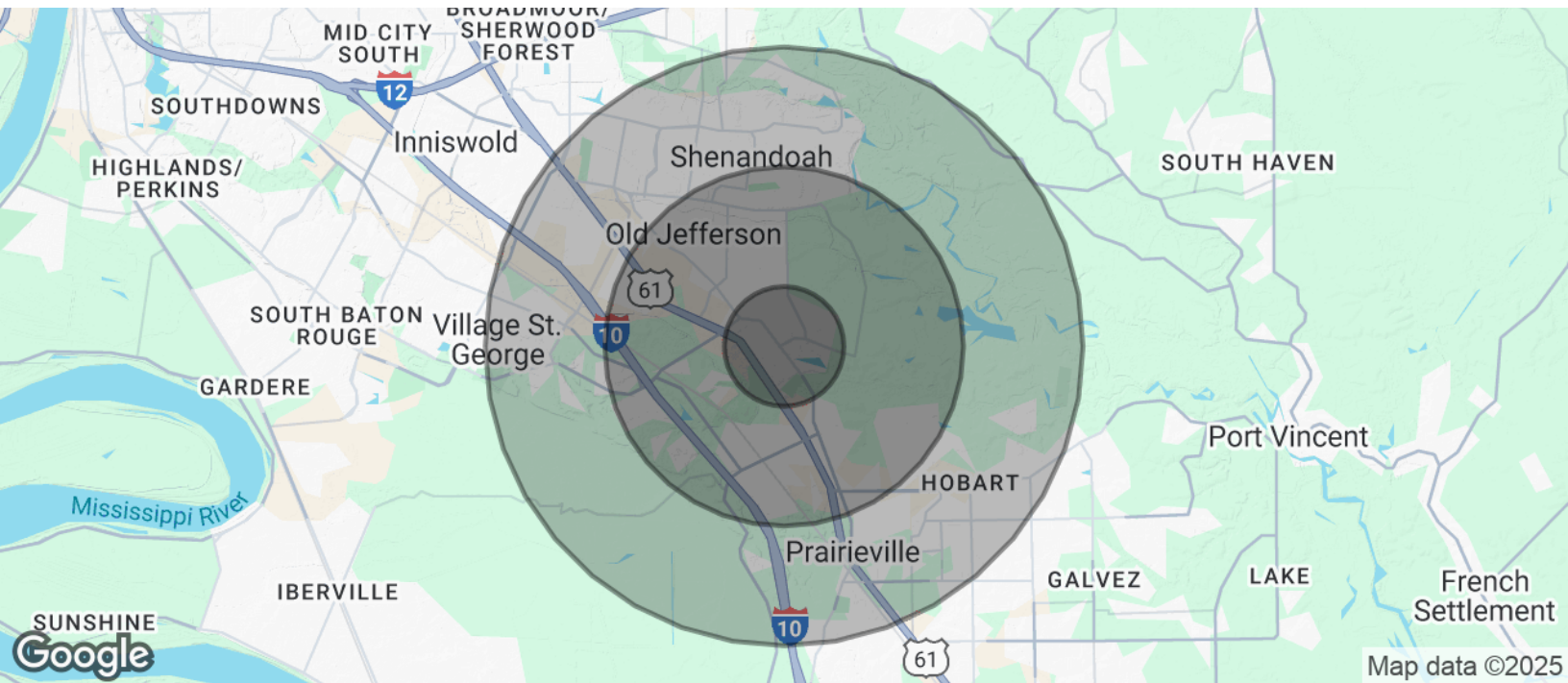
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DEMOGRAPHICS: 1, 3, 5 MILES

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,851	34,679	91,899
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,890	13,200	35,738
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$138,769	\$141,586	\$130,323
Average House Value	\$320,477	\$383,133	\$358,022

Demographics data derived from AlphaMap

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