



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR SALE

# FREESTANDING OFFICE BUILDING

12562 S HARRELLS FERRY RD, BATON ROUGE, LA 70816

**4,640 SF**

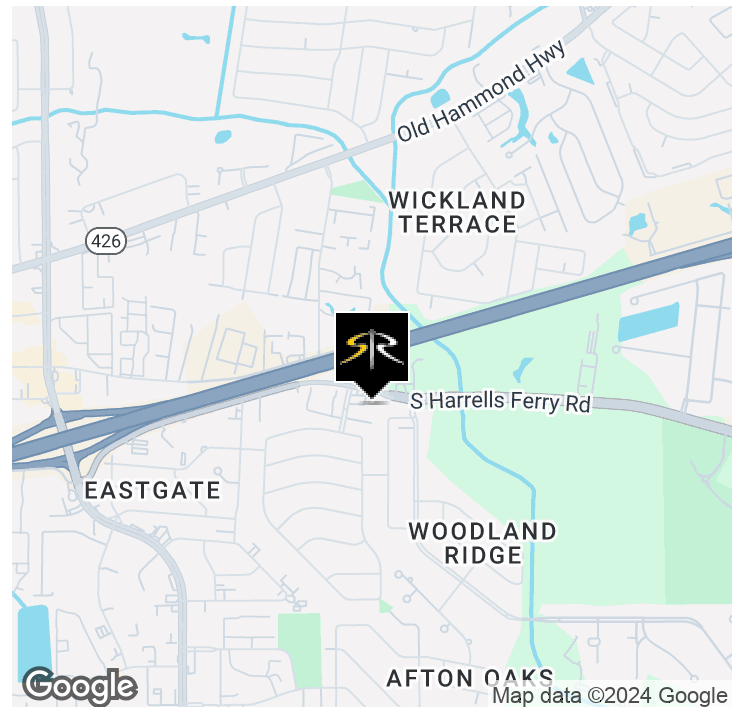


## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$464,000</b>
<b>Building Size:</b>	<b>4,640 SF</b>
<b>Price / SF:</b>	<b>\$100.00</b>

## PROPERTY HIGHLIGHTS

- FREESTANDING OFFICE BUILDING FOR SALE
- 4,640 SF Office Building
- Close proximity (1/2 mile) to I-12/Sherwood Ramps
- Remodeled Approximately Seven Years Ago
- 10 Offices Total, 3 Larger, and 1 currently used as a Conference Room
- Bullpen Area with Cubicles
- Reception Area
- 4 Restrooms
- Kitchen
- Utility Room
- Nice Rear Patio and Yard
- Priced to Sell @ \$100.00/sf



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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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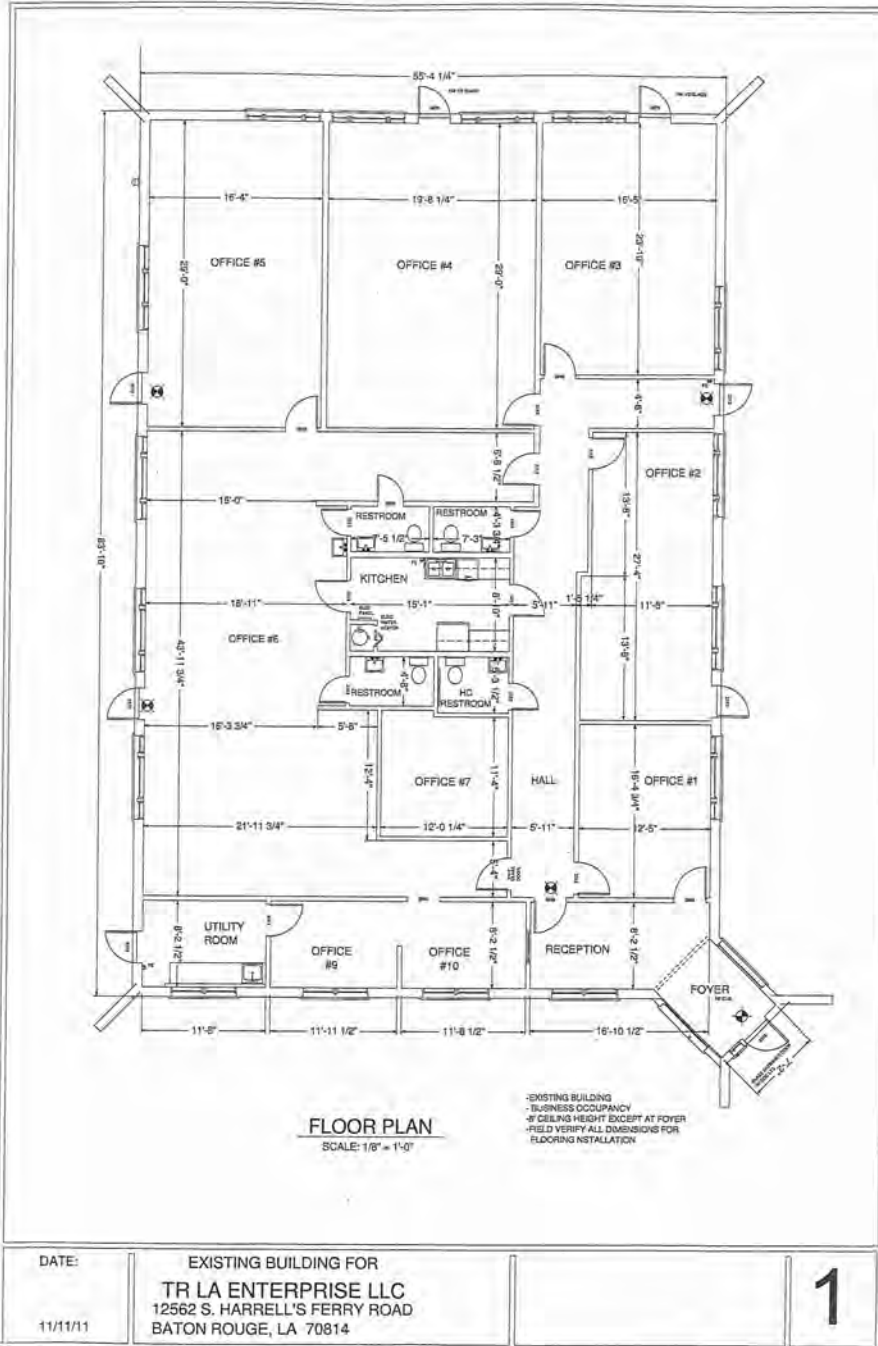


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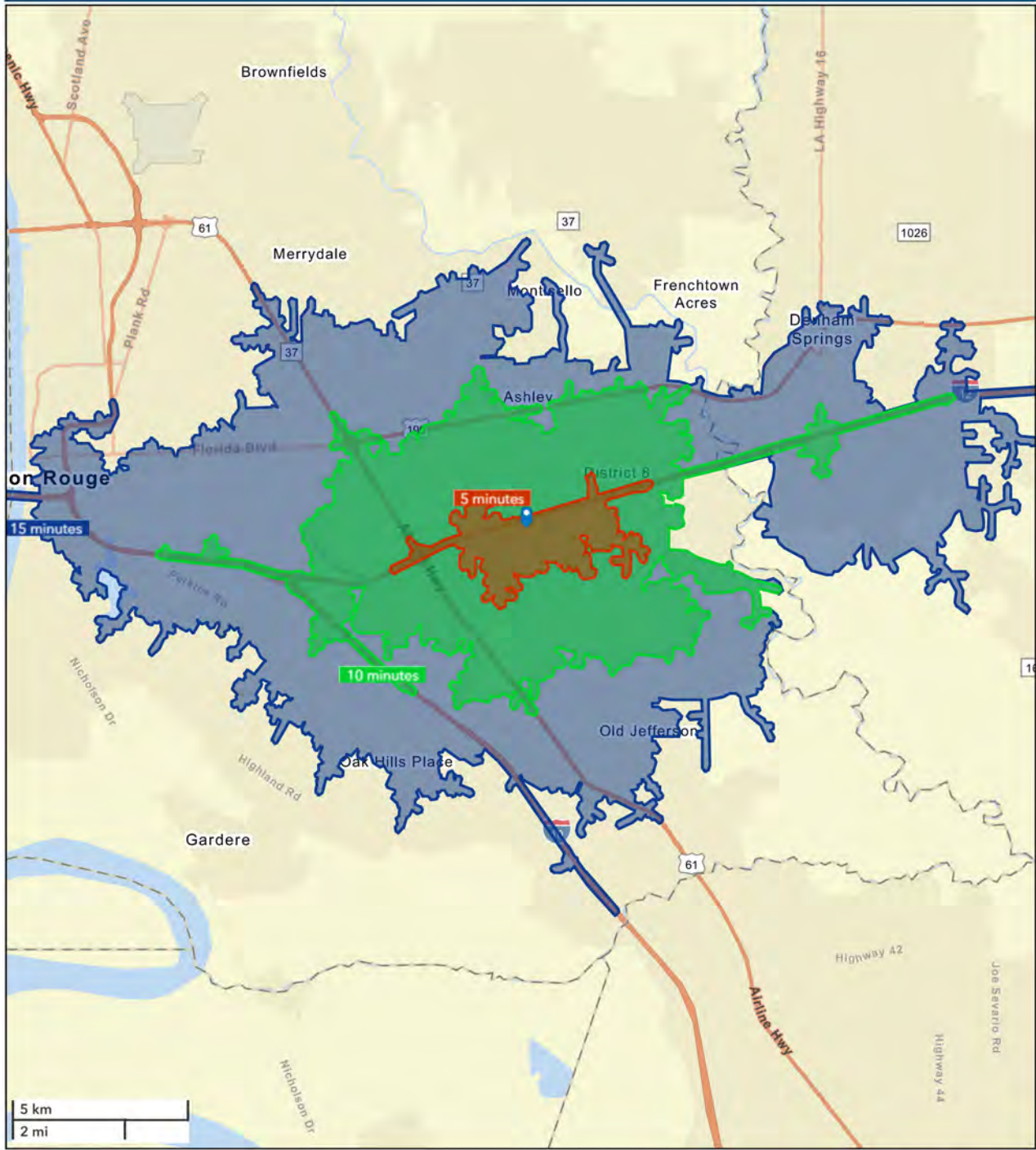
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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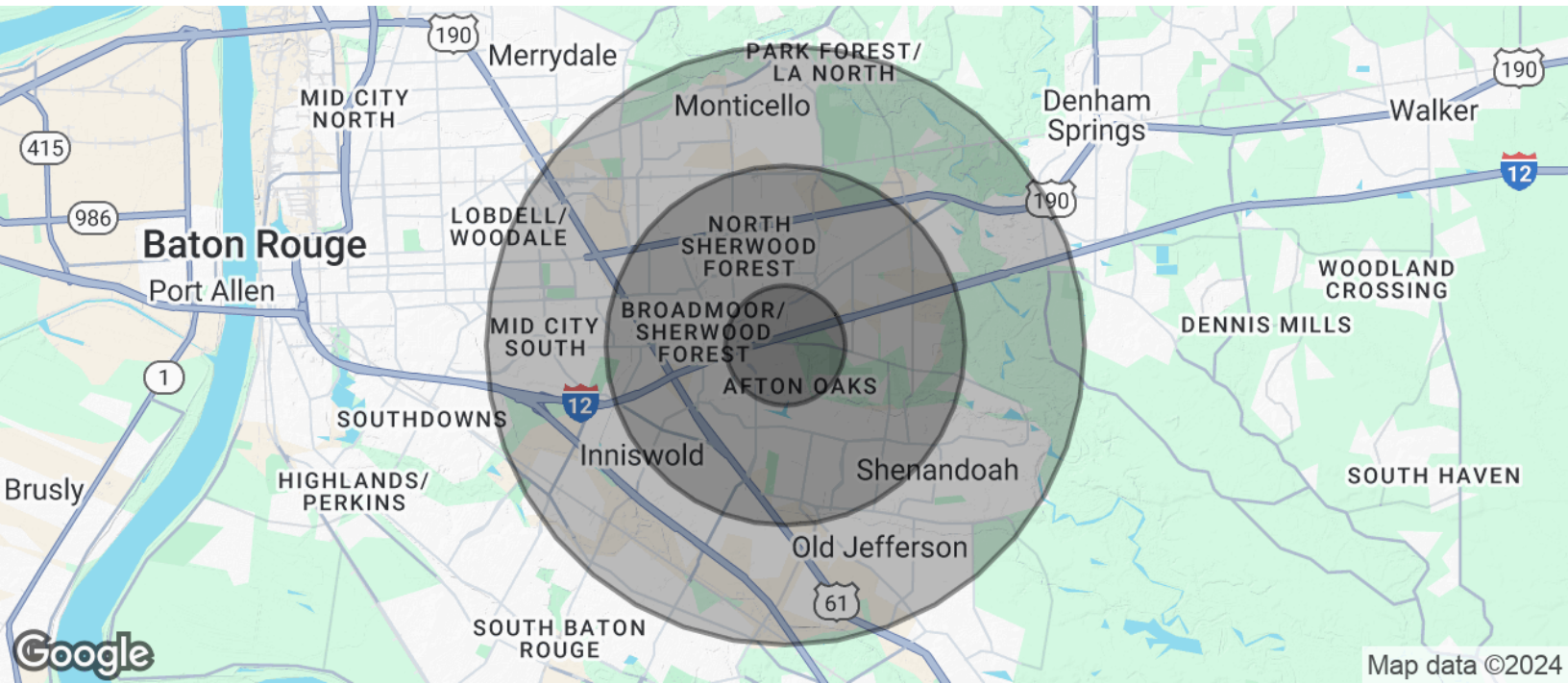
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,635	86,762	170,469
Average Age	36	39	40
Average Age (Male)	34	37	38
Average Age (Female)	37	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,359	35,766	71,205
# Of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$73,418	\$85,852	\$93,287
Average House Value	\$247,799	\$248,297	\$299,318

Demographics data derived from AlphaMap

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