

FOR SALE



16851 JEFFERSON HWY, SUITE 4A, BATON ROUGE, LA 70817

SUMMARY

Sales Price:	\$738,000
Occupation Rate:	100% (2 Units)
NOI:	\$57,708
CAP Rate:	7.8%
Lot Size:	0.01 Acres
Parking:	8 Spaces
Year Built:	2007



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Property Description

Located at the prestigious intersection of Jefferson Hwy and Highland Rd, 16851 Jefferson Hwy is a Professionally maintained office park with two suites ideal for professional services—including law, accounting, insurance, and counseling.

The property boasts excellent connectivity to Airline Hwy and I-10, providing easy access for clients and employees alike. The park offers ample surface parking and is minutes away from the

Property Highlights

- 2 Suites that are both occupied - providing immediate income
- Suite 4A had recent upgrades with new paint and new carpet throughout
- New roof installed as of April 2026



Exterior Photos



Interior Photos

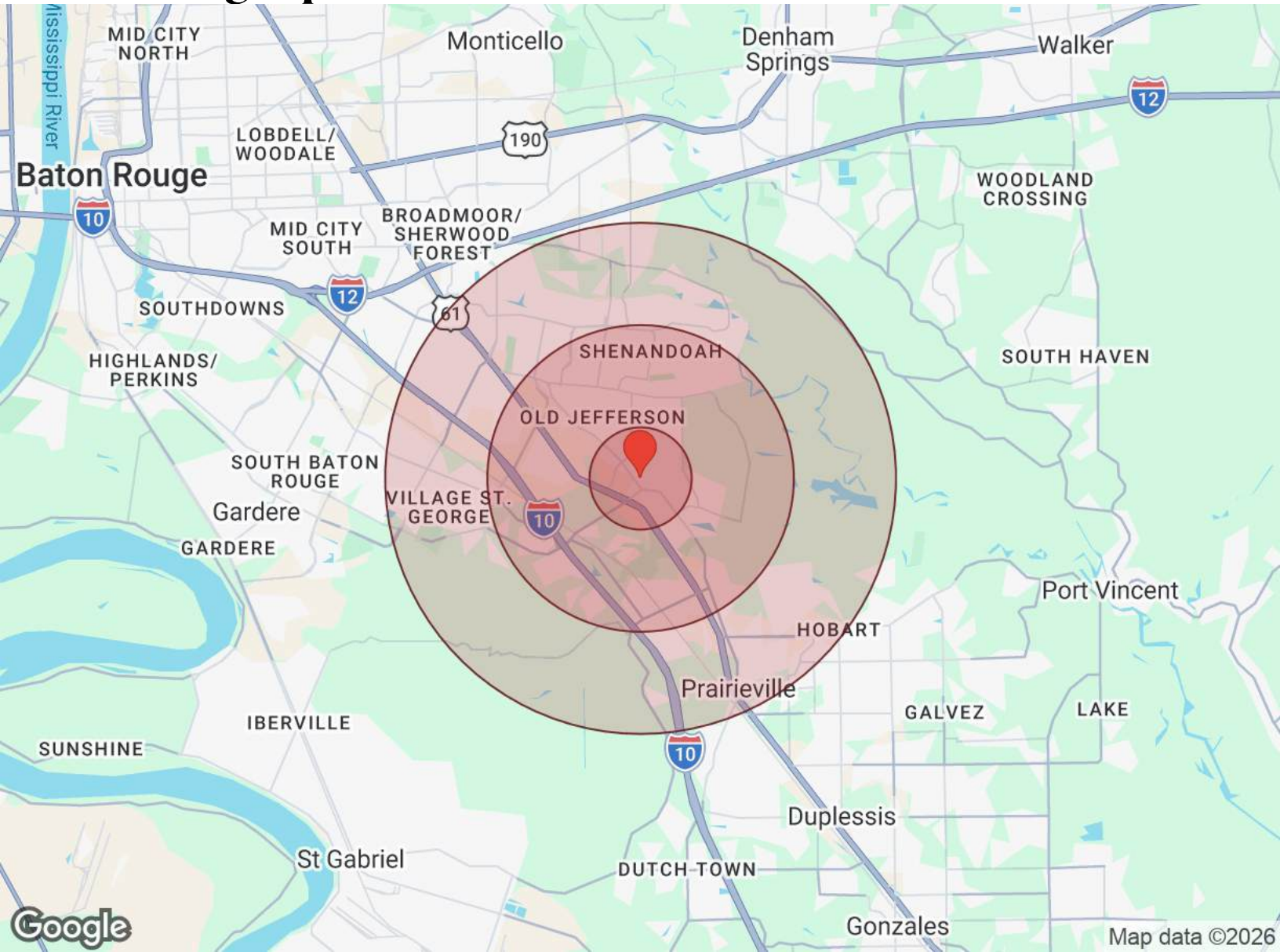


Floor Plans



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,613	19,833	50,030
Female	2,775	20,943	53,593
Total Population	5,387	40,776	103,623

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,140	24,955	59,687
Black	1,563	10,047	28,082
Am In/AK Nat	8	37	73
Hawaiian	1	4	10
Hispanic	353	2,948	8,549
Asian	233	2,047	5,430
Multiracial	87	718	1,731
Other	3	24	62

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,559	18,146	47,545
Occupied	2,286	16,233	42,306
Owner Occupied	1,590	12,170	28,300
Renter Occupied	696	4,063	14,006
Vacant	272	1,913	5,239

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	979	7,966	20,161
Ages 15 - 24	747	5,366	14,205
Ages 25 - 54	2,110	15,150	38,823
Ages 55 - 64	625	4,936	11,761
Ages 65+	926	7,357	18,674

Income	1 Mile	3 Miles	5 Miles
Median	\$115,210	\$108,513	\$98,285
Under \$15k	117	1,044	3,006
\$15k - \$25k	36	436	1,339
\$25k - \$35k	68	484	1,858
\$35k - \$50k	122	1,324	3,874
\$50k - \$75k	330	2,093	6,105
\$75k - \$100k	299	2,136	5,336
\$100k - \$150k	343	3,135	7,764
\$150k - \$200k	245	1,649	4,605
Over \$200k	727	3,931	8,419