



### LOCATION DESCRIPTION

Medical Offices @ The Waters is ideally situated at 1600 Bauerle Road in Hammond, Louisiana, less than one mile from the I-12 interchange. This prime location places it within one of Tangipahoa Parish's most active and rapidly developing commercial corridors. The site offers direct access to Hammond Square Mall, home to over 50 national retailers and restaurants, and is surrounded by a variety of complementary uses, including medical offices, professional services, retail, dining, and hospitality.

Positioned in close proximity to key destinations such as North Oaks Health System, North Cypress Fitness Center, and The Waters @ Hammond Apartments, the property benefits from strong daytime traffic and a growing residential population. With convenient access to major highways and thoroughfares, the site is well-positioned to serve the greater Hammond area, as well as neighboring communities throughout southeast Louisiana.

### PROPERTY HIGHLIGHTS

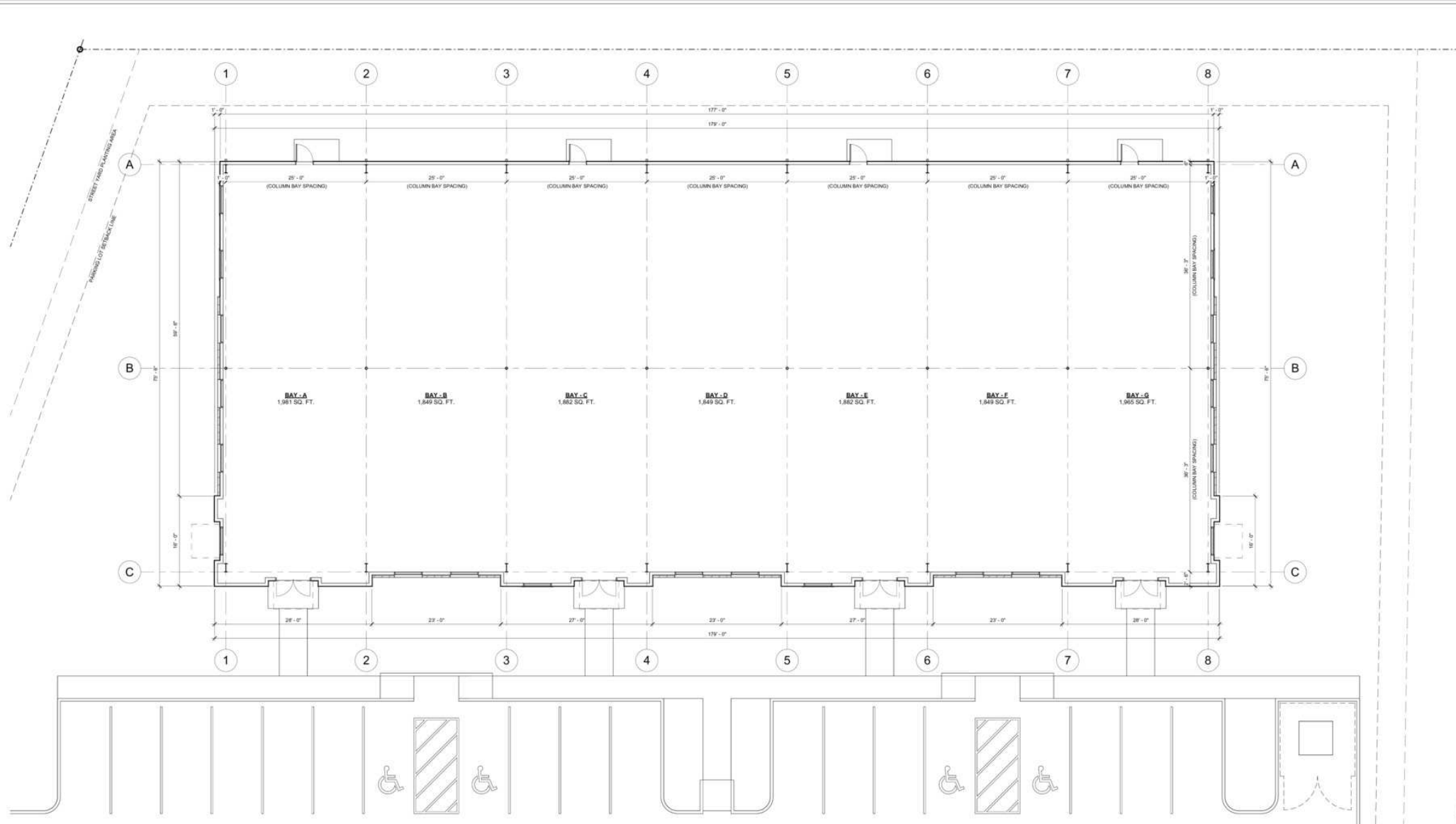
- New Construction | ±13,272 SF Office Building
- Multiple Suites or Entire Building Available
- Adjacent to Offices @ The Waters Development
- MX-N Zoning Allows Medical, Dental, and Office Uses

### PROPERTY DESCRIPTION

Medical Offices @ The Waters is a ±13,272 SF proposed medical and professional office development located at 1600 Bauerle Road in Hammond, LA. Designed as a single-story structure, the building offers flexible leasing or purchase opportunities and is divisible into multiple suites starting at ±1,849 SF. With 74 surface parking spaces and modern design features, this development is ideal for healthcare, dental, or professional office users seeking immediate visibility and access in a fast-growing corridor near I-12.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$85.00 / SF
<b>Lease Rate:</b>	Leased
<b>NNN Rate:</b>	\$3.50 SF/yr
<b>Number of Units:</b>	7
<b>Lot Size:</b>	1.797 Acres
<b>Available SF Total:</b>	13,272 SF



**JUSTIN LANGLOIS, CCIM**

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com

**BEEZIE LANDRY**

Licensed in LA

985.898.2022

blandry@stirlingprop.com



# stirling

## MEDICAL OFFICES @ THE WATERS

1600 BAUERLE ROAD HAMMOND, LA 70403

Office Building For Sale & Lease



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Member of  **RETAIL BROKERS NETWORK**

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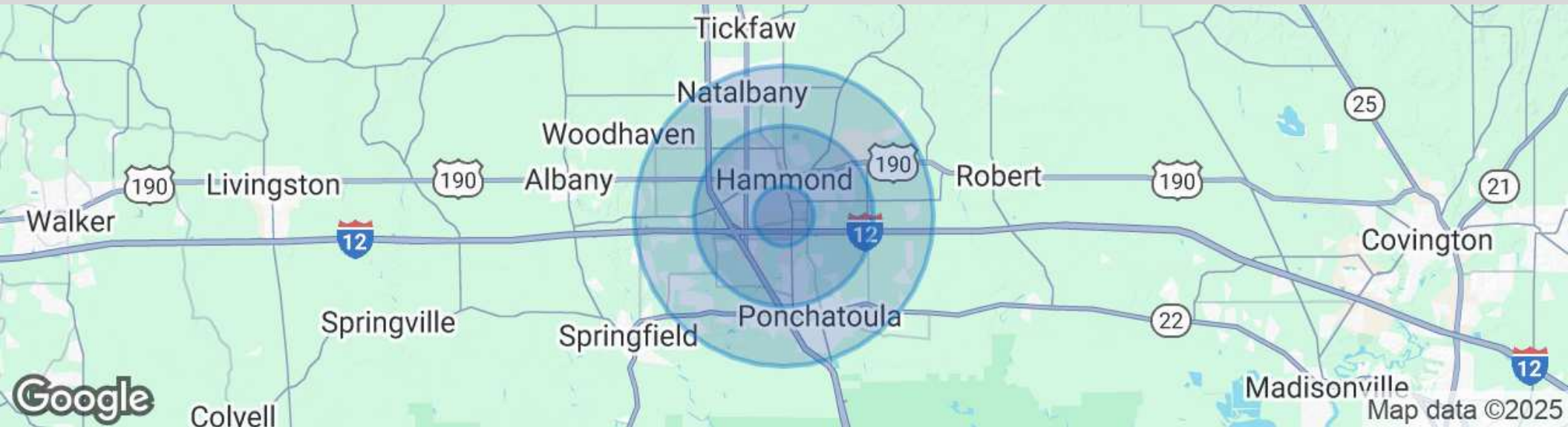
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,357	34,066	66,677
Average Age	40	37	38
Average Age (Male)	37	36	37
Average Age (Female)	42	38	39

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,723	13,179	26,136
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$57,199	\$67,107	\$72,334
Average House Value	\$229,235	\$238,065	\$249,493

Demographics data derived from AlphaMap