



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE BUILDING #7 CYPRESS POINT OFFICE PARK

16044 Louisiana 73
Prairieville, LA 70769

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16044 HWY 73, BLDG. #7, PRAIRIEVILLE, LA 70769

2,742 SF



OFFERING SUMMARY

Sale Price:	\$665,000
Building Size:	2,742 SF
Private Offices:	8
Price / SF:	\$242.52
Year Built:	2021
Zoning:	MU2

PROPERTY HIGHLIGHTS

- Newly Constructed Single-story Office Building For Sale in the Cypress Point Office Park in Prairieville, LA
- Conveniently Located on the corner of Hwy. 73 (Old Jefferson Hwy.) and Natchez Court in Prairieville near the Airline Hwy. and Hwy. 73 intersection
- Building #7 consists of a welcoming Lobby, Reception Area, Large Conference Room, Eight (8) Private Offices, Two (2) Restrooms, an Administrative Office, Copy Room, Data Closet, Full-size Kitchen with Dining Area
- High-End Finishes with Architectural Features; High Ceilings, Crown Molding, mix of Hard Wood, Tile and Carpet in Offices
- Large Parking Lot with Ample Parking
- 40' feet of Frontage on Hwy. 73

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SITE PLAN

2,742 SF



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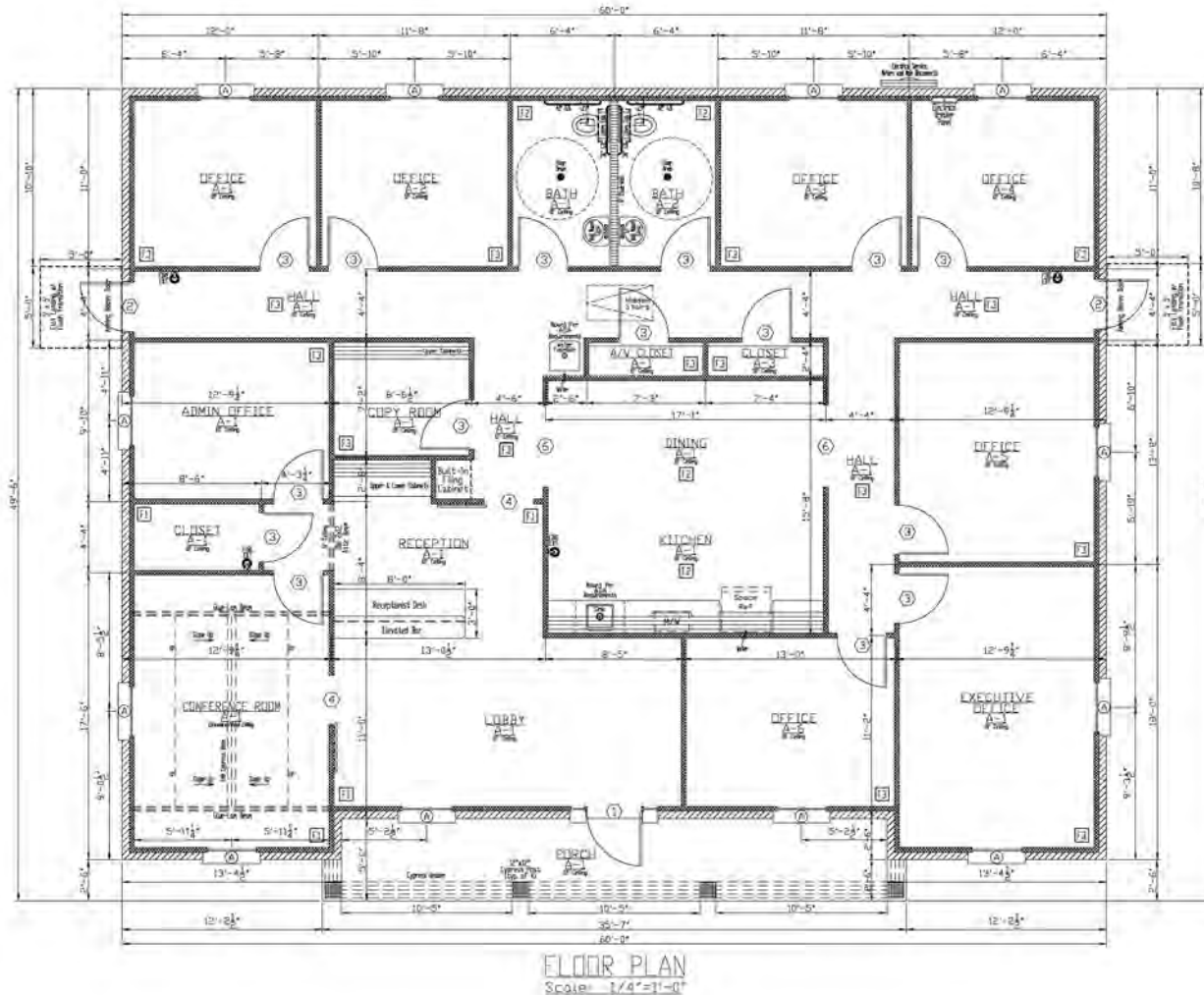


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FLOOR PLAN: BUILDING 7 BUILDING #7, CYPRESS POINT OFFICE PARK

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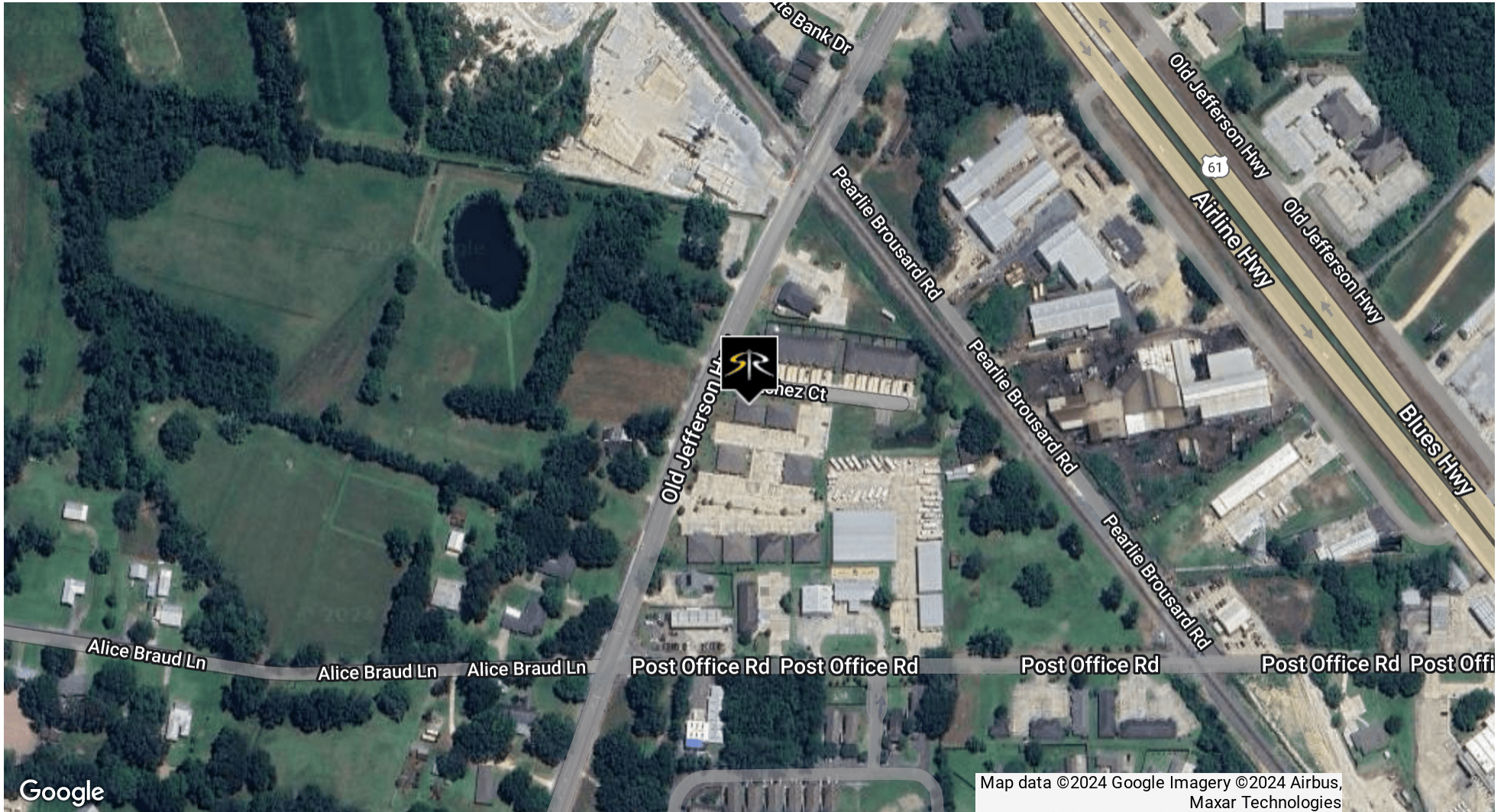
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AERIAL

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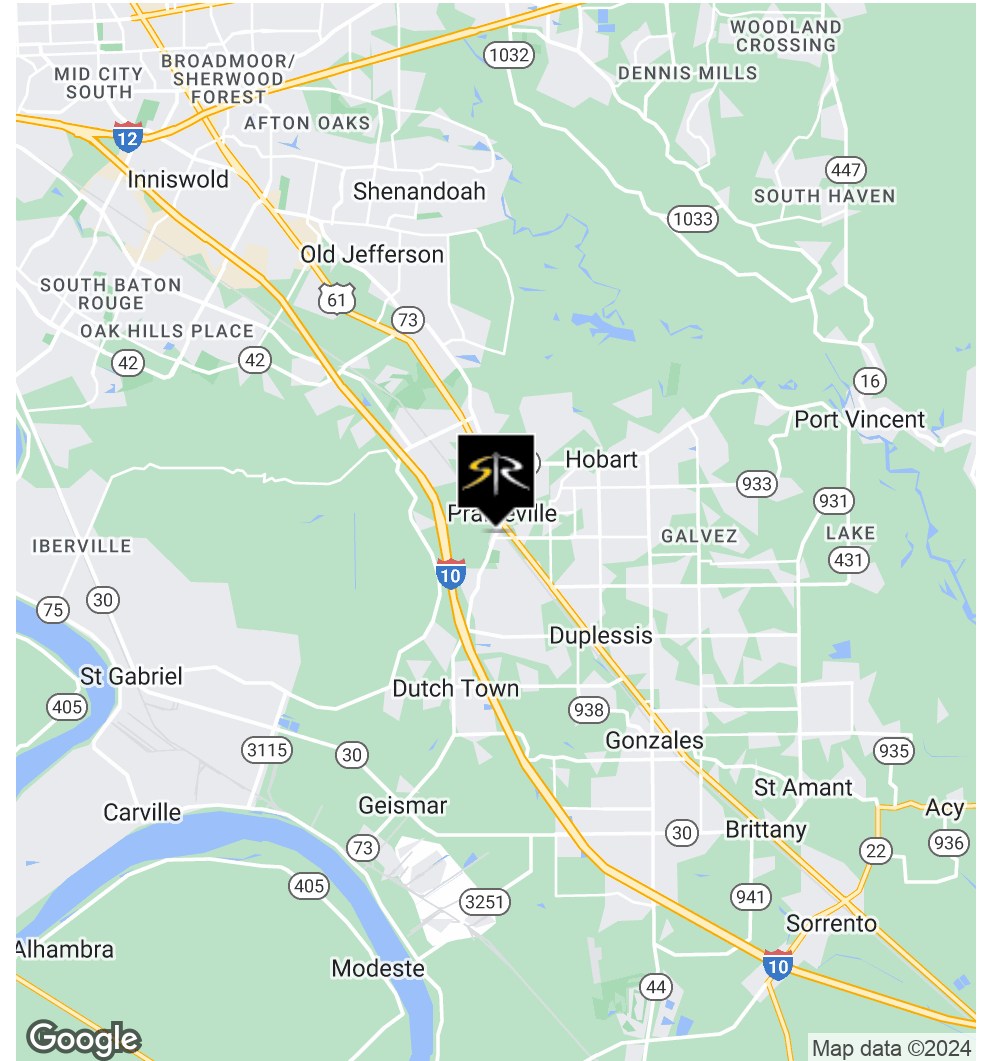
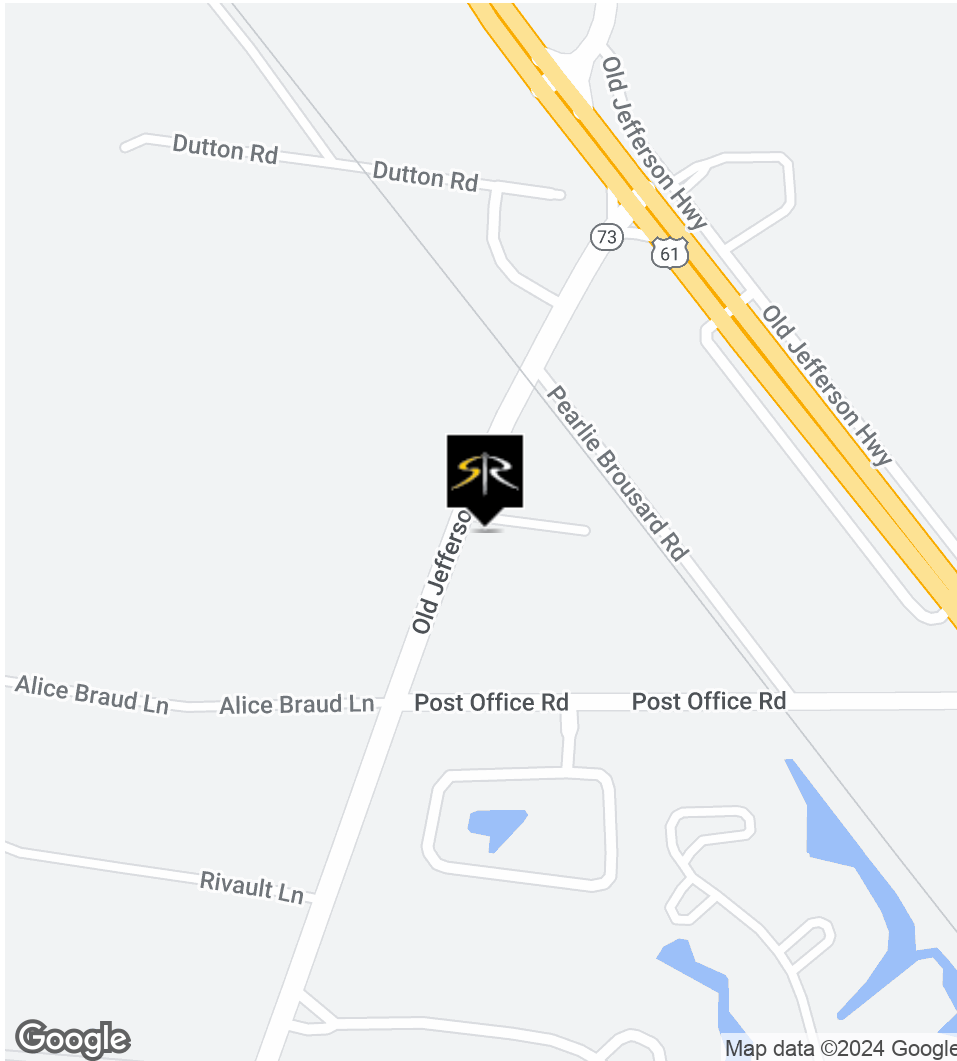
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LOCATION MAPS

BUILDING #7, CYPRESS POINT OFFICE PARK

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DEMOGRAPHICS

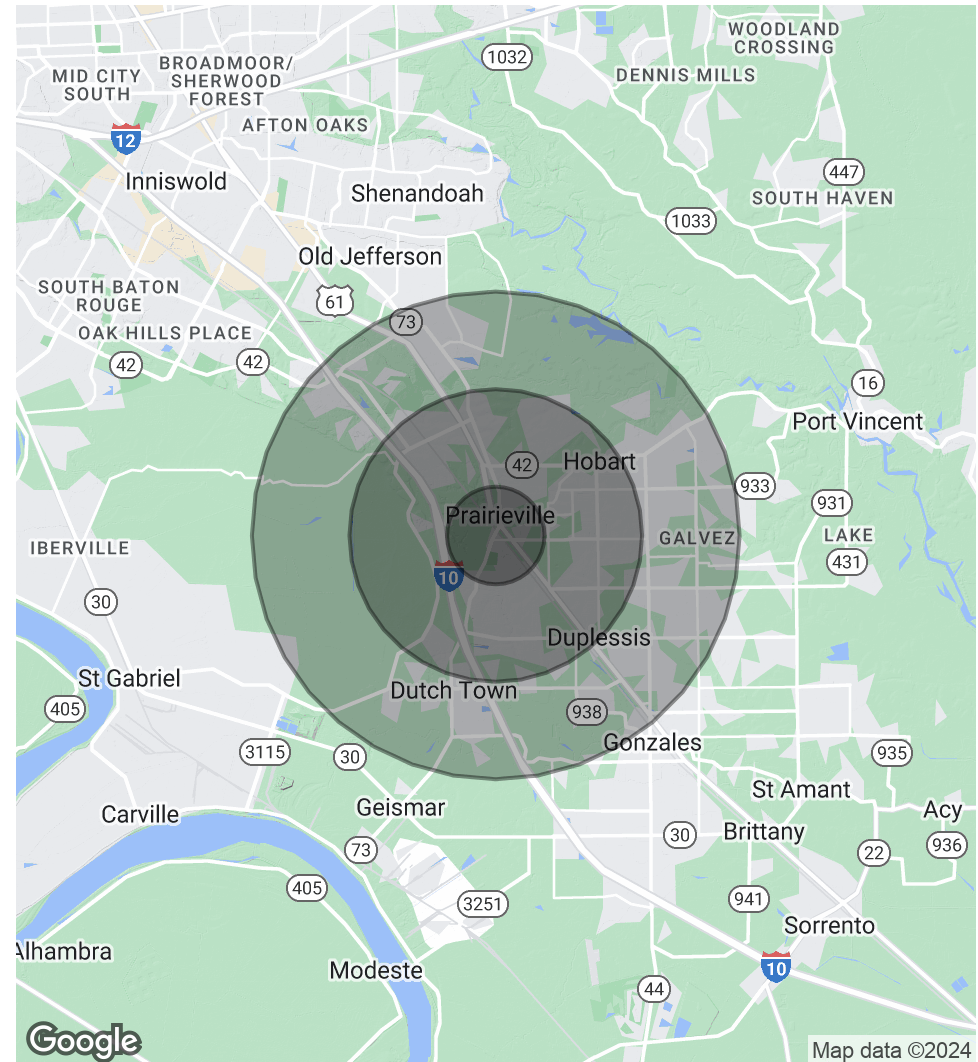
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,097	39,940	86,375
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	39	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,483	13,923	30,977
# Of Persons Per HH	2.8	2.9	2.8
Average HH Income	\$127,452	\$129,502	\$124,111
Average House Value	\$325,632	\$325,140	\$316,288

Demographics data derived from AlphaMap



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