

Interline Ave Office Building With Interstate Visibility

OFFICE BUILDING FOR SALE



8989 Interline Ave Baton Rouge, LA 70809

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com

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PROPERTY SUMMARY



Property Description

8989 Interline Ave is a well-positioned 3,000 SF office building that sits on 0.27 acres, offering premium exposure with Interstate 12 visibility. Located just off Drusilla Lane, this property boasts excellent accessibility to major thoroughfares including Jefferson Hwy, Airline Hwy, Old Hammond Hwy, I-10, and I-12.

Zoned C-2 and located in Flood Zone X (no flood insurance required), this versatile building is ideal for an owner-occupant, with the flexibility to occupy the entire space or lease one of the two suites for additional income. The building features two separately metered suites with a shared lobby, kitchen, and restrooms, making it an excellent investment or owner-user opportunity. Functional layout offering a lobby/waiting area, 2 reception areas, 7 private offices (several suitable as conference rooms), Large file/copy room, Kitchen/breakroom, 2 restrooms, & Multiple storage closets.

Billboard lease in place with Lamar, generating \$4,500/year on a renewable year-to-year term, with the potential for long-term renewal at a higher rate.

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Offering Summary

Sale Price:	\$495,000
Lot Size:	0.27 Acres
Building Size:	3,000 SF

Demographics

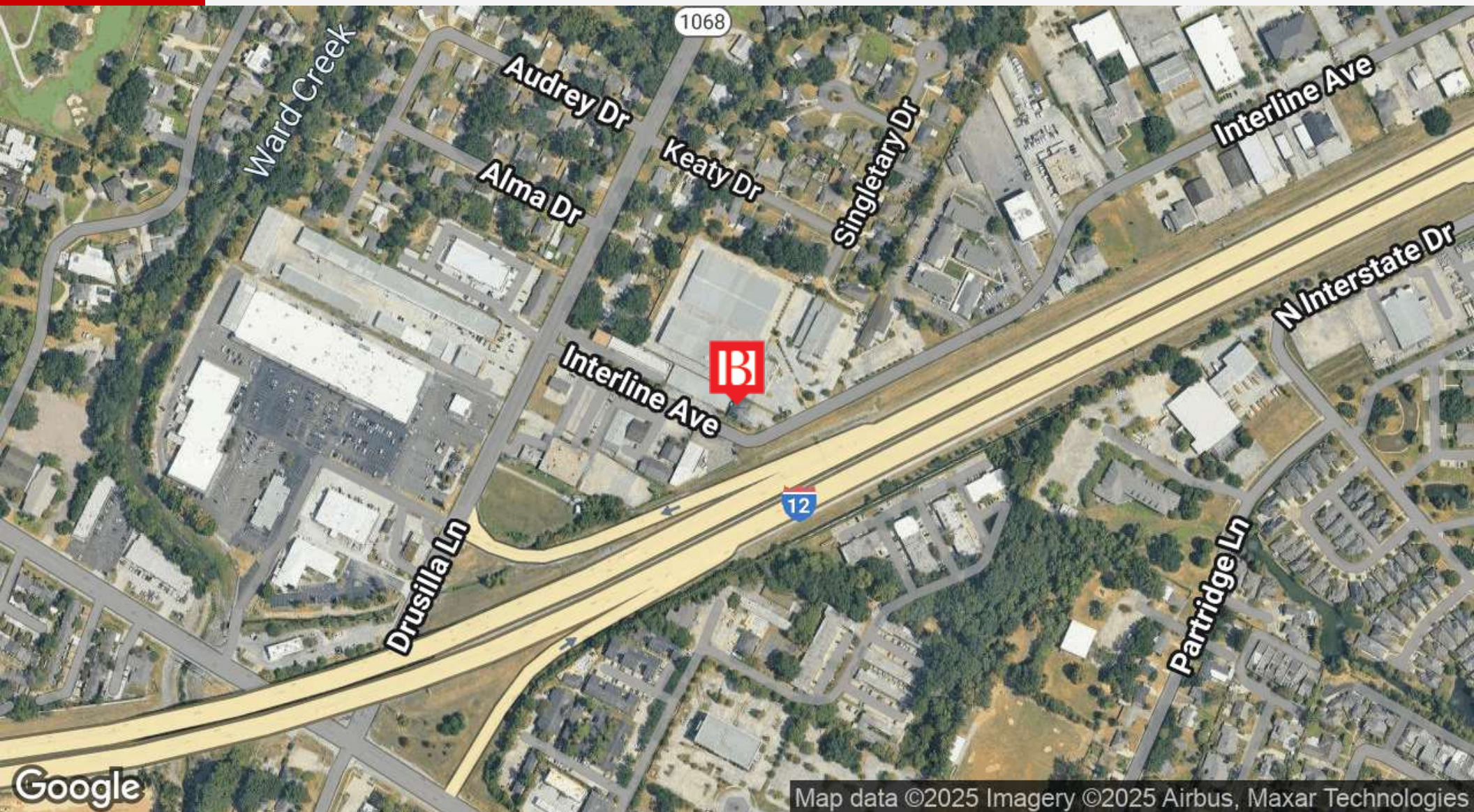
	1 Mile	3 Miles	5 Miles
Total Households	3,644	34,199	91,748
Total Population	7,580	74,987	216,522
Average HH Income	\$103,378	\$96,637	\$92,335



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LOCATION MAP



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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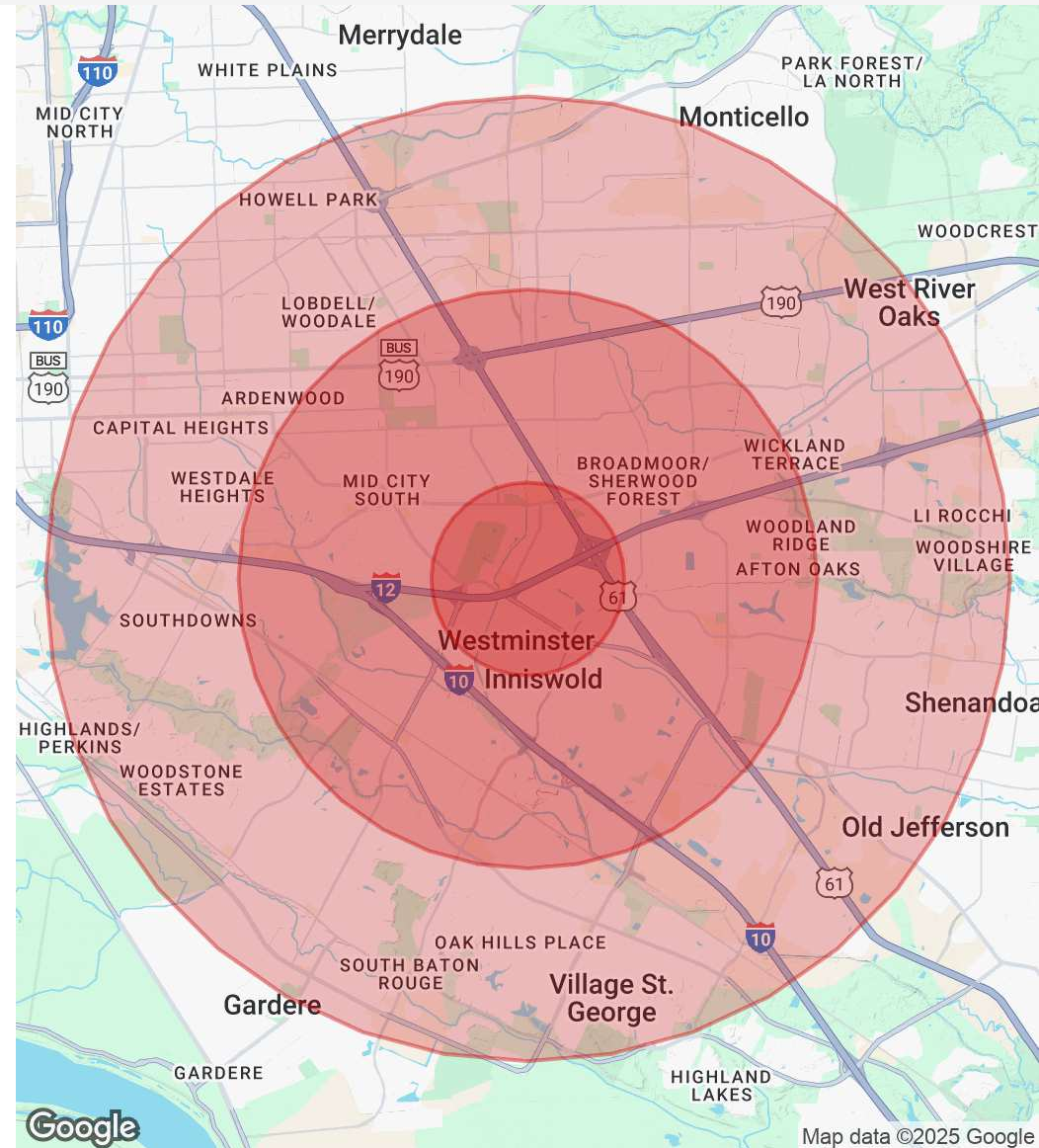
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,580	74,987	216,522
Average Age	44	41	40
Average Age (Male)	41	39	38
Average Age (Female)	45	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,644	34,199	91,748
# Of Persons Per HH	2.1	2.2	2.4
Average HH Income	\$103,378	\$96,637	\$92,335
Average House Value	\$348,620	\$342,447	\$325,495

Demographics data derived from AlphaMap



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