



PROPERTY DESCRIPTION

Medical office space available in Phase II of the Sullivan Medical Office Park located in Zachary, Louisiana. The medical park is located in the heart of Zachary and is surrounded by local area businesses, schools, churches, senior living, and residential rooftops. The area boasts some of the highest household income demographics in Louisiana. This development is ideal for a medical user looking to expand its services in Zachary, LA.

One available medical office suite remaining within the park. Landlord will deliver as a grey shell and will provide a build-out allowance. Adjacent tenants include Baton Rouge Orthopedic Clinic and Baton Rouge Neuromed. Other tenants within the medical park include Ochsner Health Center, SBFMD Outpatient Surgery and Moreau Physical Therapy.

PROPERTY HIGHLIGHTS

- Prominent frontage on Church Street, across from Winn-Dixie
- Ingress and egress on Main Street as well as Church Street
- Centrally located in Zachary; convenient access to Baton Rouge and surrounding area
- New construction to be delivered as a grey shell
- Landlord to provide build-out allowance to medical tenant

LEASING SUMMARY

| | |
|-------------------------------------|---------------------|
| Lease Rate | \$29.00 SF/yr (NNN) |
| Number of Units: | 3 |
| Available SF: | 3,000 - 6,252 SF |
| Building Size: | 20,050 SF |
| Tenant Improvement Allowance | \$75.00 PSF |



JUSTIN LANGLOIS, CCIM, SIOR

Licensed in LA

225.329.0287

jlanglois@stirlingprop.com

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jlanglois@stirlingprop.com

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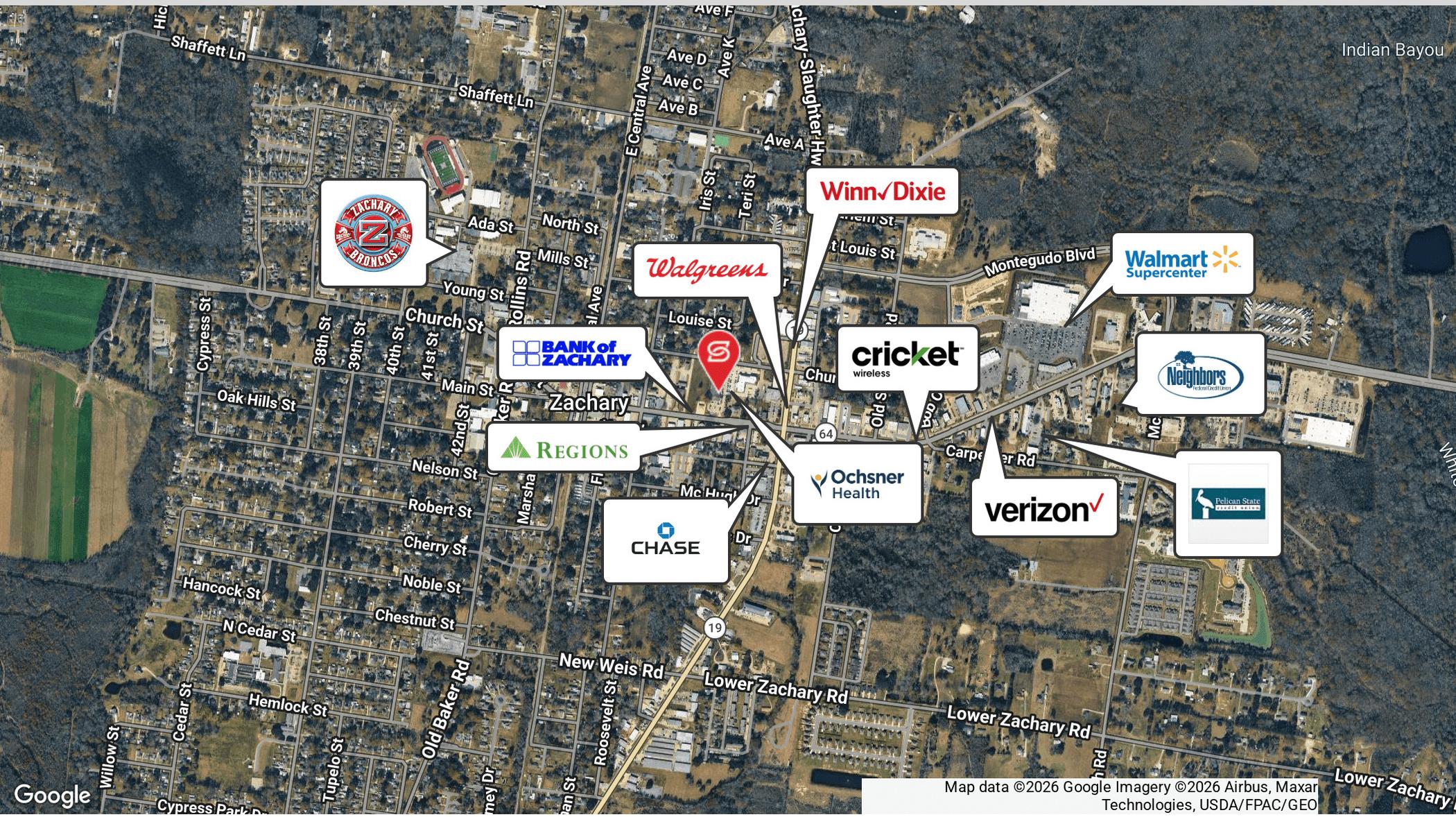
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225.329.0287

jlangois@stirlingprop.com

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Indian Bayou

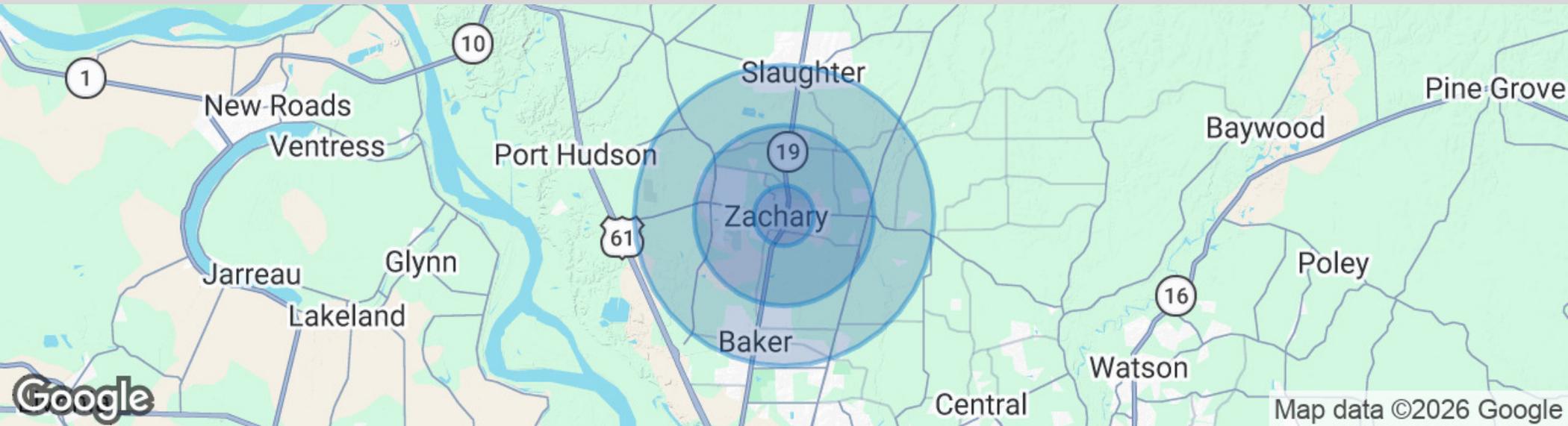
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JUSTIN LANGLOIS, CCIM, SIOR
 Licensed in LA
 225.329.0287
 jlanglois@stirlingprop.com

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 1,936 | 16,292 | 33,066 |
| Average Age | 34.9 | 33.7 | 36.3 |
| Average Age (Male) | 29.0 | 31.0 | 33.4 |
| Average Age (Female) | 39.5 | 35.9 | 37.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 726 | 5,614 | 12,668 |
| # of Persons per HH | 2.7 | 2.9 | 2.6 |
| Average HH Income | \$78,668 | \$89,745 | \$76,411 |
| Average House Value | \$196,219 | \$227,156 | \$192,664 |

* Demographic data derived from 2020 ACS - US Census