



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

WOLFE'S CREEK OFFICE PARK

11822 JUSTICE AVE., SUITE B-5, BATON ROUGE, LA 70816

5,180 SF

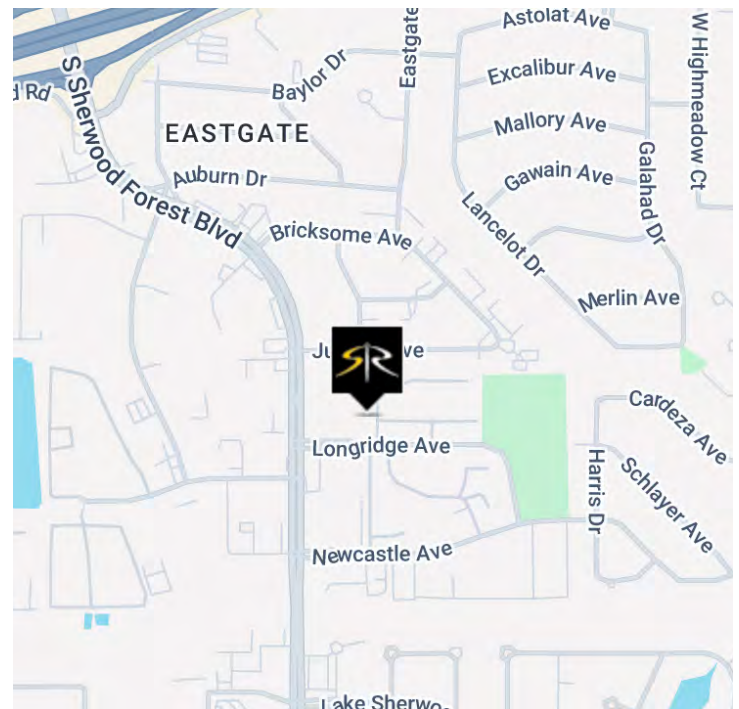


OFFERING SUMMARY

Sale Price:	\$577,500
Total SF:	5,180 SF
Price/SF	\$111.49
Zoning:	LC2 (Light Commercial)

PROPERTY HIGHLIGHTS

- 7 Units for Sale in Serene Office Park on Justice Ave. off S. Sherwood Forest Blvd.
- 100% Occupied
- Well-Located, Well-Maintained Bite-Size Investment Property
- Typical Suite: Reception, 2 Private Offices, Kitchenette, Vaulted Ceilings, Fireplace, and Restroom
- Includes Units A-7, A-8, B-3, B-4, B-5, B-6, B-7
- Tenant pays their own Electrical
- Ample Parking
- Flood Zone "X"



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

ASSESSOR AERIAL

WOLFE'S CREEK OFFICE PARK

11822 JUSTICE AVE., BATON ROUGE, LA 70816

5,180 SF



Included in Sale: Suites A-7, A-8, B-3, B-4, B-5, B-6, B-7

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AERIAL

WOLFE'S CREEK OFFICE PARK

11822 JUSTICE AVE., BATON ROUGE, LA 70816

5,180 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

WOLFE'S CREEK OFFICE PARK

11822 JUSTICE AVE., SUITE B-5, BATON ROUGE, LA 70816

5,180 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

WOLFE'S CREEK OFFICE PARK

11822 JUSTICE AVE., BATON ROUGE, LA 70816

5,180 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



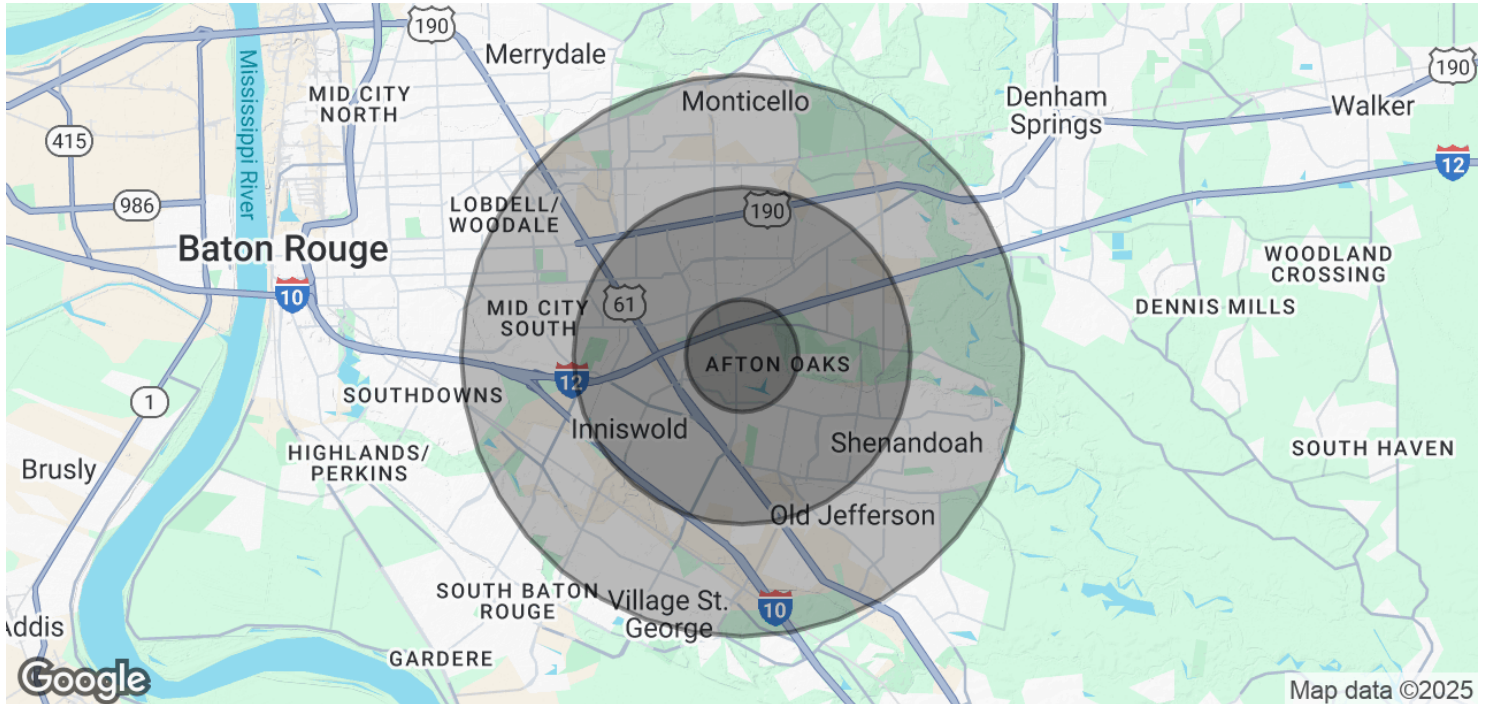
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

WOLFE'S CREEK OFFICE PARK

11822 JUSTICE AVE., BATON ROUGE, LA 70816

5,180 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,185	86,310	176,692
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,277	36,301	74,011
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$72,946	\$89,256	\$95,976
Average House Value	\$244,327	\$260,236	\$307,673

* Demographic data derived from 2020 ACS - US Census

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.