



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

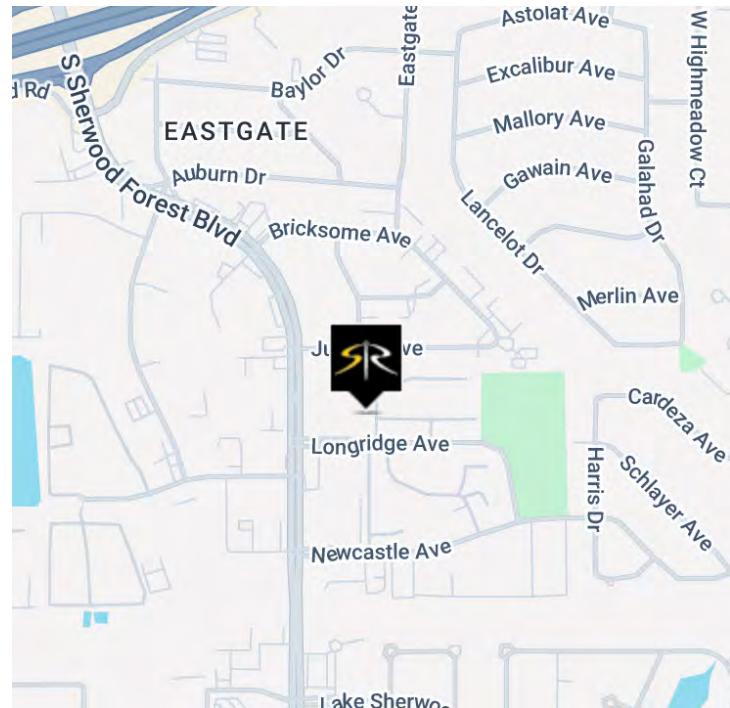


OFFERING SUMMARY

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

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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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

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AERIAL

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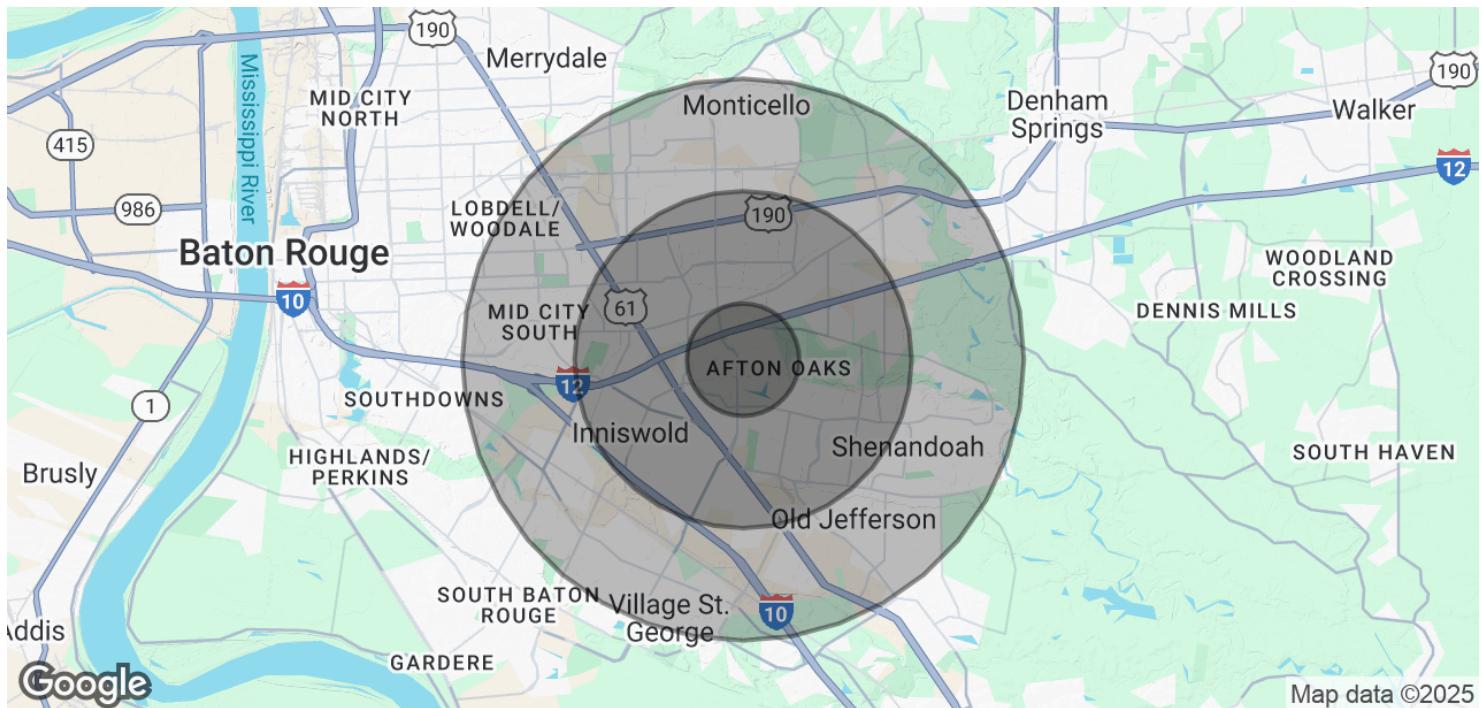
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DEMOGRAPHICS

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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

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