

MEDICAL CLINIC FOR SALE

170 MCGEHEE DR, BATON ROUGE, LA 70815

7,569 SF AVAILABLE



OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	7,569 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,015	31,178	69,033
Total Population	10,556	76,774	170,526
Average HH Income	\$53,803	\$59,879	\$63,793

PROPERTY HIGHLIGHTS

- **Current use: Medical Office**
- **1 Tenant / 1 year remaining on Lease**
- **The building can be divided into separate suites**
- **1 block off Florida Blvd.**
- **Ample / Paved Parking Area**
- **Professional Building**

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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.px



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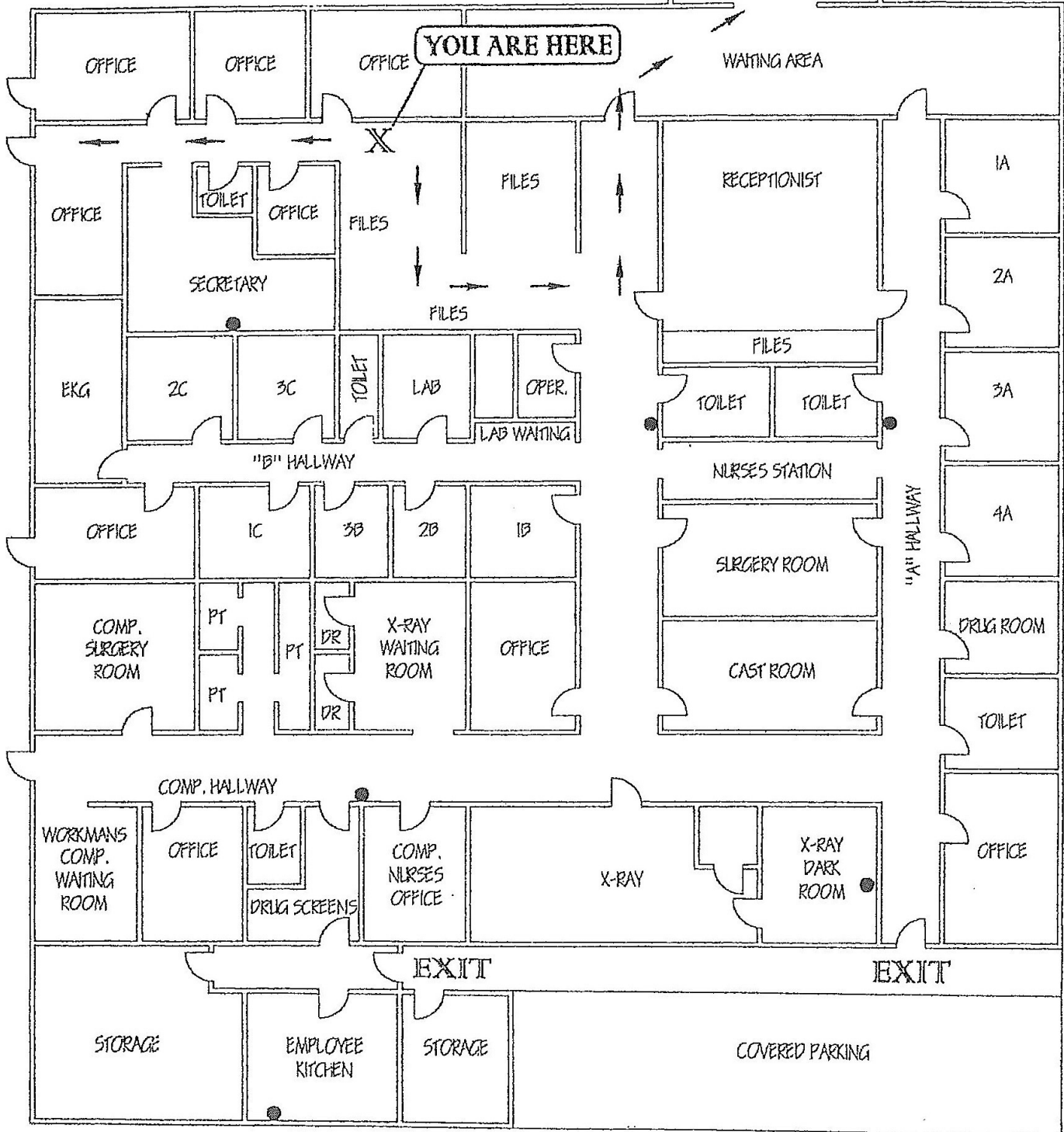
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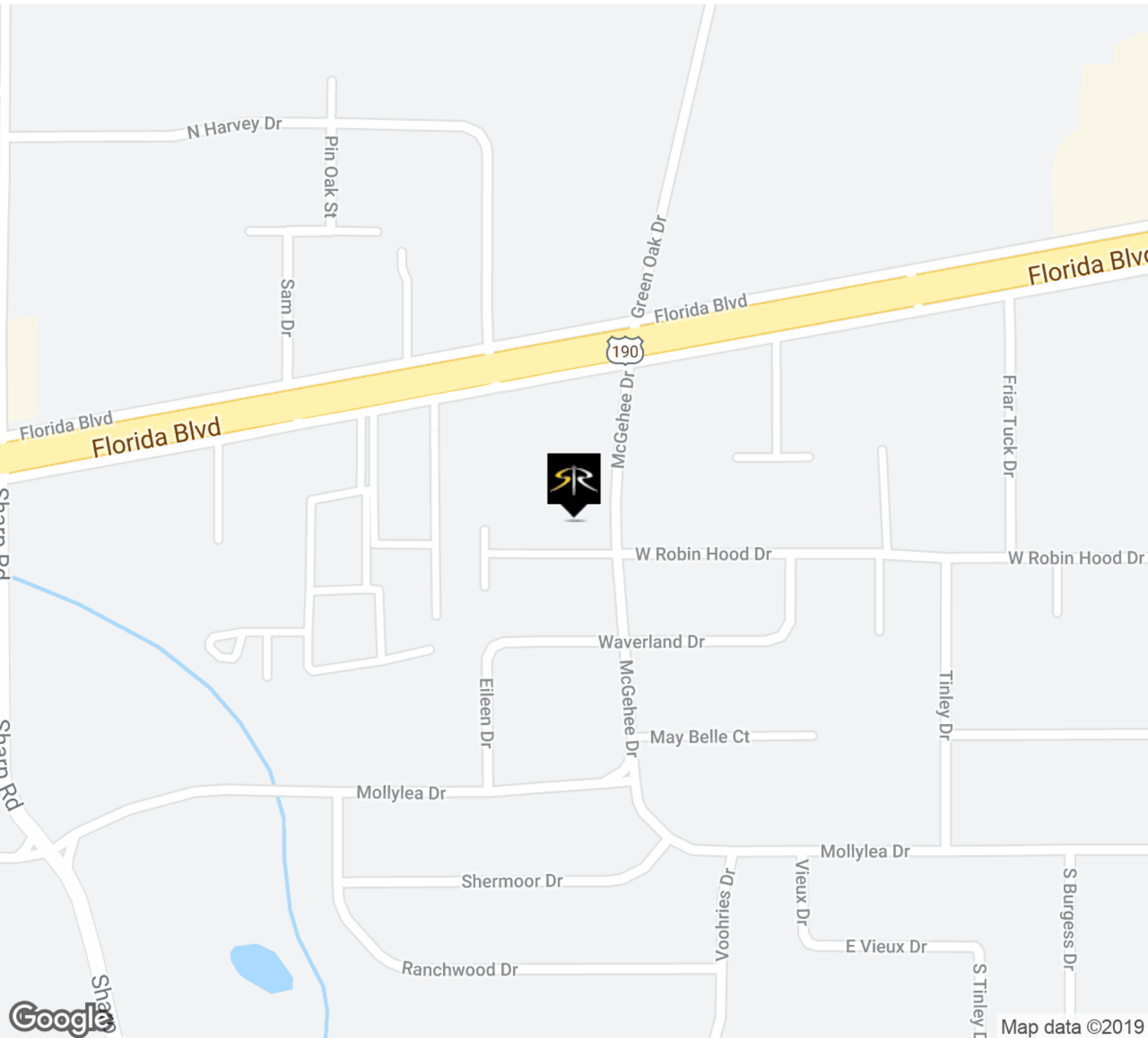
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,556	76,774	170,526
Median age	34.2	35.1	35.0
Median age (Male)	31.4	32.7	32.8
Median age (Female)	37.5	37.2	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,015	31,178	69,033
# of persons per HH	2.6	2.5	2.5
Average HH income	\$53,803	\$59,879	\$63,793
Average house value	\$136,056	\$156,345	\$202,573

* Demographic data derived from 2010 US Census

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