

SUMMARY

PHOTOS

FLOOR PLAN

DEMOGRAPHICS

FOR SALE

PROPERTY DESCRIPTION

+/-8,400 SF freestanding office building situated on ±1.05 acres in Addis, Louisiana. Formerly occupied by a bank, the property features ample on-site parking and provides an excellent opportunity for an owner-user or office tenant seeking a well-positioned commercial property with flexibility for a variety of professional uses.

Located in West Baton Rouge Parish, Addis is a growing community with convenient access to the LA Highway 1 corridor and the Greater Baton Rouge market. Continued residential and commercial growth in the surrounding area makes this an attractive location for businesses looking to establish or expand their presence in the market

PROPERTY HIGHLIGHTS

- Situated on ±1.05 acres
- Ample on-site parking
- Former bank facility
- Vacant and available for occupancy
- Flexible layout for a variety of professional and commercial uses
- Convenient access and strong visibility
- Convenient access to the LA Highway 1 corridor and Greater Baton Rouge
- Excellent opportunity for an owner-user or office tenant

BUILDING INFO

- ±8,400 SF
- Freestanding
- Zoning: C-1

ASKING PRICE

- \$615,000.00

TRAFFIC COUNT (ADT 2025)

- On Port Allen Highway: 31,742



stirling

BEN GRAHAM

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ALEXIS DAVIS

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FREESTANDING OFFICE BUILDING

3960 Chris Drive, Addis, LA

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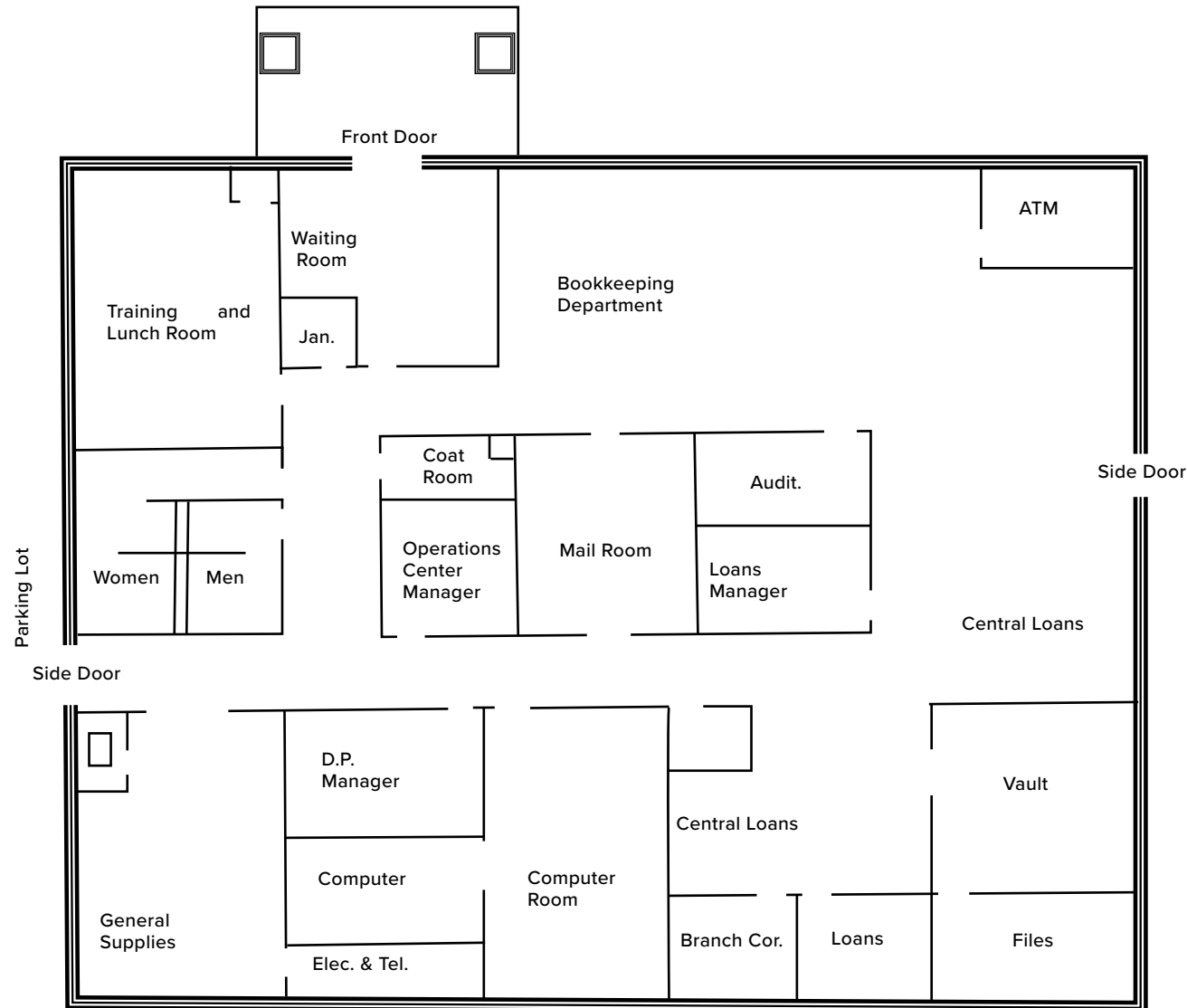


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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
4,273	13,318	22,936



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$157,400	\$134,126	\$131,862



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,625	5,125	9,014

