

Health District Freestanding Office Building

7414 Picardy Avenue Baton Rouge, LA 70808

PROPERTY SUMMARY



Property Description

4,500 SF freestanding office building located in the Baton Rouge Health District. The building is situated on the corner of Picardy Ave and Dijon Dr. It is currently demised into two suites measuring approximately 2,521 SF and 1,979 SF, but could be reconfigured for a single user.

The Property is approx. .57 acres with 27 parking spaces. Great visibility with 2 monument signs fronting Picardy and Dijon. The space is currently configured for medical users but is suitable for general office uses as well. Central Baton Rouge location near Perkins Rd and Essen Ln providing excellent access to the metro area. Located near OLOL, Baton Rouge General and a large presence of medical and other office uses.

Offering Summary

Sale Price:	\$995,000
Building Size:	4,500 SF
Lot Size:	.57 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,725	28,598	81,974
Total Population	5,404	64,387	200,302
Average HH Income	\$106,339	\$123,370	\$98,294

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PROPERTY AERIAL



OUR LADY
OF THE LAKE



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INTERIOR PHOTOS



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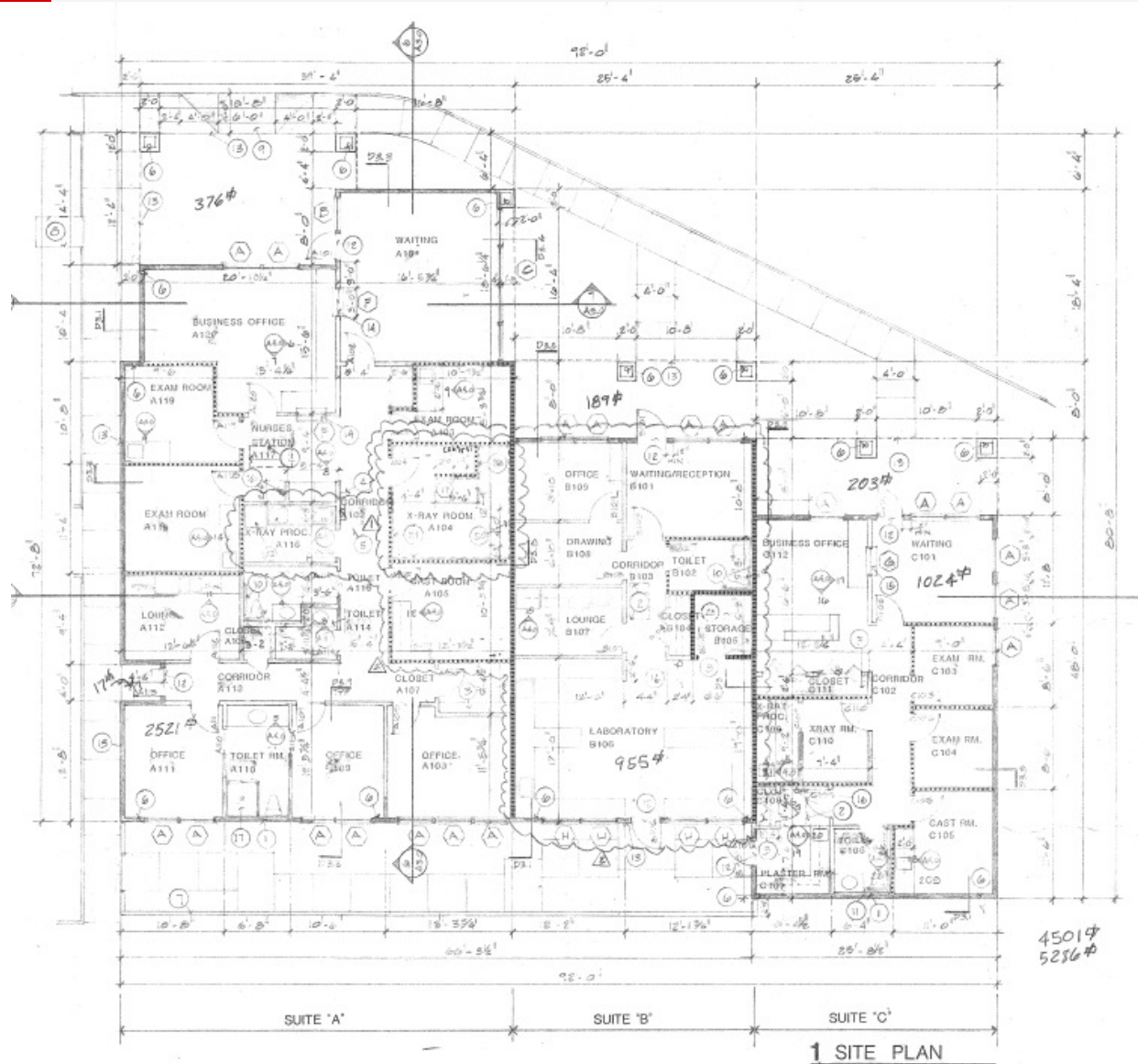
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FLOOR PLAN (APPROXIMATE)



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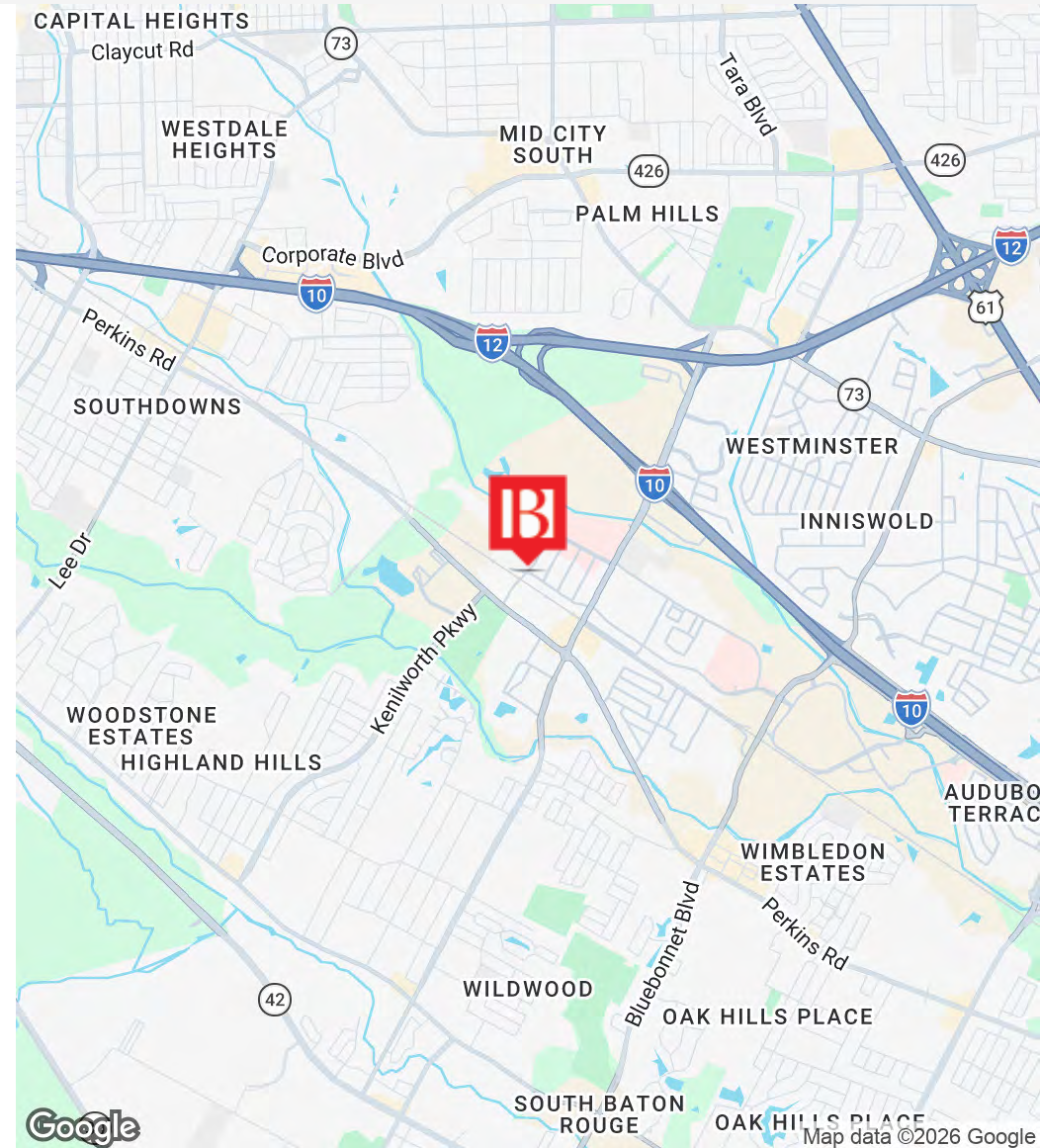
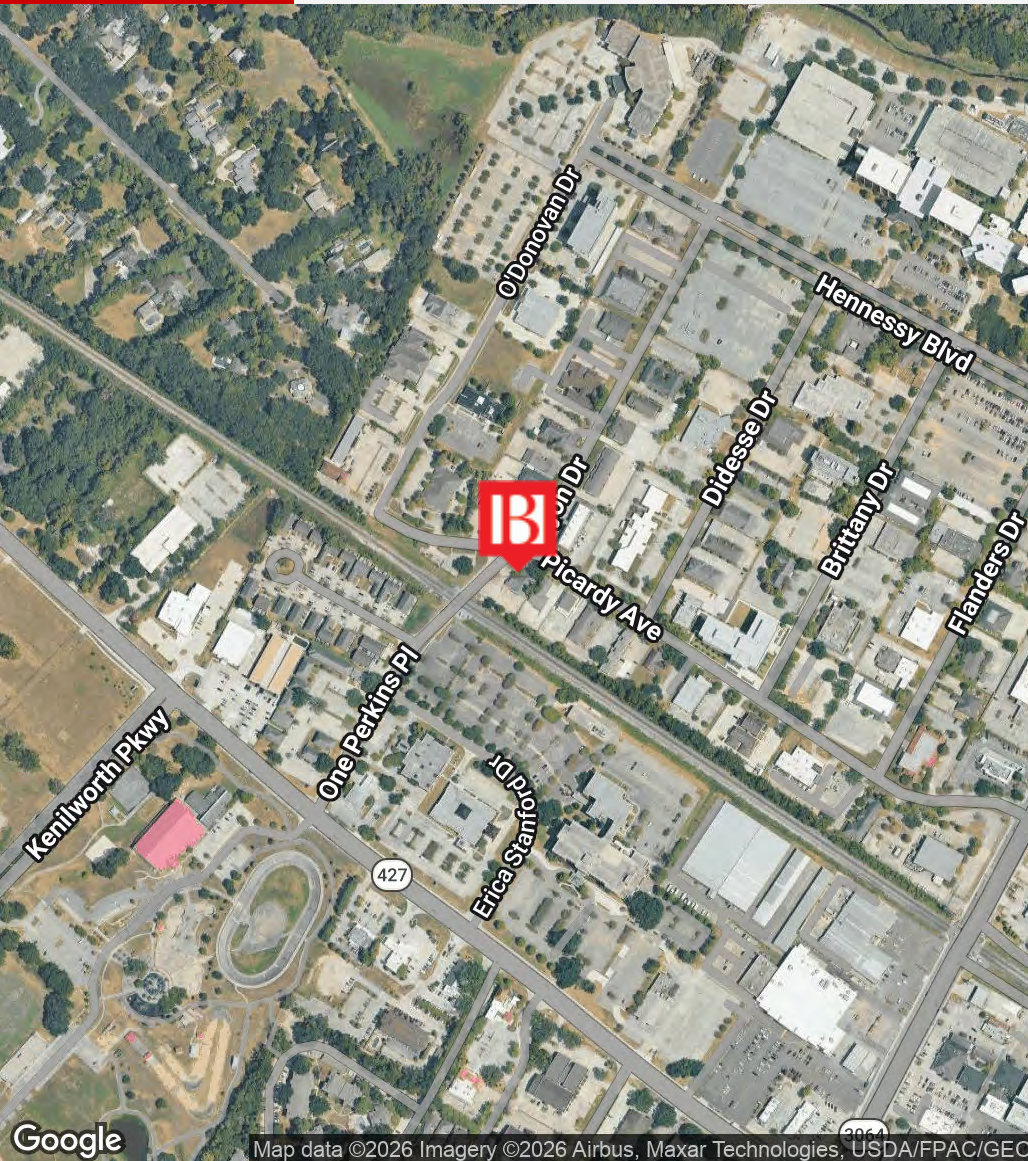
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LOCATION MAP



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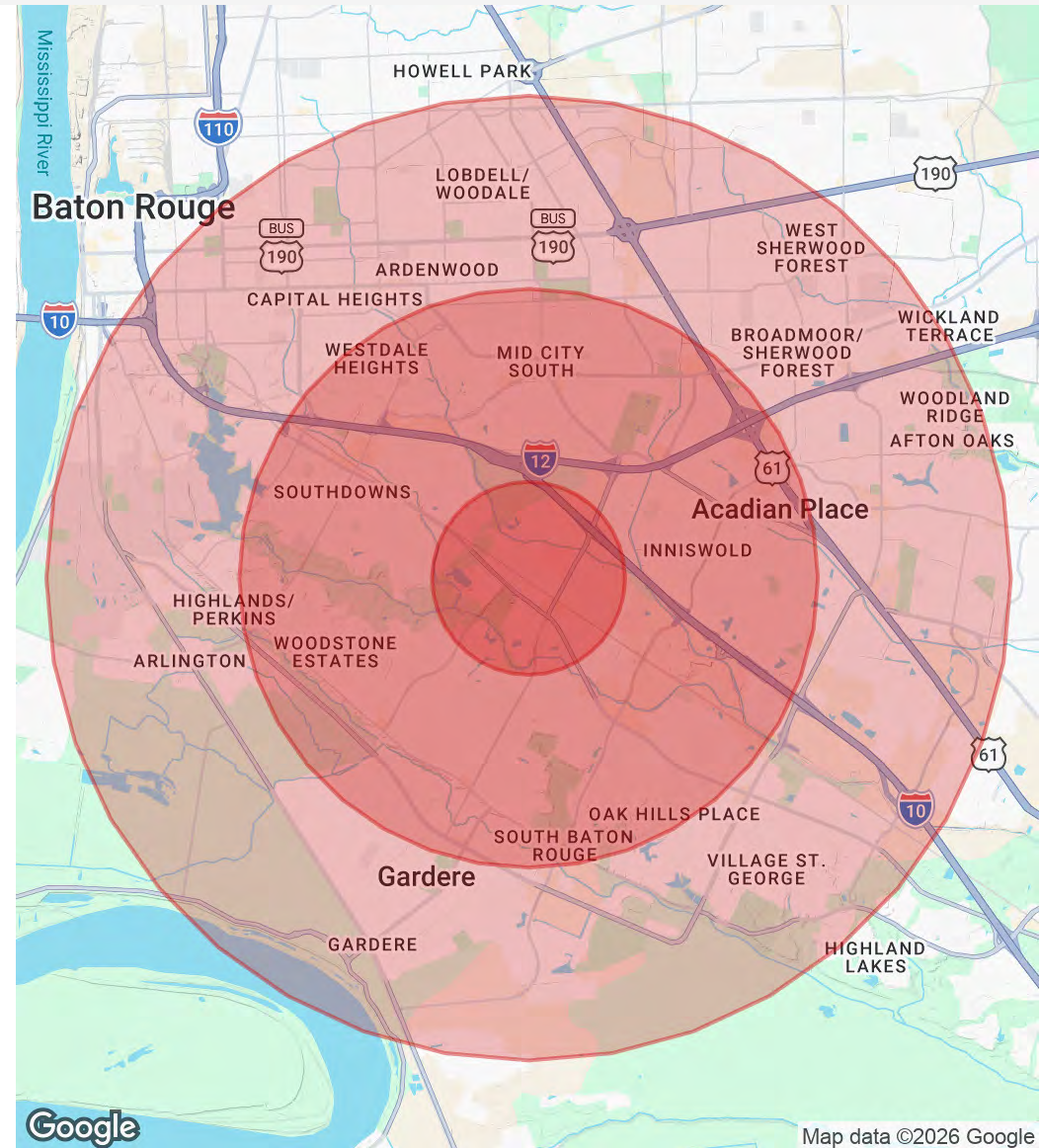
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,404	64,387	200,302
Average Age	44.4	40.1	34.9
Average Age (Male)	52.6	39.7	34.9
Average Age (Female)	42.1	41.0	35.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,725	28,598	81,974
# Of Persons Per HH	2.0	2.3	2.4
Average HH Income	\$106,339	\$123,370	\$98,294
Average House Value	\$377,227	\$385,374	\$337,044

2023 American Community Survey (ACS)



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