



## Golf Carts of Louisiana

2875 Millerville Rd,  
Baton Rouge, LA  
70816

### INDUSTRIAL PORTFOLIO FOR SALE

Prepared By:

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### PROPERTY DESCRIPTION

Located on Millerville Road in Baton Rouge, less than a quarter mile south of Interstate 12. This strategic location offers excellent access and visibility.

The property is currently leased to Golf Carts of Louisiana, a well-established tenant with 5 years remaining on the lease, providing stable income for investors.

The site features a 7,200 SF building that includes warehouse space, office areas, and a showroom, offering versatile functionality for a range of industrial and commercial uses. Situated on approximately 2 acres, the property also includes a 53,000 SF fenced and stabilized yard, ideal for outdoor storage, fleet parking, or equipment staging.

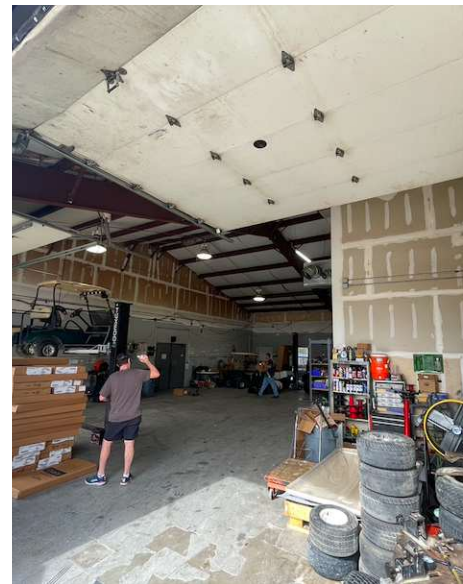
### OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	2.12 Acres
Building Size:	7,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	448	1,083	3,862
Total Population	988	2,418	8,671
Average HH Income	\$76,848	\$79,593	\$81,593

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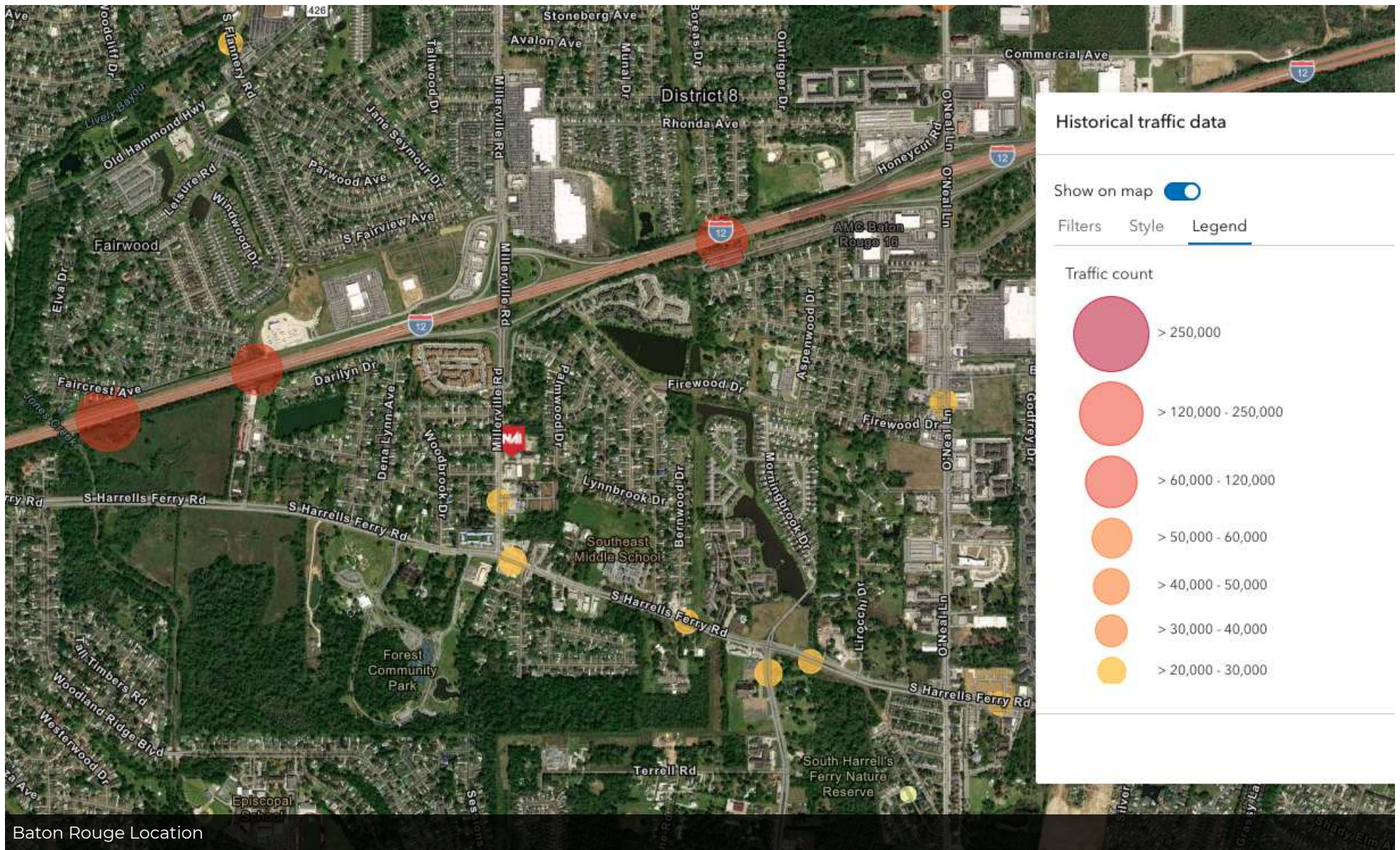
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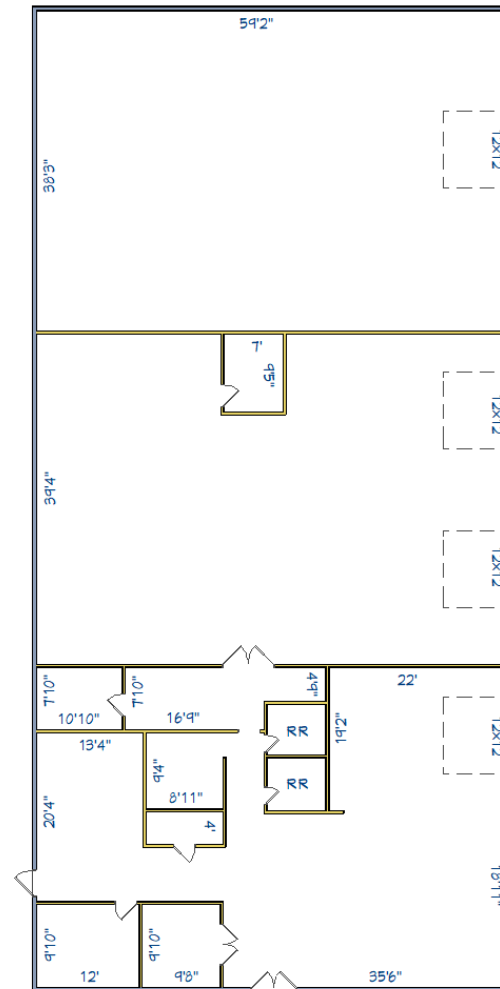


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\*For Illustration Purposes Only\*

Baton Rouge Location

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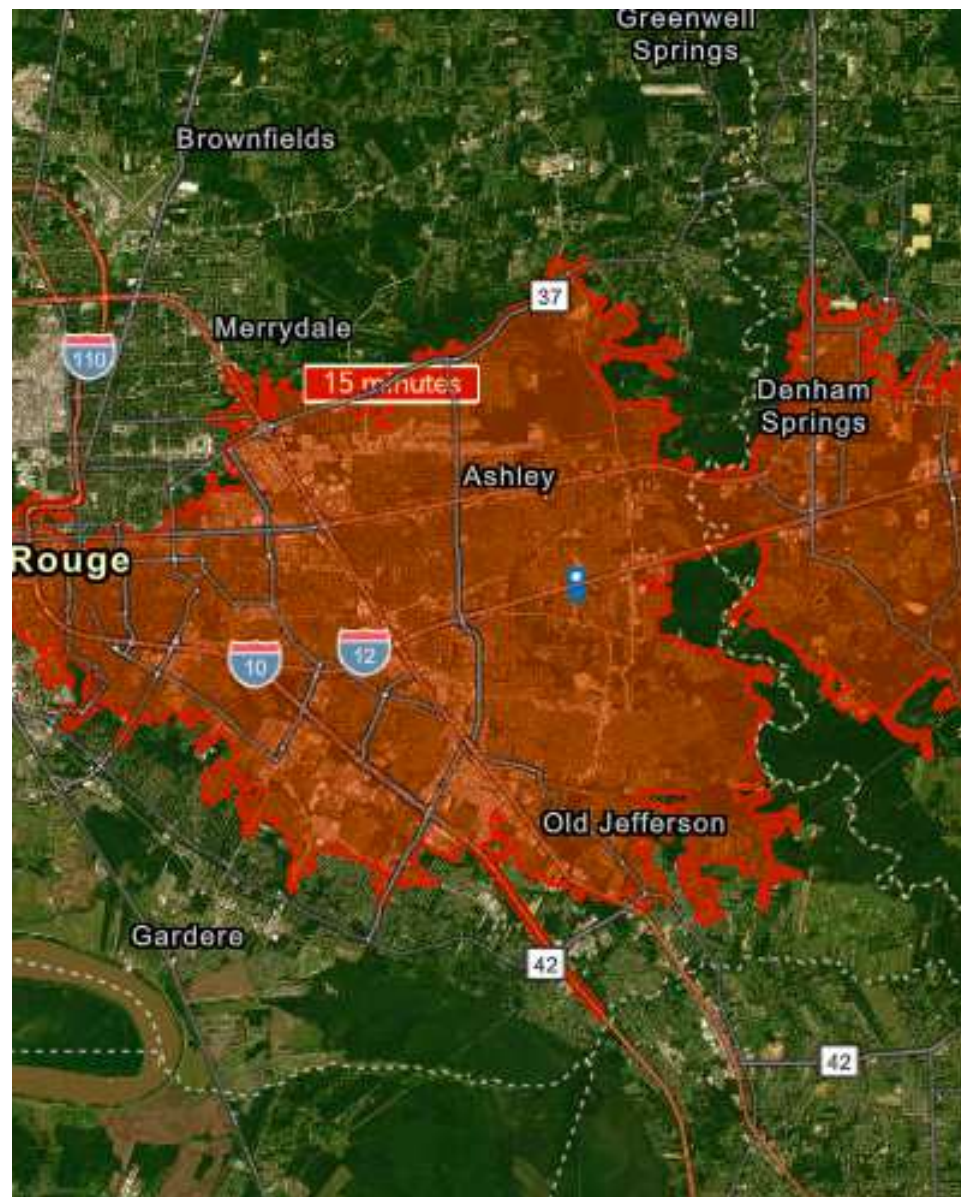
### DEMOGRAPHICS - BATON ROUGE LOCATION

Golf Cars of Louisiana is strategically positioned within a thriving commercial real estate environment, with 18,860 businesses and 229,740 employees in the surrounding area. The retail trade sector, which includes 2,148 establishments and 25,993 employees, presents a significant customer base for the company. Motor vehicle and parts dealers, a key segment relevant to golf car sales, make up 322 businesses with 3,874 employees, demonstrating a strong potential demand for transportation solutions within both recreational and commercial sectors. Additionally, the building materials and garden equipment sector (169 businesses, 2,628 employees) indicates potential partnerships for sales and service expansion.

The area's professional services and financial sectors are robust, providing additional business opportunities. There are 2,249 businesses in professional, scientific, and technical services employing 25,724 people, as well as 1,166 finance and insurance firms with 10,020 employees. These industries contribute to a stable economic climate, supporting business-to-business sales for fleet purchases and leasing options. The real estate, rental, and leasing sector (997 businesses, 5,366 employees) is particularly relevant, as golf cars are often used in large commercial properties, industrial parks, and mixed-use developments for efficient on-site transportation.

Additionally, the healthcare sector plays a major role in the local economy, with 1,915 businesses and 51,319 employees, including 97 hospitals employing 25,640 people. Given the increasing trend of golf car use in hospital campuses and large medical facilities for staff and patient transport, this sector represents a growing sales opportunity. Industrial and logistics businesses are also present, with 586 wholesale trade businesses and 6,489 employees, further expanding the potential applications for golf cars in warehousing, last-mile delivery, and transportation across large commercial properties. With a strong economic foundation, diverse commercial industries, and increasing demand for efficient mobility solutions, Golf Cars of Louisiana presents a compelling investment opportunity in a rapidly expanding market.

\*Demographics provided upon request.







For More Information:

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