MOMENTUM
COMMERCIAL REAL ESTATE

9420 Old Hammond Hwy, Baton Rouge, LA 70809 | [225] 408-6595
MOMENTUM-COMMERCIAL.COM

For Sale

MEDICAL / DENTAL OFFICE FOR SALE

7520 PERKINS RD SUITE 310, BATON ROUGE, LA 70808

$199,999



PROPERTY INFO:

- Available Size: 1,550 SF
- Medical or dental office in Bois De Chene Office Park
- High trafficed area within the Baton Rouge Health District
- Ideal for a medical clinic, dental practice, or can be converted into general office
- Spacious reception area with walk-up window
- Secondary entrance / exit for staff
- 5 fully plumbed exam rooms. Electricity, water, air, and vacuum pump drainage lines run to each
- Dual-door access to each exam room
- Breakroom/kitchen and 2 storage rooms
- HOA $330/mo. covers water, sewer, and garbage

CLAY FURR **d** [225] 408-6593 | **c** [225] 229-0753 | **f** [225] 408-9596 | clay@momentum-commercial.com
ANDREW HOOVER **d** [225] 279-9318 | **c** [225] 335-6627 | **f** [225] 408-9596 | andrew@momentum-commercial.com

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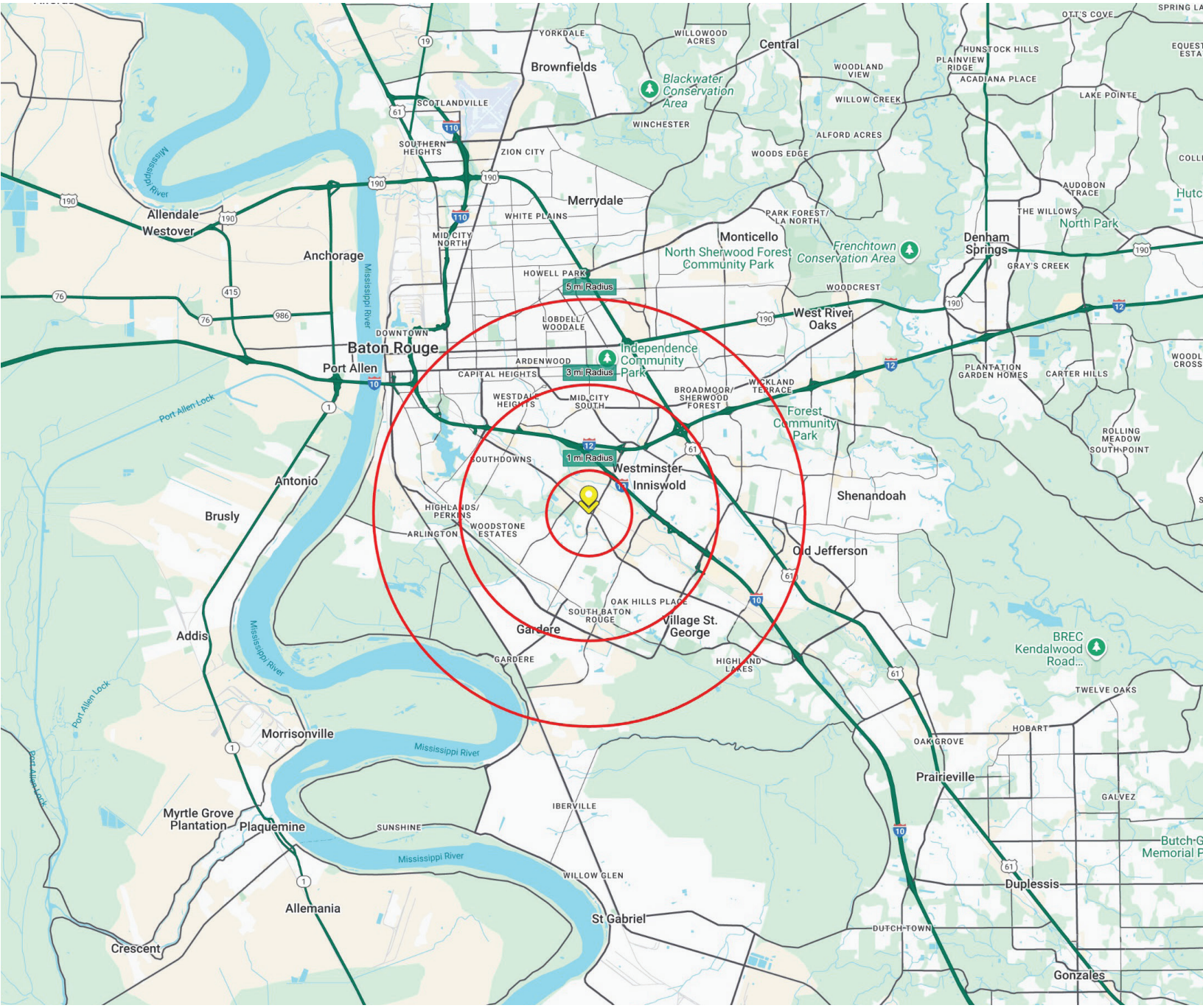

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	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,545	69,319	194,339
2030 Projected Population	6,423	67,444	189,533
2020 Census Population	6,032	67,675	191,502
2010 Census Population	6,131	63,325	180,171
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.5%
2025 Median Age	37.9	37.9	34.5
Households			
2025 Estimated Households	3,197	31,365	82,346
2030 Projected Households	3,288	31,318	82,211
2020 Census Households	3,043	31,332	83,045
2010 Census Households	3,125	28,408	78,143
Projected Annual Growth 2025 to 2030	0.6%	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.7%	0.4%
Race and Ethnicity			
2025 Estimated White	45.9%	60.2%	52.0%
2025 Estimated Black or African American	43.9%	27.6%	35.4%
2025 Estimated Asian or Pacific Islander	3.7%	4.7%	4.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.3%	7.2%	7.6%
2025 Estimated Hispanic	6.0%	7.7%	7.9%
Income			
2025 Estimated Average Household Income	$82,855	$126,206	$106,504
2025 Estimated Median Household Income	$60,066	$84,773	$74,054
2025 Estimated Per Capita Income	$40,648	$57,190	$45,403
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.3%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.6%	3.7%
2025 Estimated High School Graduate	14.1%	15.8%	20.7%
2025 Estimated Some College	25.5%	18.2%	18.6%
2025 Estimated Associates Degree Only	6.4%	6.5%	6.6%
2025 Estimated Bachelors Degree Only	22.8%	31.2%	27.2%
2025 Estimated Graduate Degree	22.8%	23.4%	20.3%
Business			
2025 Estimated Total Businesses	854	5,967	13,340
2025 Estimated Total Employees	11,842	64,224	136,153
2025 Estimated Employee Population per Business	13.9	10.8	10.2
2025 Estimated Residential Population per Business	7.7	11.6	14.6

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