



7414

PICARDY AVE

MOB FOR SALE
OR LEASE

— BATON ROUGE, LA —
70808

CBRE

PROPERTY HIGHLIGHTS

- **4,671 SQ FT Medical Office For Sale or Lease**
- Space is currently divided into two suites but has flexible layout options
- Current owner occupies Suite A but plans to vacate at the end of 2025
- The property sits on approximately 0.58 Acres



Well designed for a multiple practitioner group to occupy



Located on the corner of Picardy Ave and Dijon Dr



Property has the ability to be configured in multiple different ways



In the heart of the Baton Rouge Medical District with close proximity to Our Lady of the Lake, Baton Rouge General and other major medical systems

Sales Price: \$1,200,000

Lease Rate: \$17.50/SF

Property Photos

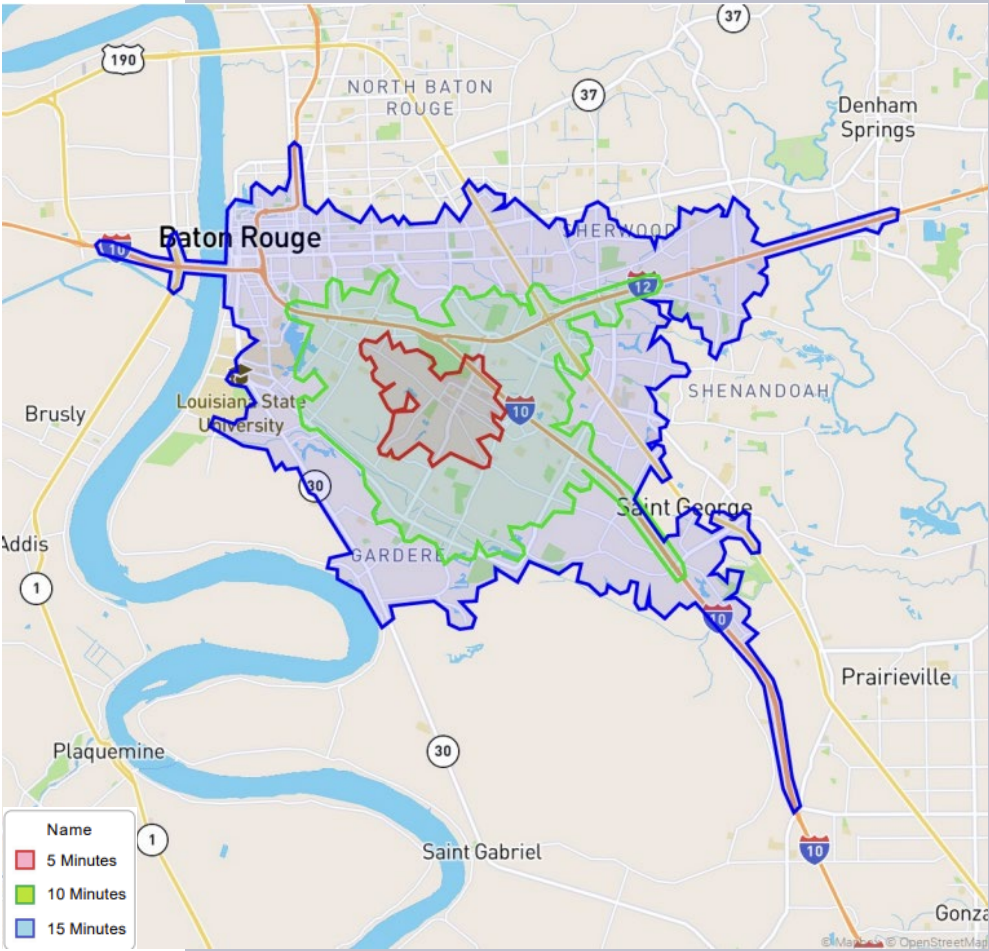


- > Approximately 15 exam rooms.
- > Two kitchenettes
- > Existing X-ray room
- > Two Reception areas
- > Potential to divide into three separate suites



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Population			
2024 Population	10,738	67,967	203,924
2029 Population - Projection	10,654	67,106	201,136
2010-2020 Annual Population	0.41%	0.70%	0.67%
Generations			
Generation Alpha	9.1%	9.5%	9.7%
Generation Z	19.2%	22.1%	27.7%
Millennials	27.1%	27.0%	26.4%
Generation X	15.1%	15.9%	15.5%
Baby Boomers	22.1%	19.8%	16.7%
Greatest Generations	7.4%	5.6%	4.1%
Household income			
Average Household Income	\$110,172	\$120,174	\$100,719
Median Household Income	\$69,809	\$78,472	\$66,187
Housing value			
Median Home Price	\$344,031	\$365,251	\$317,188
Average Home Price	\$430,176	\$464,282	\$390,723
Housing units			
Owner-Occupied Housing	43.8%	47.8%	44.2%
Renter-Occupied Housing	44.1%	39.6%	42.1%





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