

Neosho Ave Office Building

822 Neosho Ave Baton Rouge, LA 70802

PROPERTY SUMMARY



Property Description

13,040 SF well-constructed office building located on Neosho Ave between Downtown Baton Rouge and Exxon. The two-story building consists of many private offices, meeting / training / conference rooms, multiple break rooms and restrooms. There are two ancillary warehouse buildings onsite. The 1.38 acre lot is fully paved and suitable for parking and truck/trailer staging.

The property is located immediately south of Exxon's Baton Rouge Refinery and other chemical/refinery operations. Downtown Baton Rouge is approx. 1 mi to the south. Easy access via I-110 and US-190, connecting the property to the greater Metro area.

Offering Summary

Sale Price:	\$695,000
Building Size:	13,040 SF
Land Size:	1.38 Acres

Property Highlights

- 13,040 SF 2-story Office Building
- 2 Ancillary Warehouse Buildings
- 1.38 Paved and Fenced Lot

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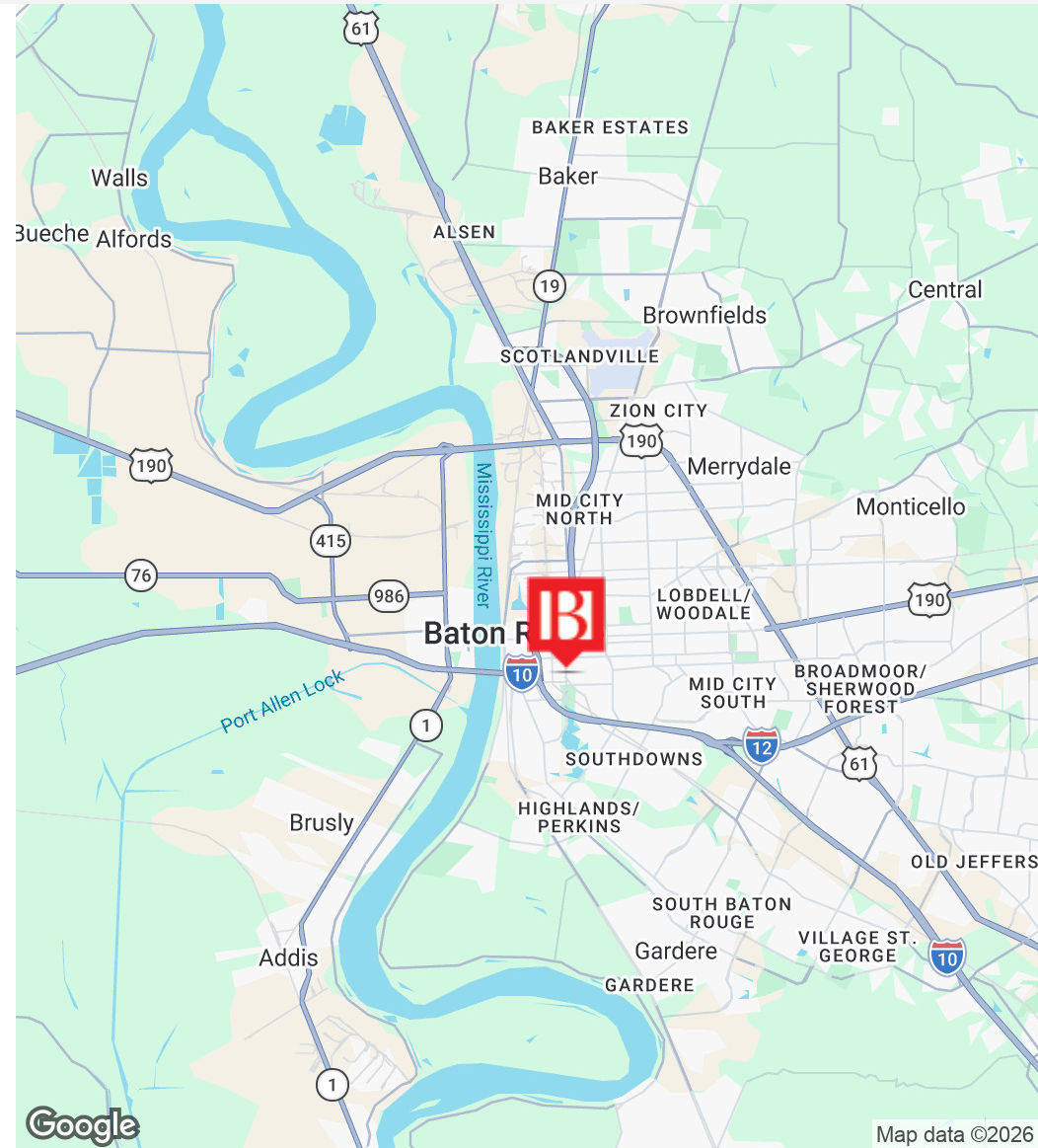
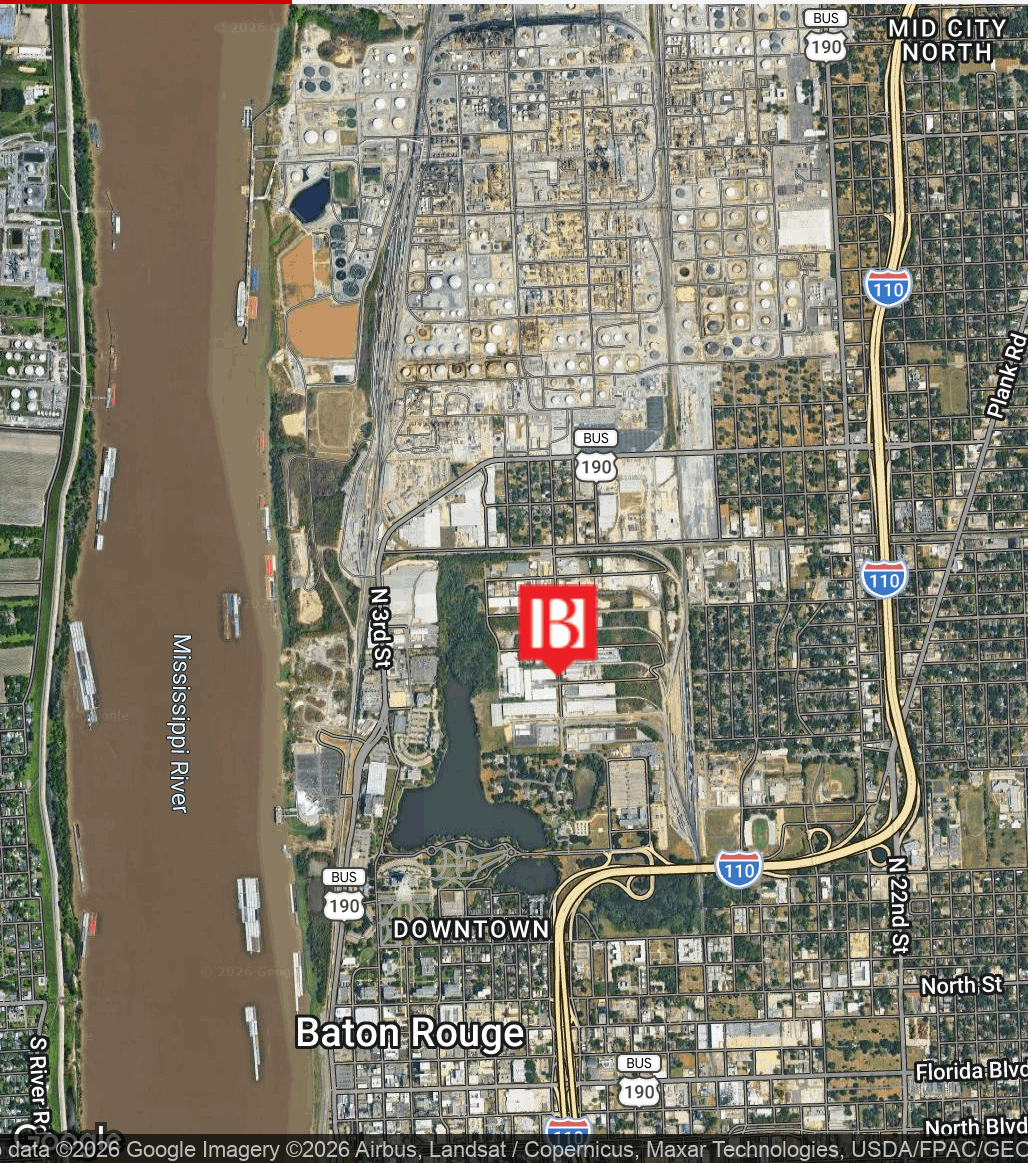
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LOCATION MAP



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PROPERTY AERIAL



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ADDITIONAL PHOTOS



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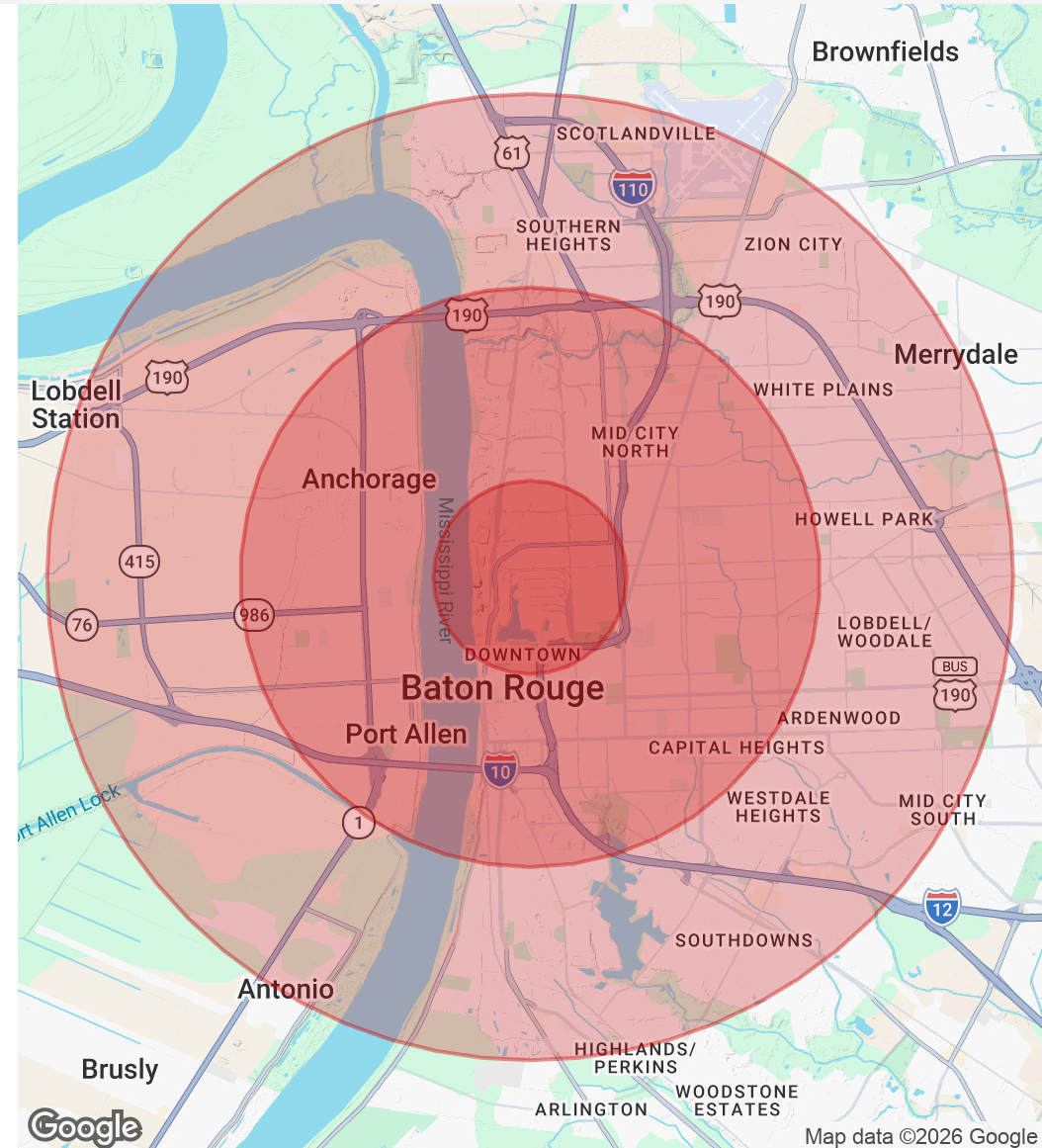
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,689	51,709	134,873
Average Age	34.1	37.8	34.6
Average Age (Male)	30.1	38.3	33.2
Average Age (Female)	32.1	38.7	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,341	21,550	53,068
# Of Persons Per HH	2.0	2.4	2.5
Average HH Income	\$61,784	\$65,661	\$68,118
Average House Value	\$210,284	\$205,180	\$251,908

2023 American Community Survey (ACS)



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