

**16158
AIRLINE HWY**

Prairieville, LA 70769



± 8,667 SF FURNISHED MEDICAL OFFICE ON 1.13 AC AVAILABLE FOR SALE



Hayden Clark

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Beau Box Commercial Real Estate

5500 Bankers Ave, Baton Rouge, LA 70808
(225) 237-3343 (Office)
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High-quality “plug and play” medical office facility featuring X-ray suite, multiple exam rooms, administrative offices, reception area, and breakroom. Well-maintained with modern finishes throughout.

**First Floor
Clinic Buildout**
± 6,885 SF

**Second Floor
Administrative and Storage**
± 1,781 SF

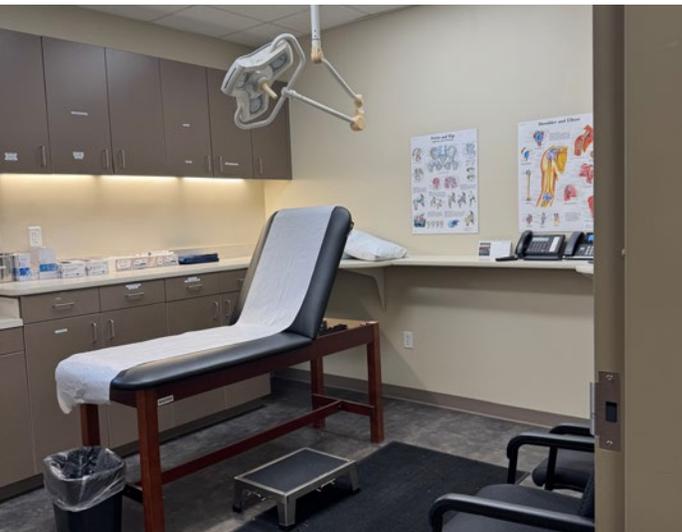
TOTAL SQUARE FOOTAGE
± 8,667 SF for Sale



PROPERTY DETAILS

ADDRESS	16158 Airline Hwy Prairieville, LA 70769		
PROPERTY TYPE	Medical Office		
ACREAGE	1.13 Acres		
SQUARE FOOTAGE	First Floor	6,885 SF	
	Second Floor	1,781 SF	
	RSF Total	8,667 SF	
ZONING	MU, Mixed Use Corrdior		
PARKING	50 Parking Spaces (6:1 Parking Ratio)		
FRONTAGE	188' on Airline Hwy		
YEAR BUILT	2017		
SALE PRICE	\$1,800,000 (\$207.70/SF)		
FF&E	Included in offering		

PROPERTY PHOTOS





PRAIRIEVILLE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	5,776	32,544	93,448
AVERAGE HH INCOME	\$147,883	\$152,935	\$139,996
MEDIAN HH INCOME	\$106,042	\$113,437	\$103,000
HOUSEHOLDS	2,625	12,810	37,648
DAYTIME EMPLOYEES	3,215	19,828	54,198

SITE

THE FLEA MARKET OF LOUISIANA

20,312 VPD

LAS LOUISIANA AESTHETICS & SKINCARE

Acadiana VISION CARE & OPTICAL

Ascension ORAL SURGERY
PRAIRIEVILLE PHARMACY

THE ALLERGY, ASTHMA & SINUS CENTER

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Mike Anderson's

HOLLIS ORTHODONTICS

CVS pharmacy
BP batkin toboggin
BURGER KING

McDonald's

PATIENT Urgent Care Clinic

Our Lady of the Lake Health

FIREHOUSE SUBS

Walmart

Cane's

OLD JEFFERSON HWY

AIRLINE HWY



SITE



Airline Hwy / Old Jefferson Hwy

20,312 VPD

CONTACT

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