

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

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16158 AIRLINE HWY

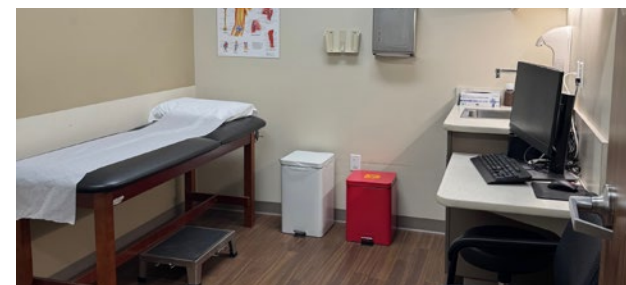
Prairieville, LA 70769

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

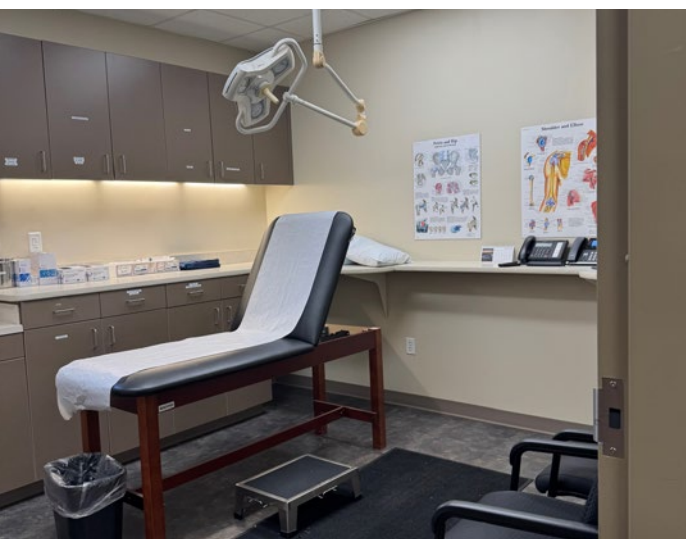
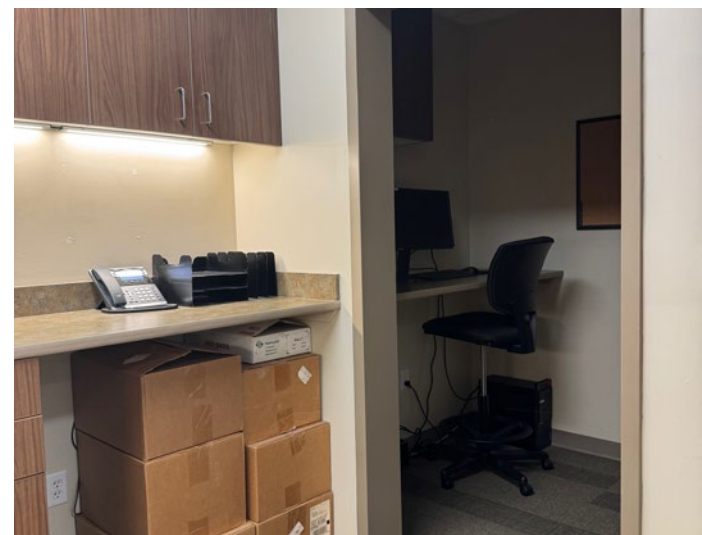
TOTAL SQUARE FOOTAGE
± 8,667 SF for Sale



PROPERTY DETAILS

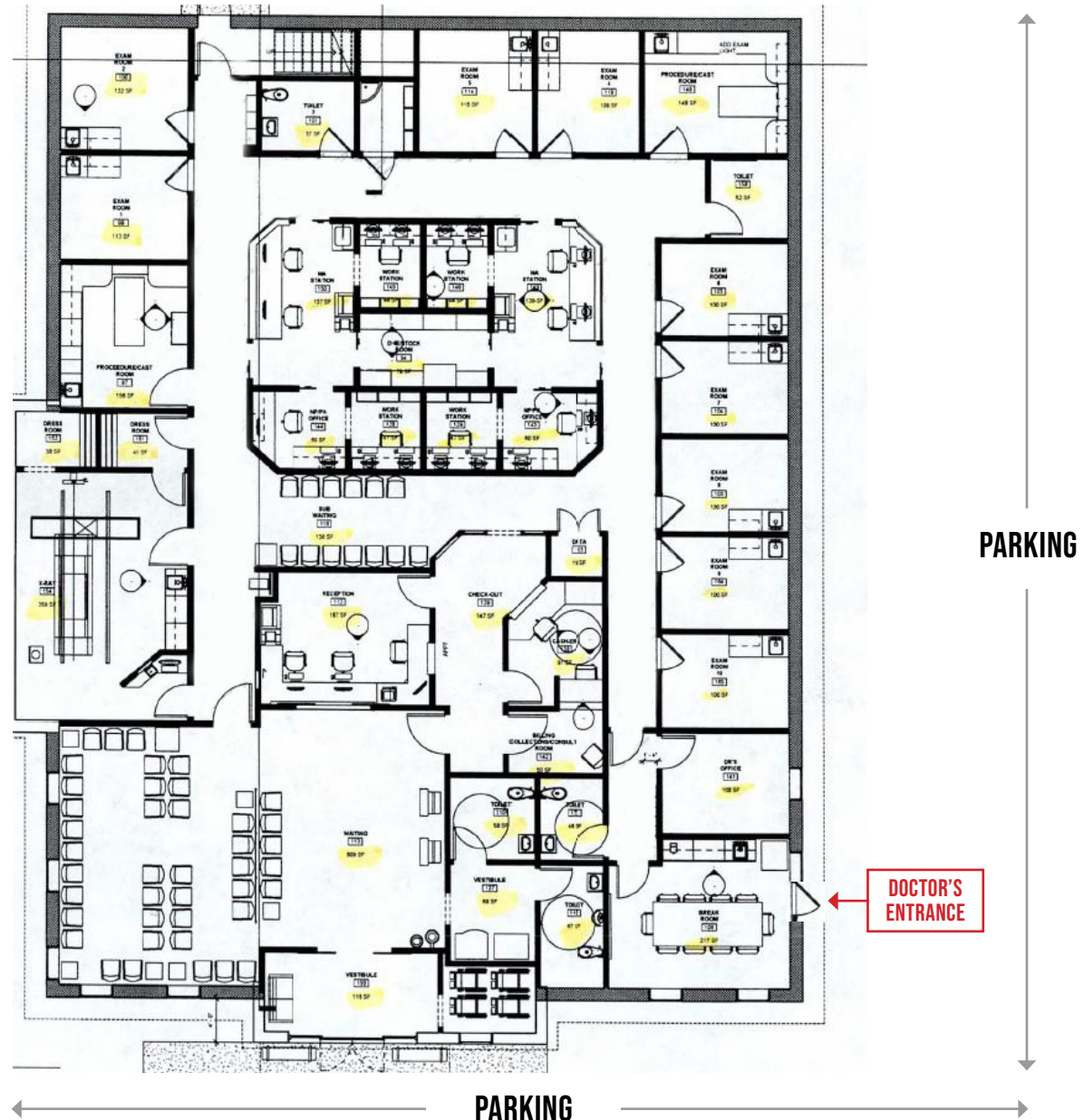
ADDRESS	16158 Airline Hwy Prairieville, LA 70769		
PROPERTY TYPE	Medical Office		
ACREAGE	1.13 Acres		
SQUARE FOOTAGE	First Floor	6,885 SF	
	Second Floor	1,781 SF	
	RSF Total	8,667 SF	
ZONING	MU, Mixed Use Corrdior		
PARKING	50 Parking Spaces (6:1 Parking Ratio)		
FRONTAGE	188' on Airline Hwy		
YEAR BUILT	2017		
SALE PRICE	\$1,650,000 (\$190.38/SF)		
FF&E	Included in offering		

PROPERTY PHOTOS



FIRST FLOOR

Total Square Footage
± 8,667 SF



FLOOR PLAN



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

PRAIRIEVILLE



20,312 VPD



Airline Hwy / Old Jefferson Hwy

20,312 VPD

CONTACT

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