

16158 AIRLINE HWY

Prairieville, LA 70769



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



Hayden Clark

HClark@BeauBox.com
(225) 223-7990 (Mobile)
(225) 237-3343 (Direct)

Jessie Hynes Babcock

JBabcock@BeauBox.com
(225) 772-8090 (Mobile)
(225) 237-3352 (Direct)

Beau Box Commercial Real Estate

5500 Bankers Ave, Baton Rouge, LA 70808
(225) 237-3343 (Office)
www.BeauBox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate

16158 AIRLINE HWY

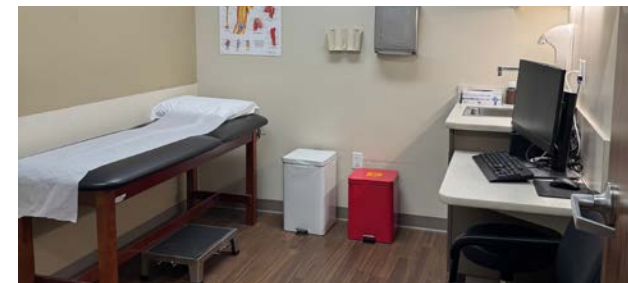
Prairieville, LA 70769

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

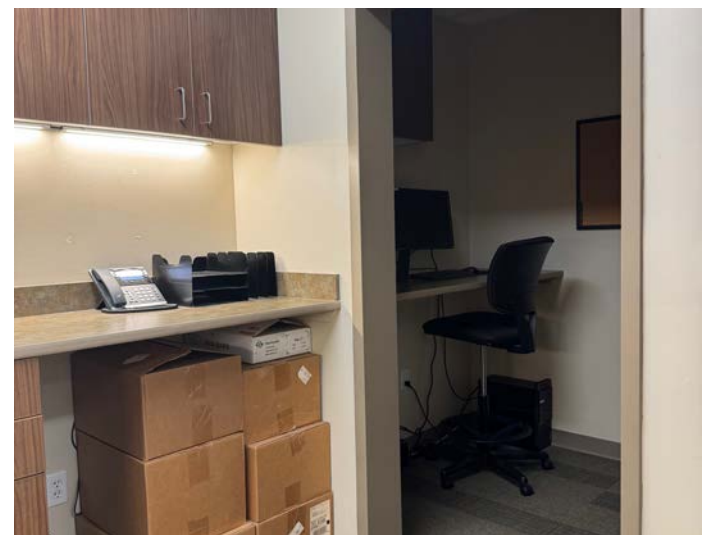
TOTAL SQUARE FOOTAGE
± 8,667 SF for Sale



PROPERTY DETAILS

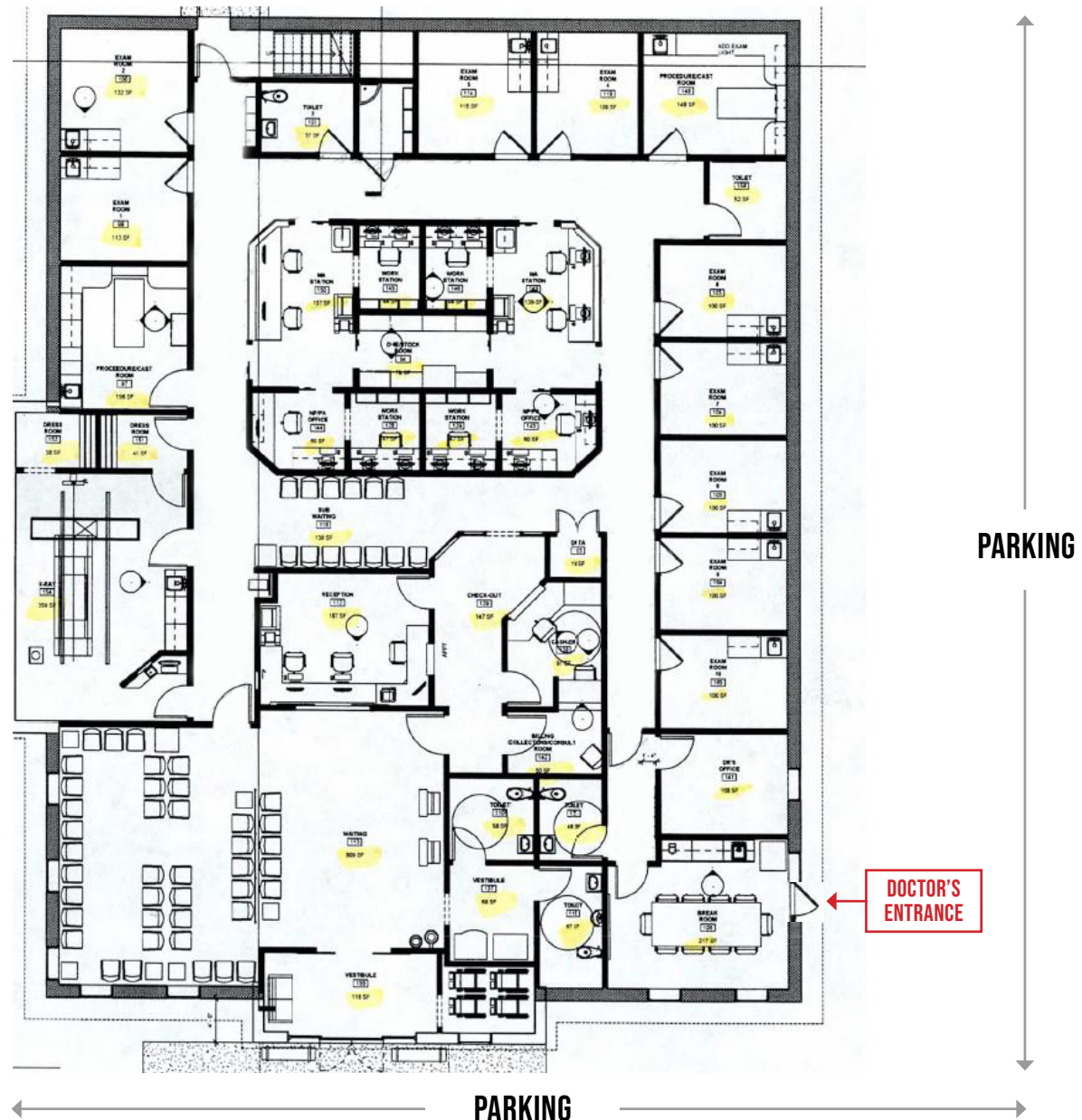
ADDRESS	16158 Airline Hwy Prairieville, LA 70769		
PROPERTY TYPE	Medical Office		
ACREAGE	1.13 Acres		
SQUARE FOOTAGE	First Floor	6,885 SF	
	Second Floor	1,781 SF	
	RSF Total	8,667 SF	
ZONING	MU, Mixed Use Corrdior		
PARKING	50 Parking Spaces (6:1 Parking Ratio)		
FRONTAGE	188' on Airline Hwy		
YEAR BUILT	2017		
SALE PRICE	\$1,960,000 (\$226/SF)		
FF&E	Included in offering		

PROPERTY PHOTOS



Total Square Footage
± 8,667 SF

$\pm 8,667$ 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

Walmart



FIREHOUSE
SUBS



PATIENT
Urgent Care Clinic



61



LAS LOUISIANA AESTHETICS
& SKINCARE

HOLLIS
ORTHODONTICS

SITE

THE FLEA
MARKET OF
LOUISIANA



Airline Hwy / Old Jefferson Hwy

20,312 VPD

CONTACT

Hayden Clark

HClark@BeauBox.com
(225) 223-7990 (Mobile)
(225) 237-3343 (Direct)

Jessie Hynes Babcock

JBabcock@BeauBox.com
(225) 772-8090 (Mobile)
(225) 237-3352 (Direct)

Beau Box Commercial Real Estate

5500 Bankers Ave, Baton Rouge, LA 70808
(225) 237-3343 (Office)
www.BeauBox.com

