



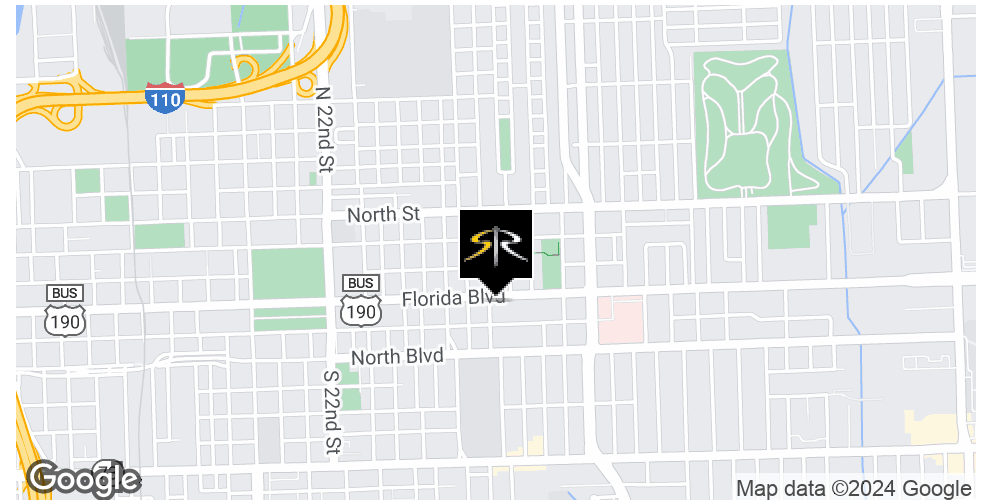
OFFERING SUMMARY

REDUCED Sale Price: **\$1,300,000** ~~\$1,500,000~~

Available SF: 6,135 SF

PROPERTY HIGHLIGHTS

- Approximately 6,135 sf of Modern Medical Office Building
- Fully Covered Entrance Area
- Efficient Layout with Reception Area, Lobby, Exam Rooms, Private Offices, and Large Treatment Room
- Fully Secured Site with Sliding Gates
- Located less than 0.5 miles from Baton Rouge General Mid-City
- 10 Parking Spaces



BRIAN NICOLICH

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

REDUCED PRICE - MODERN MID-CITY MEDICAL OFFICE

2902 FLORIDA ST, BATON ROUGE, LA 70802

FOR SALE

6,135 SF



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AERIAL

2902 FLORIDA ST, BATON ROUGE, LA 70802

6,135 SF



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Airbus

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AERIAL OVERVIEW

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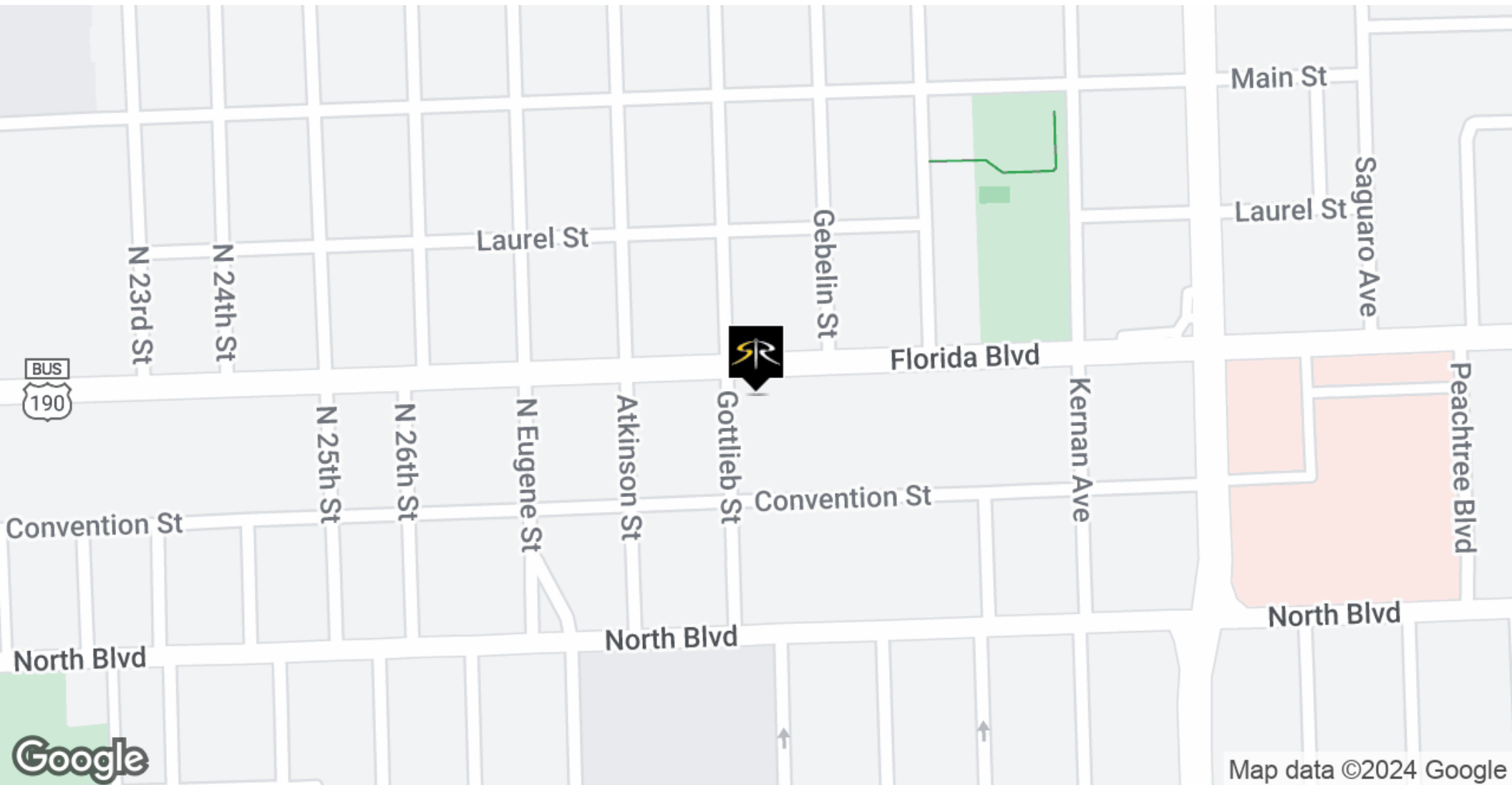
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LOCATION MAP



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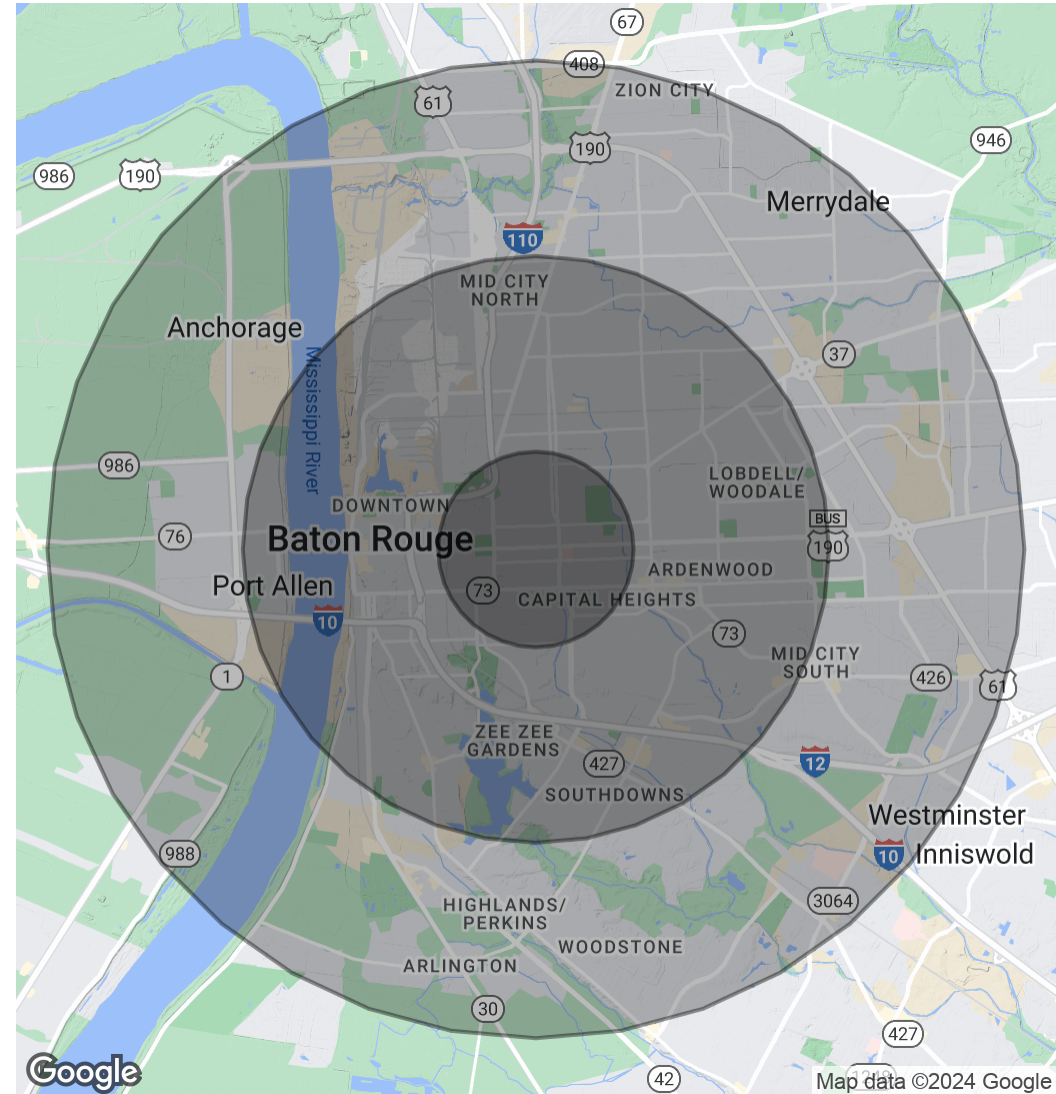
DEMOGRAPHICS

2902 FLORIDA ST, BATON ROUGE, LA 70802

6,135 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,728	82,240	169,437
Average Age	38.1	35.7	35.2
Average Age (Male)	41.8	34.6	34.0
Average Age (Female)	35.9	36.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,725	42,101	81,752
# Of Persons Per HH	1.9	2.0	2.1
Average HH Income	\$47,499	\$62,417	\$61,518
Average House Value	\$162,797	\$166,722	\$179,821

* Demographic data derived from 2020 ACS - US Census



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For more information, please contact:

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