

OFFICE BUILDING FOR SALE

Income Producing Investment Opportunity

11736 Newcastle Avenue, Baton Rouge, LA 70816 Building B

Presented By:

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**PROPERTY DESCRIPTION**

This property offers a stable investment opportunity, positioned in a high-traffic area in one of Baton Rouge's busiest business corridors.

Key Features:

- Dual Access: Located with entrances on both Newcastle Ave and S Sherwood Forest, directly behind the former Hancock Whitney Bank.
- Suite Sizes: Building 2 is divided into three suites measuring 806 sq ft, 935 sq ft, and 1074 sq ft.
- Location: Situated at the busy intersection of S Sherwood Forest and Newcastle with controlled traffic light access.
- Traffic Counts: Approximately 30,000+ vehicles per day on S Sherwood and 3,900+ on Newcastle Ave.
- Transport Access: Close proximity to I-12, Airline Hwy, and Coursey Blvd.

OFFERING SUMMARY

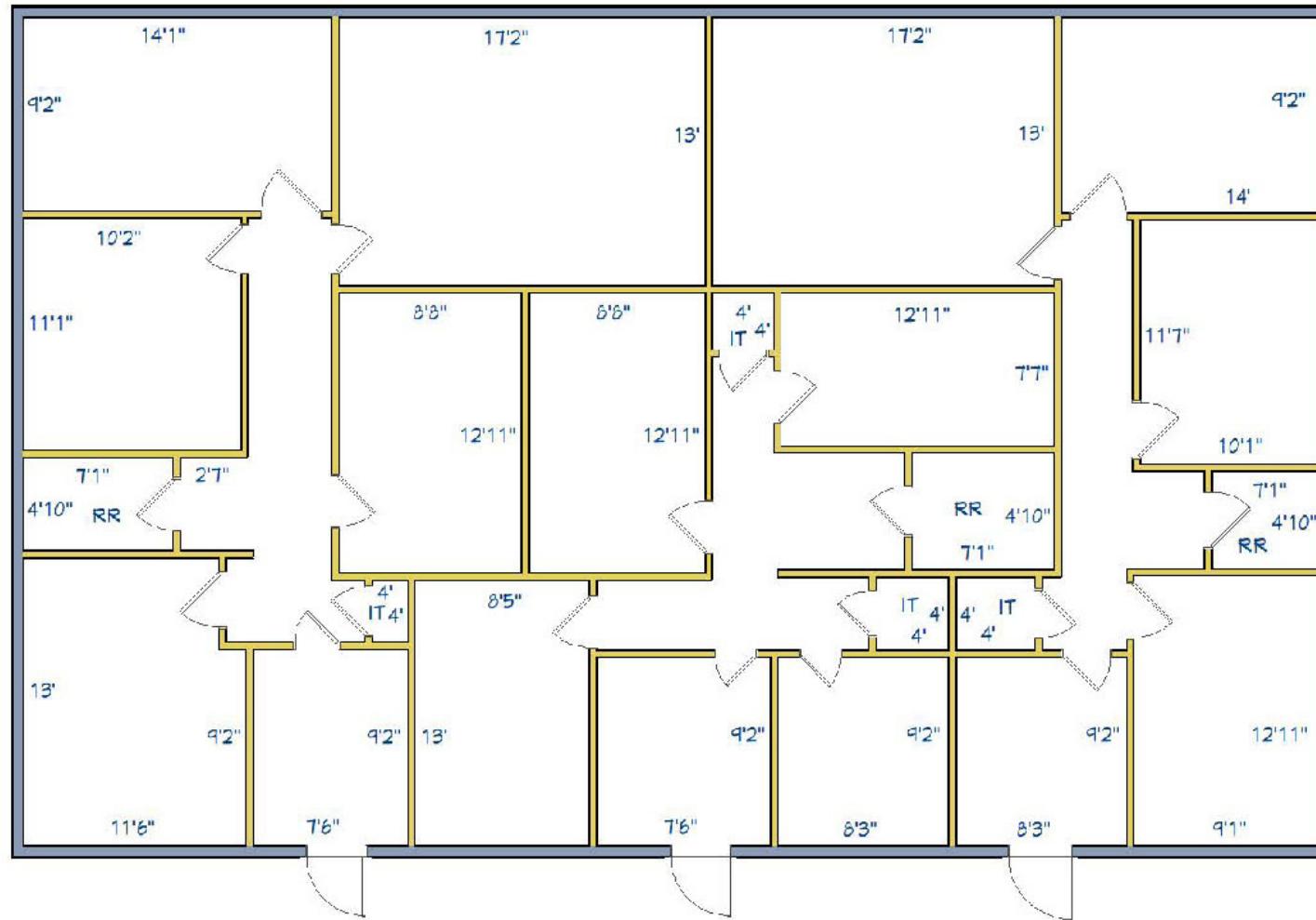
Sale Price:	\$278,000
Lot Size:	.54 Acres
Building Size:	2,815 SF
Number of Units:	3

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,093	6,058
Total Population	530	2,174	12,325
Average HH Income	\$70,255	\$65,673	\$62,497

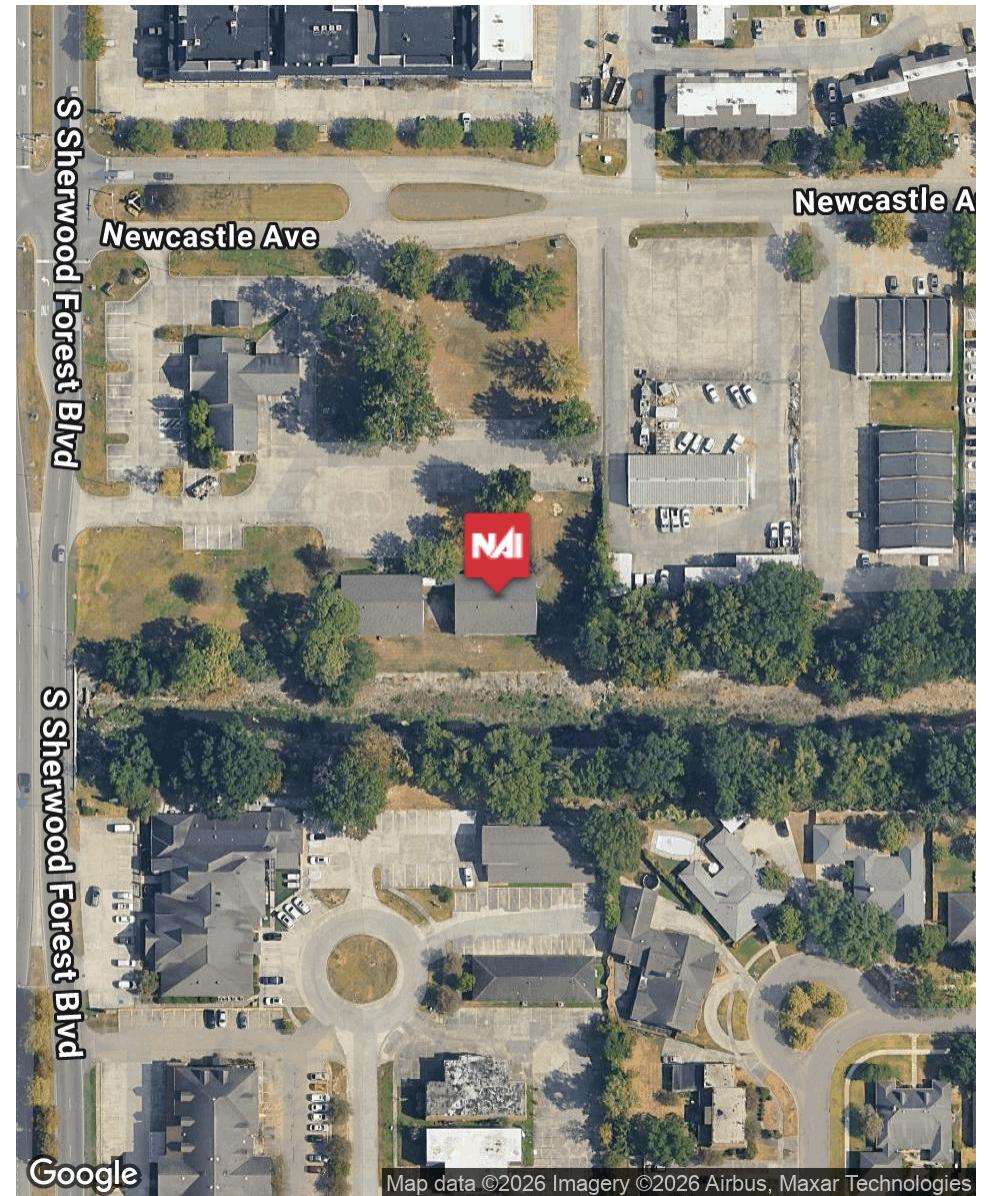
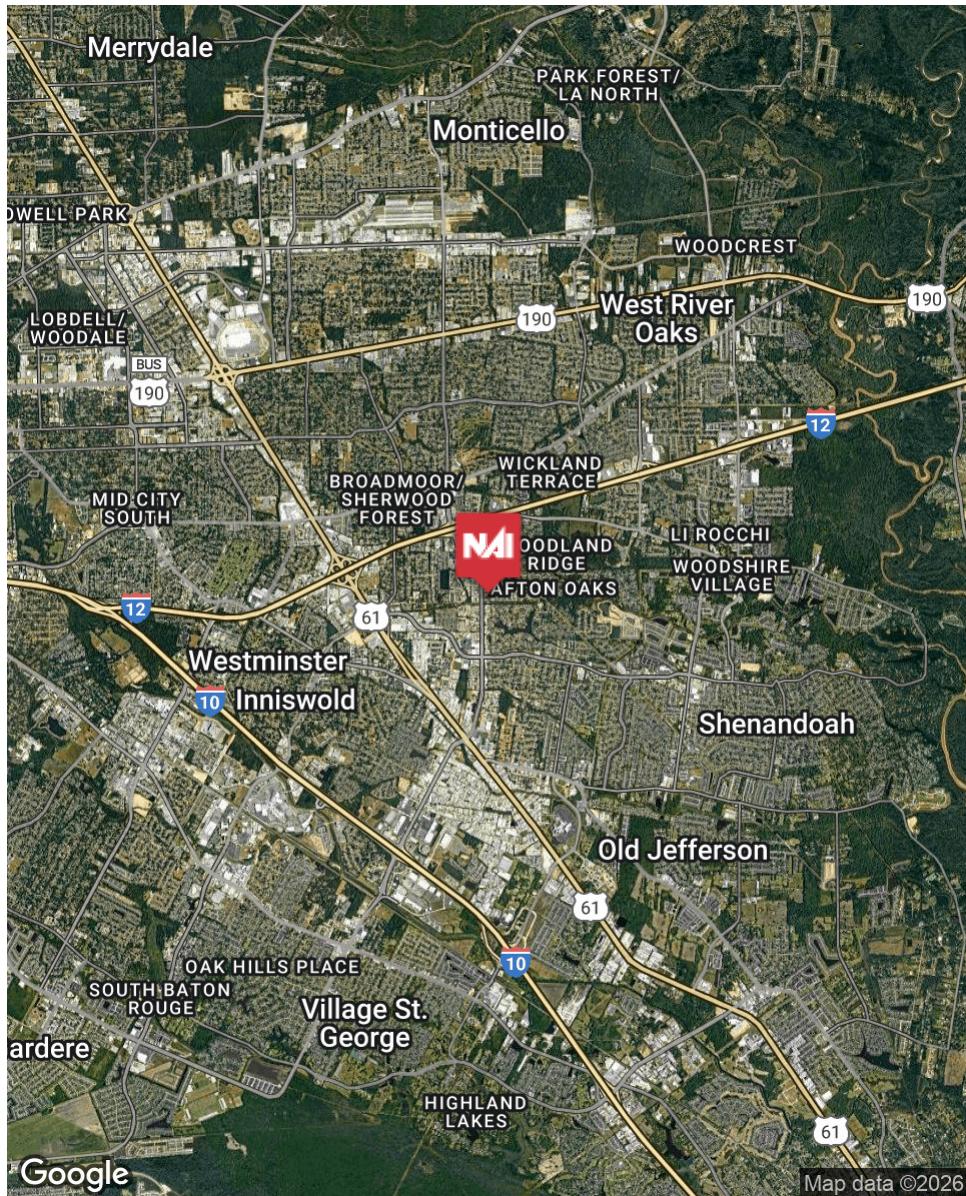


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