

SUMMARY

PHOTOS

LOCATION AERIAL

DEMOGRAPHICS

FOR LEASE/SALE

AVAILABLE

- ±3,941 SF
- Sale Price: \$670,000
- Lease Price: \$5,500 /Month

PROPERTY DESCRIPTION

Located along highly visible Highway 19 in the heart of Zachary, 4824 LA-19 offers a rare opportunity to acquire or lease a fully renovated ±3,941 SF office building in one of the Baton Rouge area's fastest-growing markets. The move-in-ready property features nine private offices, a conference room, reception area, spacious lobby, two restrooms, and approximately 25 parking spaces, making it ideal for professional, medical, or office users. With excellent visibility, dual street frontage, and convenient access to Baton Rouge and surrounding communities, the property combines functionality with a prime location. Offered at \$670,000—below a recent appraisal—it presents an exceptional opportunity for owner-users and investors alike.

HIGHLIGHTS

- Fully renovated interior and exterior
- 9 private offices
- Conference room and reception area
- Large showroom/lobby space
- 2 restrooms
- Approximately 25 parking spaces
- Frontage on two streets
- Excellent visibility along Highway 19
- Move-in ready condition



stirling

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FULLY RENOVATED OFFICE BUILDING

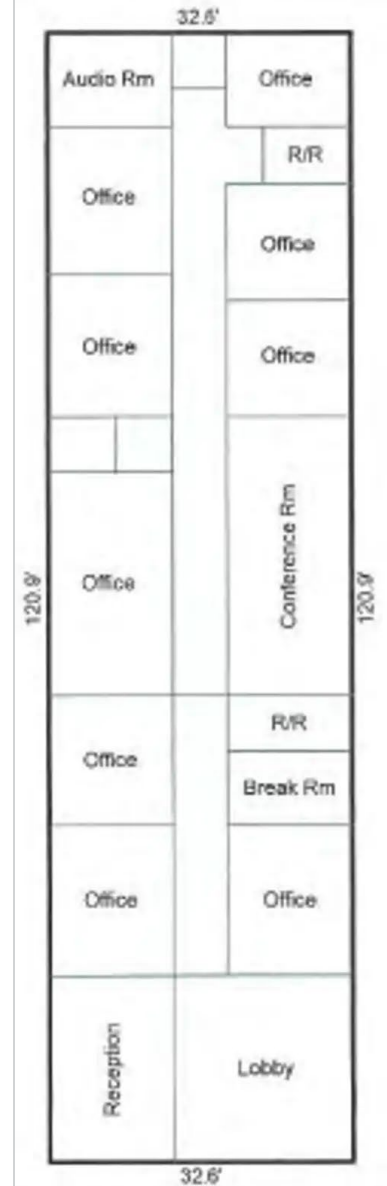
4824 LA-19, Zachary, LA

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Member of
 **RETAIL** BROKERS NETWORK

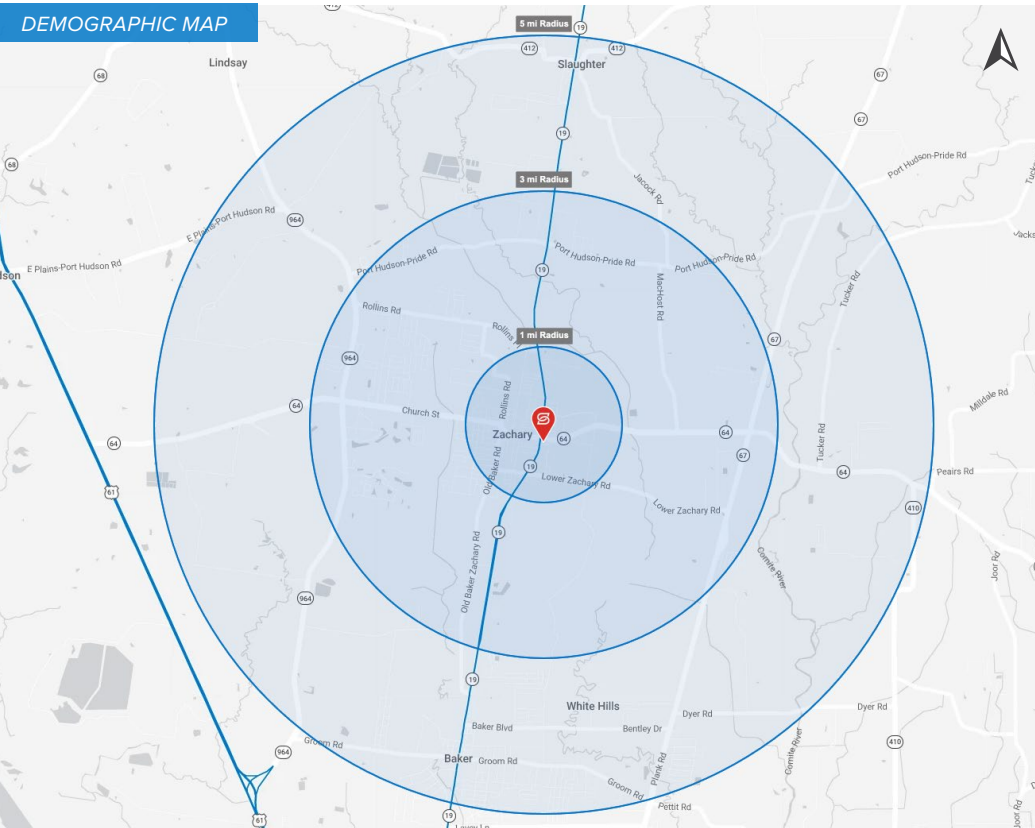
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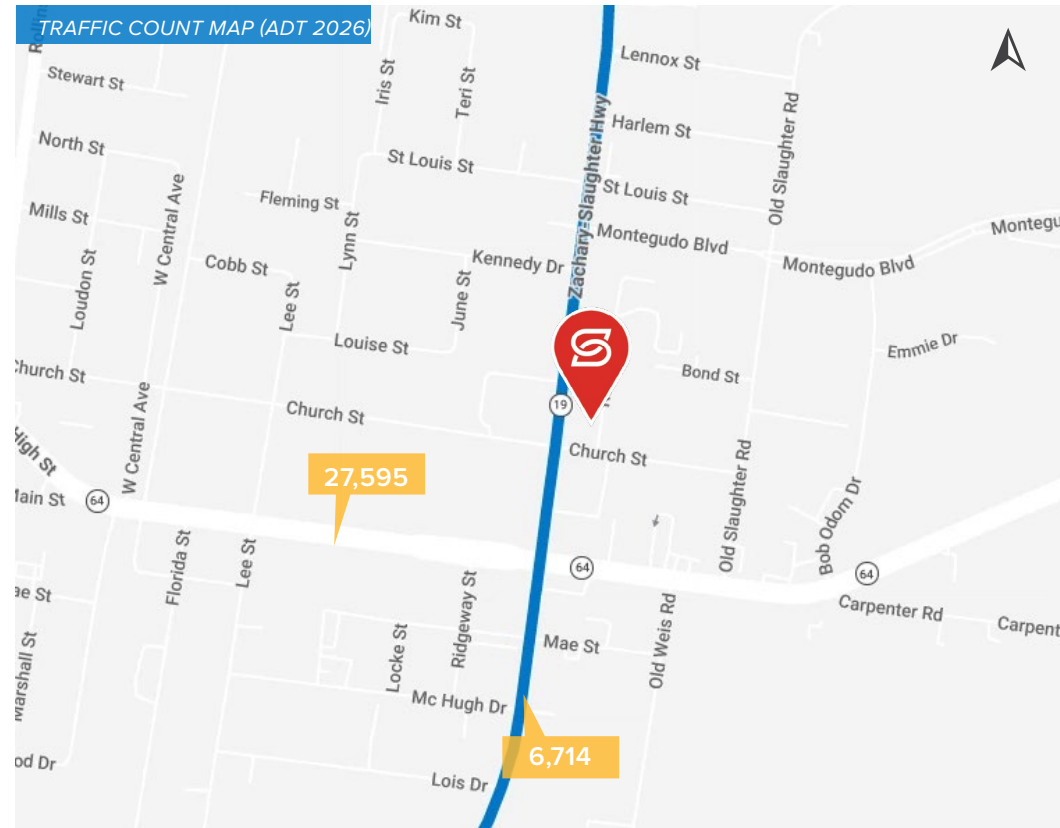
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DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2026)



2026 DEMOGRAPHICS



POPULATION

1 MI

3,999

3 MI

18,861

5 MI

35,879



AVG. HH INCOME

1 MI

\$101,530

3 MI

\$121,768

5 MI

\$102,614



HOUSEHOLDS

1 MI

1,543

3 MI

6,713

5 MI

13,031