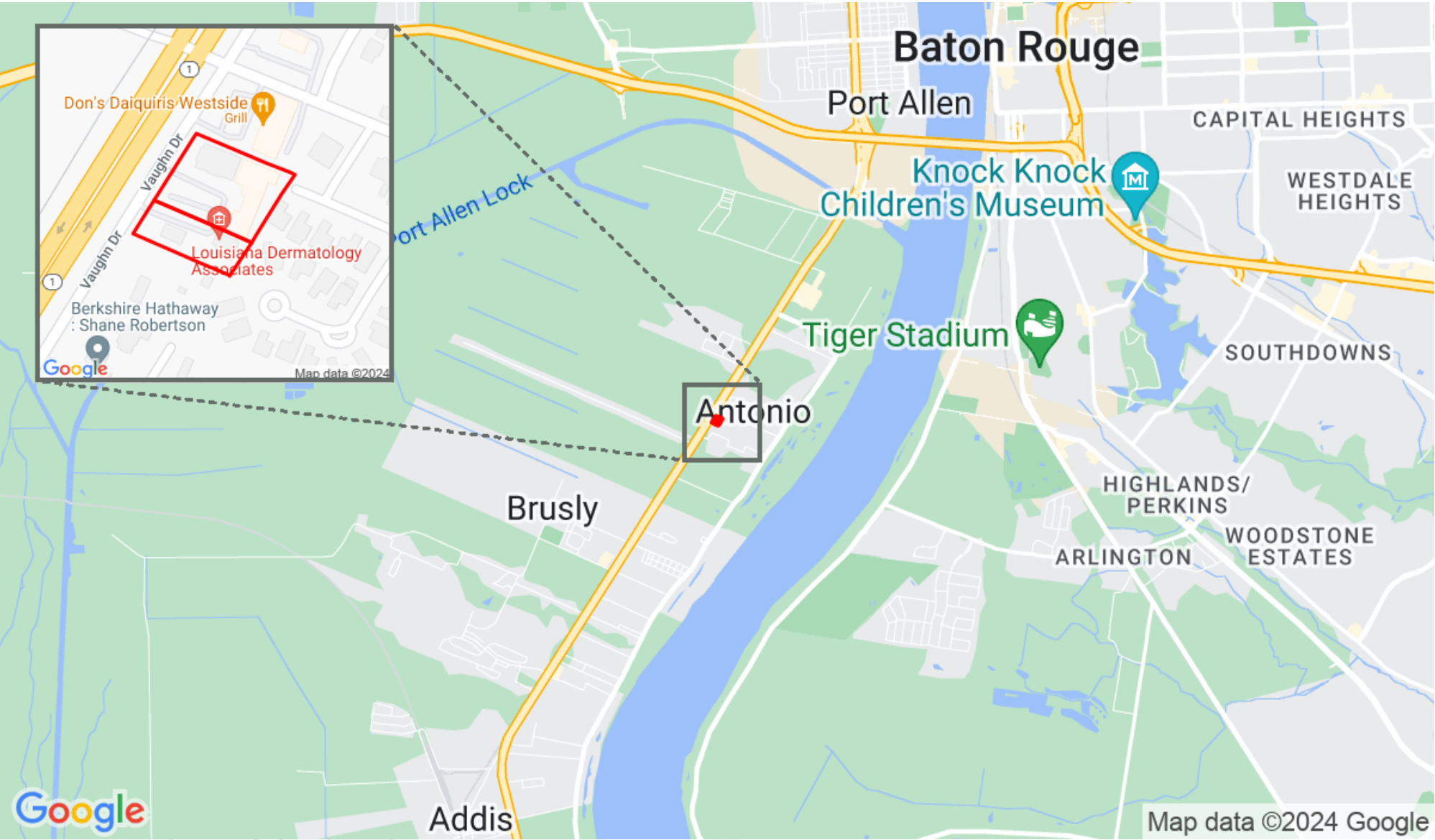


Antonio Plaza



Office Condo For Sale



Jarreau Real Estate, LLC

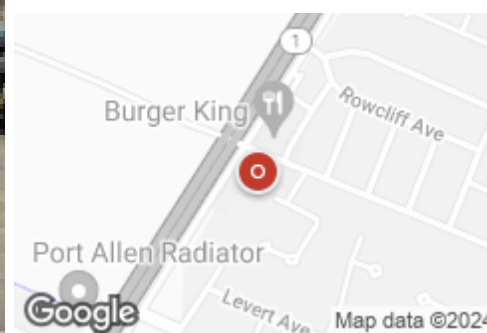
P O Box 77130 Baton Rouge, LA 70879 | 225-753-3573

WBR Medical Office Building for Sale L...

Office: Medical/Dental Condo For Sale

4463 Highway 1 South, Brusly, LA, 70767

Prepared on August 30, 2024



Listing Details | Office Condo For Sale

Suite	A
Secondary Uses	Specialty, Retail
Condo	Yes
Total Available Space	7,202 SF
Asking Price	\$1,975,000
Listing Price Per SF	\$274.23
Cap Rate (Actual)	-
Investment	No
Signage	On Building & Free-Sta...

Show Instructions	Call broker
Vacant	Yes
Vacant Date	9/01/2024
Available Date	Now
Days On Market	1 day
Date Listed	8/29/2024
Last Modified	8/30/2024
Listing ID	40987650
Parking Spaces	-

Property Details

Building Class	A
Property Type	Office
Sub Type	Medical/Dental
Zoning	C-1.2
Building Status	Existing

Property Rent	\$20.06/SF (Average)
Building Size	15,651 SF
Land Size	2.33 Acres / 101,679 SF
Number of Buildings	1
Floors	1

Description

For Sale or Lease: Premier Medical Office Building

Location: Highway 1 South, Brusly, LA, in the heart of West Baton Rouge Parish

Size: 7,200 sq. ft.

Visibility: Excellent, with prominent signage on Highway 1 South

Parking: Ample spaces available

Accessibility: Easy to reach and navigate from Interstate 10.

Property Features:

A reception area

Separate well and sick waiting areas.

12 exam rooms

Two nurses stations

X-ray room

Two procedure rooms

Doctor's office and manager's office

Multiple restrooms

Lab area

Contact: Please reach out to the listing agent for more information or to schedule a viewing.

Contact



Troy J Daigle

225-297-5383

tdaigle@goJRE.com

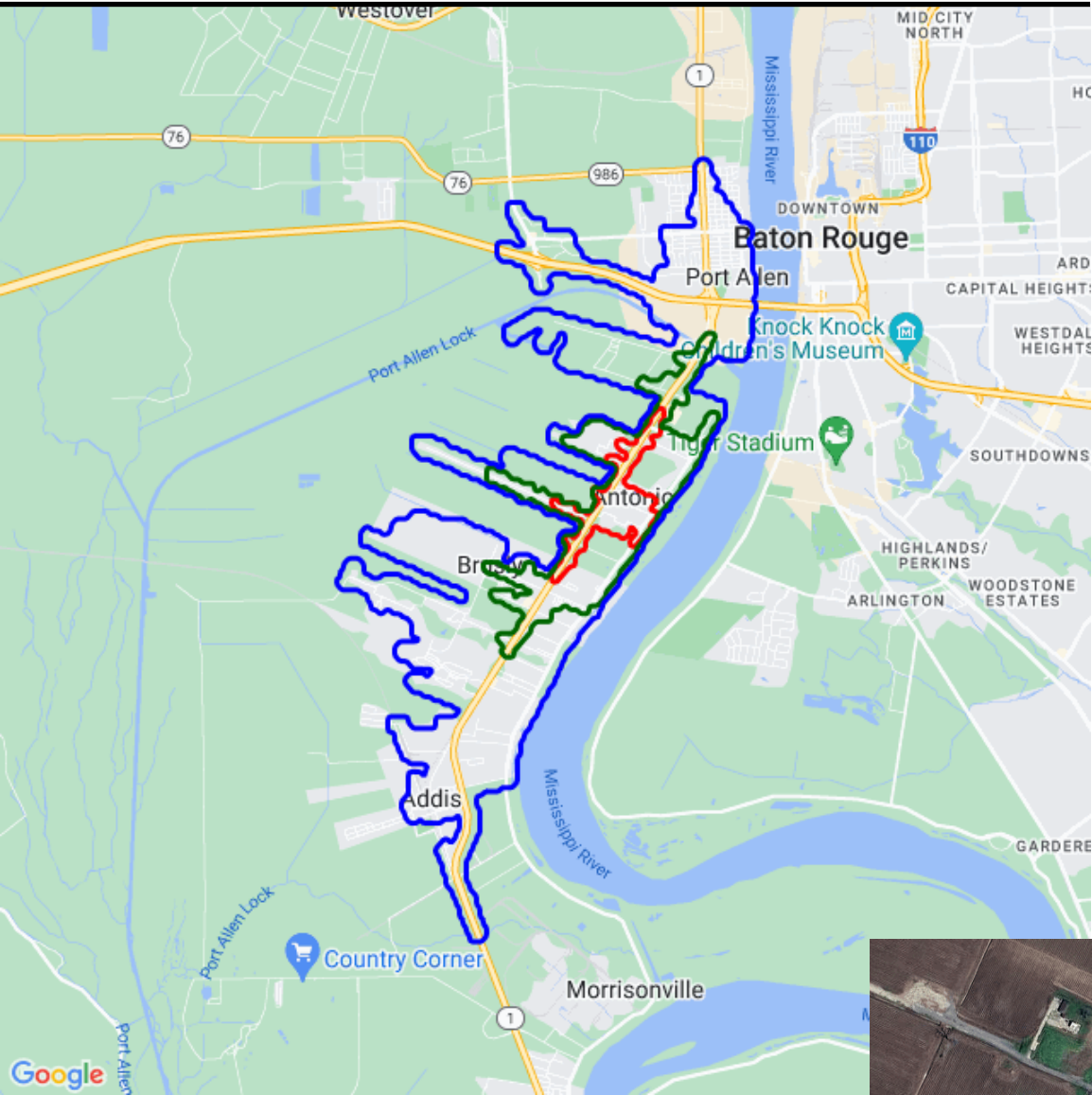


Jarreau Real Estate, LLC



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Demographic Report



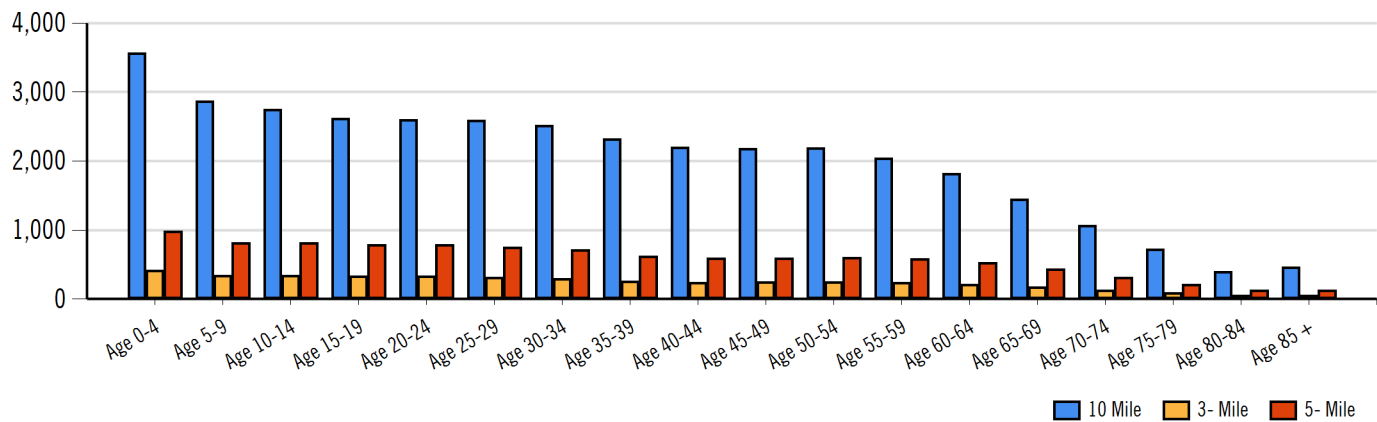
Antonio Plaza

Population

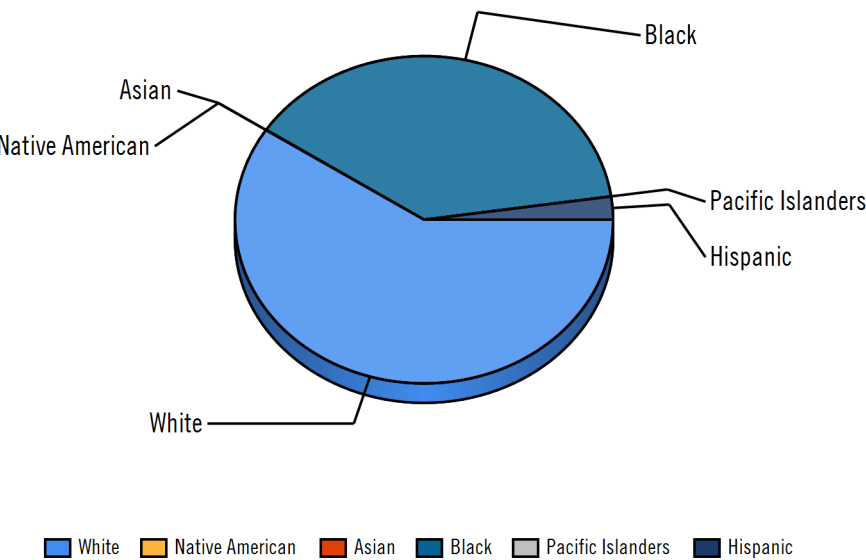
Distance	Male	Female	Total
3- Minute	2,188	2,243	4,432
5- Minute	5,190	5,320	10,510
10 Minute	17,807	18,638	36,445



Population by Distance and Age (2020)



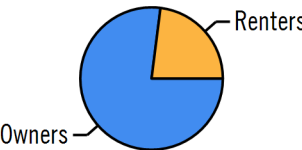
Ethnicity within 5 Minute



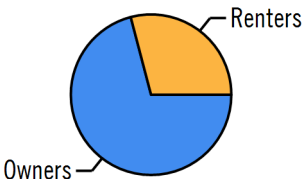
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

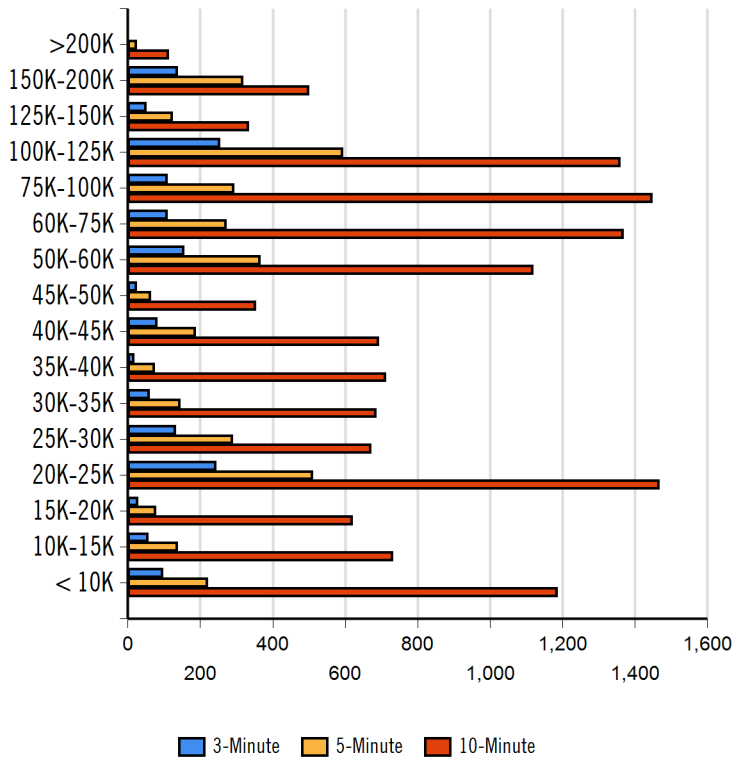
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,037	87	6.83 %
5-Minute	4,964	203	3.82 %
10-Minute	16,409	653	6.51 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	5	70	183	272	5	165	103	5	197	383	327	190	23
5-Minute	33	147	456	694	24	419	248	14	461	951	714	442	121
10-Minute	319	250	1,719	2,045	252	1,588	947	143	1,207	3,246	1,949	1,256	909

Household Income



Radius Median Household Income

10-Minute	\$47,669.00
3-Minute	\$49,093.00
5-Minute	\$60,752.75

Radius Average Household Income

10-Minute	\$57,115.80
3-Minute	\$68,149.00
5-Minute	\$71,572.00

Radius Aggregate Household Income

3-Minute	\$106,312,011.67
5-Minute	\$258,153,820.27
10-Minute	\$790,196,065.51

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,638	6,292	22,028
High School Grad	1,012	2,514	9,171
Some College	668	1,563	4,669
Associates	52	130	531
Bachelors	292	681	1,900
Masters	77	184	464
Prof. Degree	0	7	149
Doctorate	0	0	0

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	78 %	41 %	63 %
Teen's	195 %	111 %	174 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	343 %	203 %	504 %
New Homes	503 %	268 %	231 %
New Households	130 %	71 %	112 %
Military Households	22 %	11 %	8 %
Households with 4+ Cars	157 %	91 %	122 %
Public Transportation Users	25 %	13 %	12 %
Young Wealthy Households	0 %	3 %	22 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	74,554,790		178,108,624		587,710,942	
Average annual household	48,338		48,459		43,357	
Food	6,326	13.09 %	6,301	13.00 %	5,717	13.19 %
Food at home	4,127		4,116		3,831	
Cereals and bakery products	590		587		544	
Cereals and cereal products	212		210		195	
Bakery products	378		376		348	
Meats poultry fish and eggs	821		817		774	
Beef	186		185		176	
Pork	150		149		141	
Poultry	156		154		147	
Fish and seafood	135		133		125	
Eggs	68		67		64	
Dairy products	421		415		380	
Fruits and vegetables	847		843		774	
Fresh fruits	126		125		114	
Processed vegetables	161		161		152	
Sugar and other sweets	151		151		140	
Fats and oils	131		131		121	
Miscellaneous foods	767		770		720	
Nonalcoholic beverages	352		351		333	
Food away from home	2,199		2,185		1,886	
Alcoholic beverages	341		346		296	
Housing	17,427	36.05 %	17,516	36.15 %	16,106	37.15 %
Shelter	10,497		10,557		9,691	
Owned dwellings	6,251		6,313		5,504	
Mortgage interest and charges	3,183		3,204		2,742	
Property taxes	2,077		2,105		1,829	
Maintenance repairs	991		1,003		932	
Rented dwellings	3,401		3,420		3,503	
Other lodging	845		823		684	
Utilities fuels	4,088		4,141		3,908	
Natural gas	381		385		355	
Electricity	1,635		1,653		1,591	
Fuel oil	155		158		145	
Telephone services	1,272		1,293		1,211	
Water and other public services	645		651		604	
Household operations	1,179	2.44 %	1,184	2.44 %	1,040	2.40 %
Personal services	341		342		282	
Other household expenses	838		841		757	
Housekeeping supplies	597		582		538	
Laundry and cleaning supplies	163		160		151	
Other household products	346		339		308	
Postage and stationery	88		83		78	
Household furnishings	1,066		1,050		928	
Household textiles	85		79		71	
Furniture	244		231		196	
Floor coverings	30		27		23	
Major appliances	127		142		135	
Small appliances	83		85		77	
Miscellaneous	497		484		423	
Apparel and services	1,320	2.73 %	1,275	2.63 %	1,139	2.63 %
Men and boys	253		248		212	
Men 16 and over	213		209		177	
Boys 2 to 15	40		38		35	
Women and girls	483		464		422	

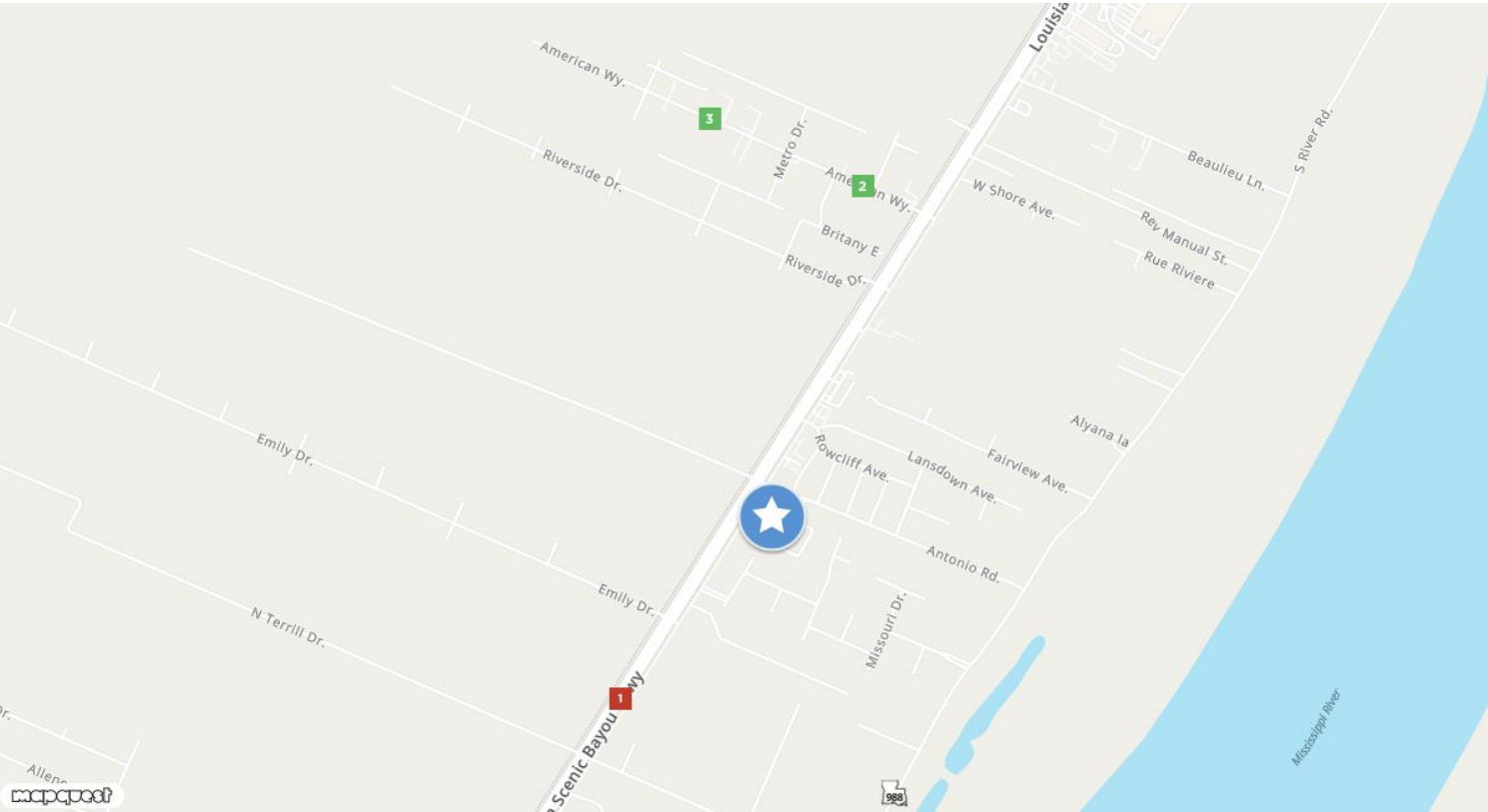
Jarreau Real Estate, LLC		P O Box 77130 Baton Rouge, LA 70879 225-753-3573	
Women 16 and over	411	390	351
Girls 2 to 15	72	74	71
Children under 2	86	87	84

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	74,554,790		178,108,624		587,710,942	
Average annual household	48,338		48,459		43,357	
Transportation	6,654	13.77 %	6,701	13.83 %	5,975	13.78 %
Vehicle purchases	1,599		1,578		1,322	
Cars and trucks new	836		807		661	
Cars and trucks used	729		729		624	
Gasoline and motor oil	2,104		2,131		1,975	
Other vehicle expenses	2,449		2,520		2,286	
Vehicle finance charges	166		174		155	
Maintenance and repairs	883		876		786	
Vehicle insurance	1,076		1,153		1,072	
Vehicle rental leases	324		316		272	
Public transportation	502		471		391	
Health care	3,755	7.77 %	3,793	7.83 %	3,432	7.92 %
Health insurance	2,437		2,477		2,279	
Medical services	802		806		695	
Drugs	395		387		347	
Medical supplies	121		122		109	
Entertainment	2,898	6.00 %	2,895	5.97 %	2,549	5.88 %
Fees and admissions	555		542		436	
Television radios	1,003		1,028		966	
Pets toys	1,078		1,057		920	
Personal care products	642		630		559	
Reading	57		54		47	
Education	1,222		1,171		986	
Tobacco products	400		399		398	
Miscellaneous	745	1.54 %	765	1.58 %	696	1.61 %
Cash contributions	1,159		1,278		1,192	
Personal insurance	5,392		5,329		4,259	
Life and other personal insurance	161		167		144	
Pensions and Social Security	5,231		5,162		4,115	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,530	1,370	19.47 %	308	1,165	1,177	353	207
5-Minute	2020	3,625	3,227	46.61 %	713	2,778	2,838	787	446
10-Minute	2020	13,147	11,699	175.94 %	3,086	9,465	9,447	3,700	1,375
3-Minute	2023	1,613	1,370	29.60 %	325	1,228	1,228	385	167
5-Minute	2023	3,821	3,227	69.83 %	752	2,929	2,962	860	351
10-Minute	2023	13,874	11,699	274.91 %	3,259	9,988	9,891	3,983	1,107

Traffic Counts



	1	American Way	2	American Way	3
Emily Dr		Woodland Park Dr		Liberty Dr	
Year: 2022	41,647	Year: 2022	2,245	Year: 2010	3,264
Year: 2021	38,922	Year: 2021	2,157	Year: 2007	3,068
Year: 2020	35,939	Year: 2020	1,995	Year: 2004	2,925