



LOCATION DESCRIPTION

Medical Offices @ The Waters is ideally situated at 1600 Bauerle Road in Hammond, Louisiana, less than one mile from the I-12 interchange. This prime location places it within one of Tangipahoa Parish's most active and rapidly developing commercial corridors. The site offers direct access to Hammond Square Mall, home to over 50 national retailers and restaurants, and is surrounded by a variety of complementary uses, including medical offices, professional services, retail, dining, and hospitality.

Positioned near key destinations, including North Oaks Health System, North Cypress Fitness Center, and The Waters @ Hammond Apartments, the property benefits from strong daytime traffic and a growing residential population. With convenient access to major highways and thoroughfares, the site is well-positioned to serve the greater Hammond area, as well as neighboring communities throughout southeast Louisiana.

PROPERTY HIGHLIGHTS

- **New Construction** | ±13,272 SF Office Building
- **Multiple Suites** or **Entire Building** Available
- **Adjacent** to Offices @ The Waters Development
- **MX-N Zoning** Allows Medical, Dental, and Office Uses

JUSTIN LANGLOIS, CCIM

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PROPERTY DESCRIPTION

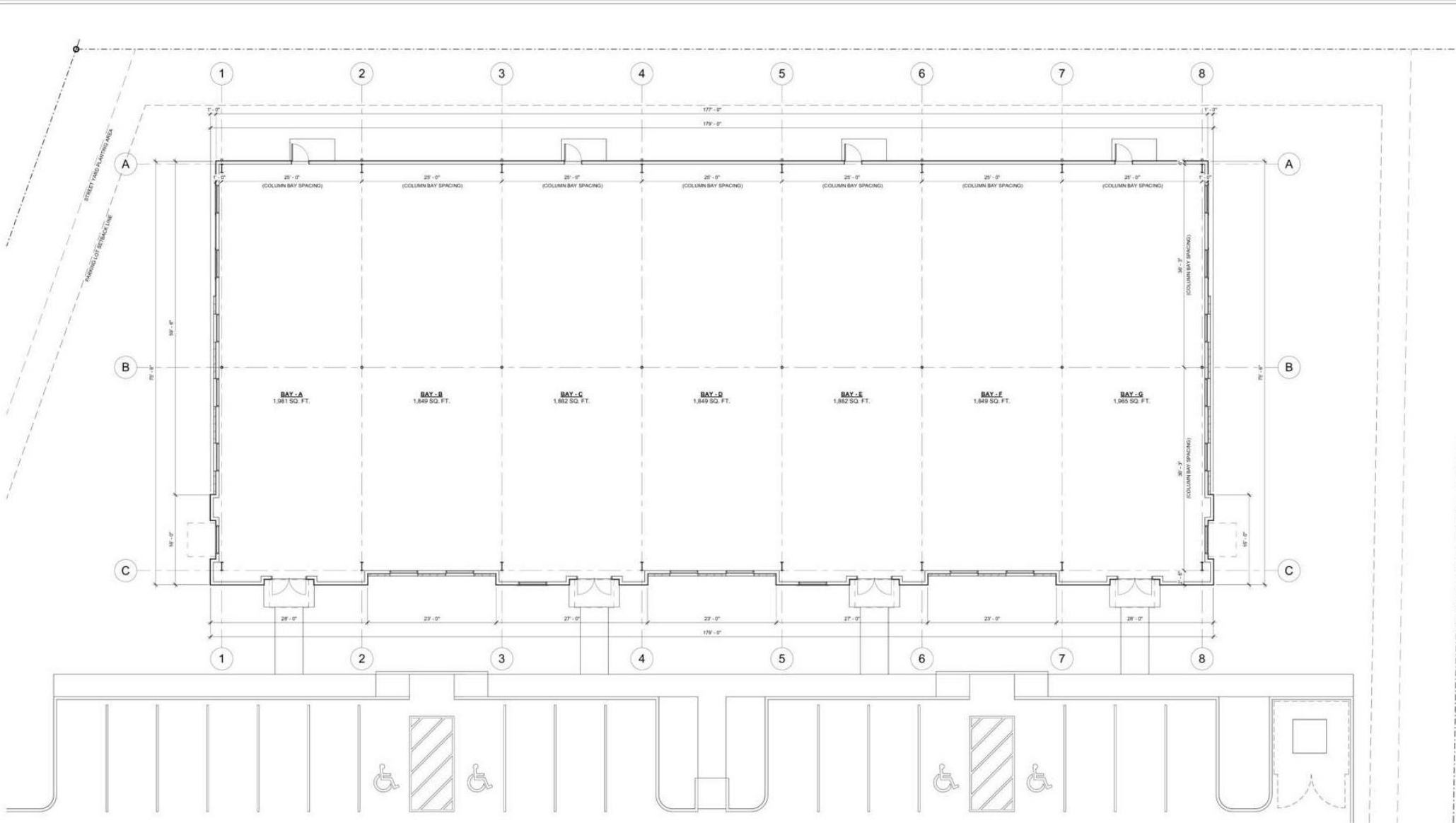
Medical Offices @ The Waters is a ±13,272 SF proposed medical and professional office development located at 1700 Bauerle Road in Hammond, LA. Designed as a single-story structure, the building offers **flexible leasing** or **purchase opportunities** and is divisible into **multiple suites starting at ±1,849 SF**. With **74 surface parking spaces** and modern design features, this development is ideal for healthcare, dental, or professional office users seeking immediate visibility and access in a fast-growing corridor near I-12.

OFFERING SUMMARY

Sale Price:	\$85.00 / SF
Lease Rate:	\$22.00 SF/yr (NNN)
NNN Rate:	\$3.50 SF/yr
Number of Units:	7
Lot Size:	±1.797 Acres
Available SF Total:	1,800 - 13,272 SF

BEEZIE LANDRY

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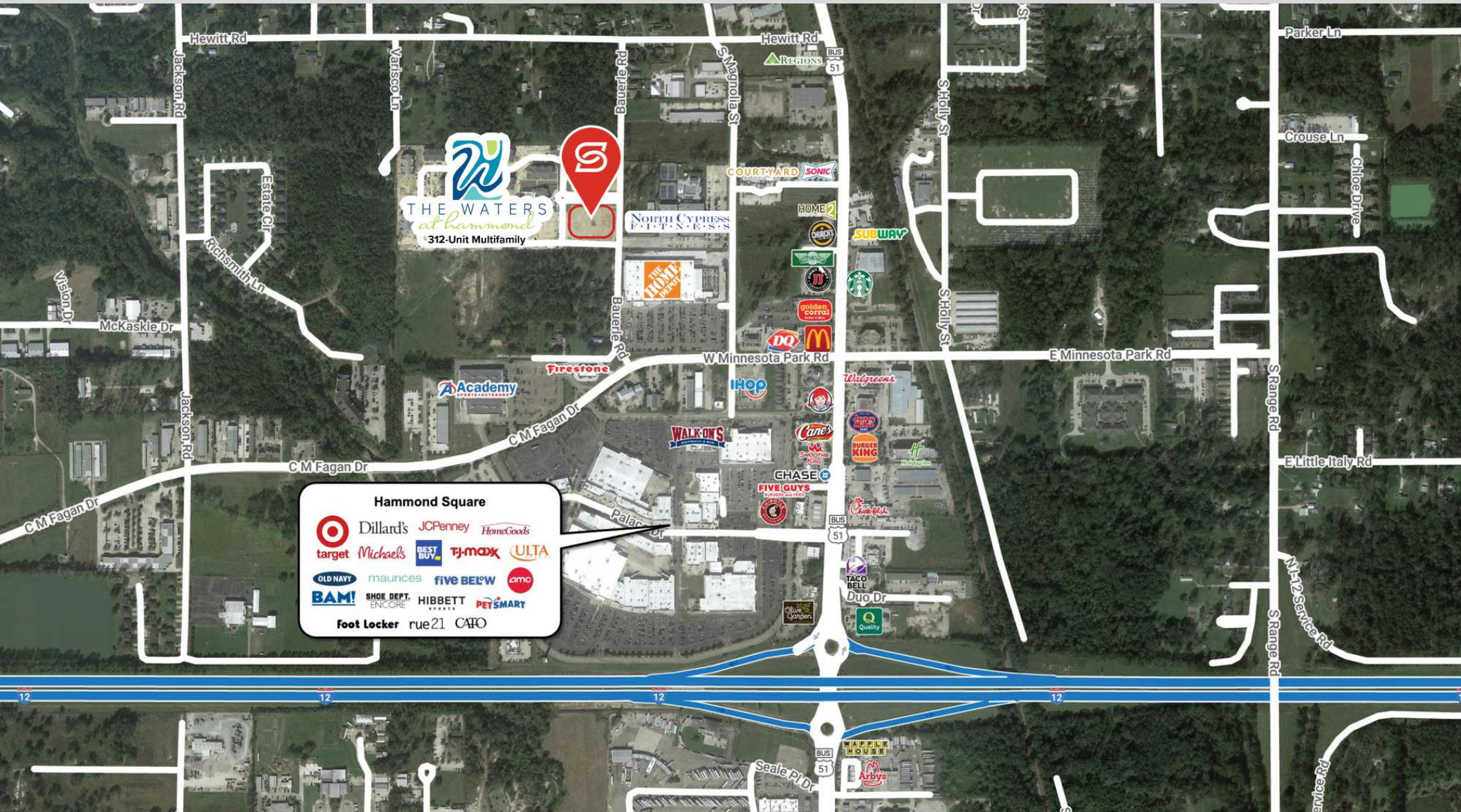
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Hammond Square

Target
 Dillard's
 JCPenney
 HomeGoods

Michaels
 BEST BUY
 TJ-MAXX
 ULTA

OLD NAVY
 maurices
 FIVE BELOW
 amc

BAM!
 SHOE DEPT. ENCORE
 HIBBETT
 PETSMART

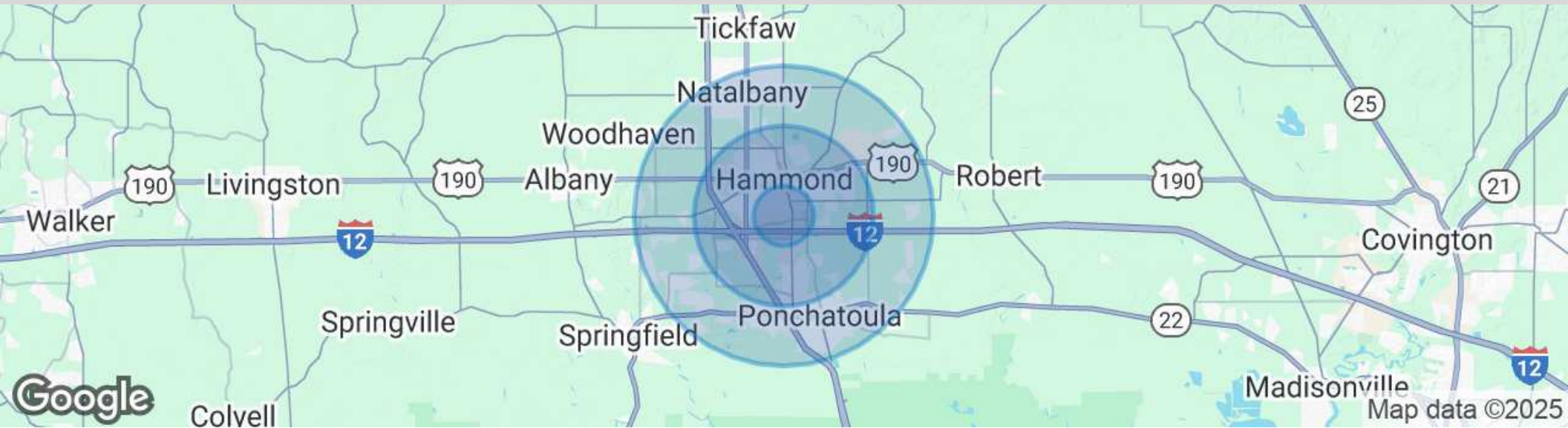
Foot Locker
 rue21
 CAFO

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,357	34,066	66,677
Average Age	40	37	38
Average Age (Male)	37	36	37
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,723	13,179	26,136
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$57,199	\$67,107	\$72,334
Average House Value	\$229,235	\$238,065	\$249,493

Demographics data derived from AlphaMap