

South Baton Rouge Medical Office

163 Burgin Ave Baton Rouge, LA 70808

PROPERTY SUMMARY



Property Description

4,017 SF freestanding medical office located on Burgin Ave, near the intersection of Highland Rd and Lee Dr. The office consists of a large reception / waiting area, 4 exam rooms, 7 additional offices, nurse station, kitchen, and 2 restrooms. .25 acre site with 10 exclusive parking spaces. Additional parking available. Large green space / courtyard.

Property Highlights

- 4,017 SF Freestanding Medical Office Currently Configured for a Dermatology Clinic
- Prime Location Near Highland Rd and Lee Dr
- Recently Remodeled with High-End Interior Buildout

Offering Summary

Sale Price:	\$975,000
Building Size:	4,017 SF
Land Size	.25 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,920	26,825	63,866
Total Population	10,485	66,513	147,928
Average HH Income	\$81,989	\$89,306	\$89,657

Tigue Bonneval

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Bryant Butler

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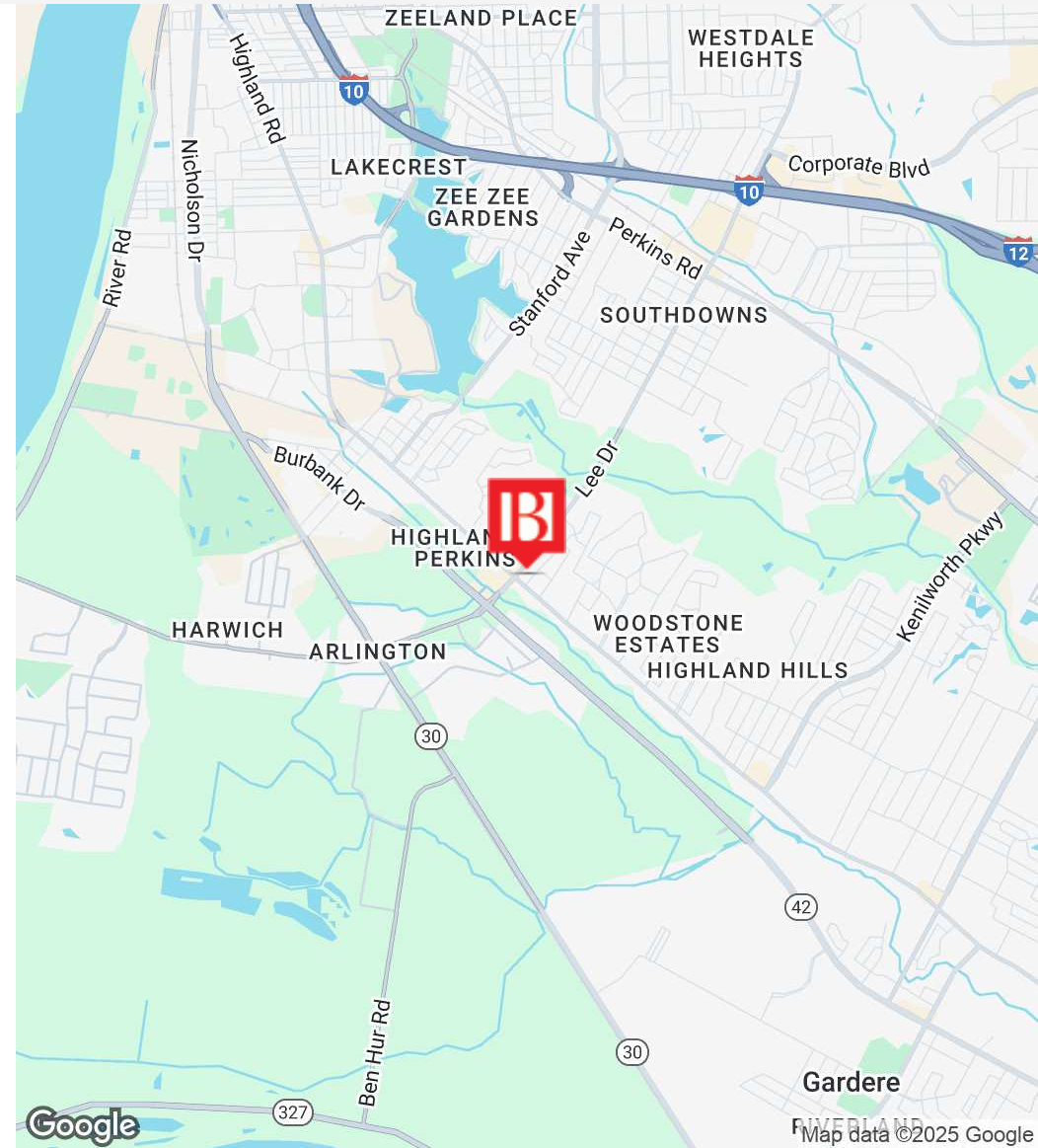
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LOCATION MAP



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FLOOR PLAN



ESTIMATED AREAS

GLA FLOOR 1: 3943 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 3943 sq. ft, total area 3943 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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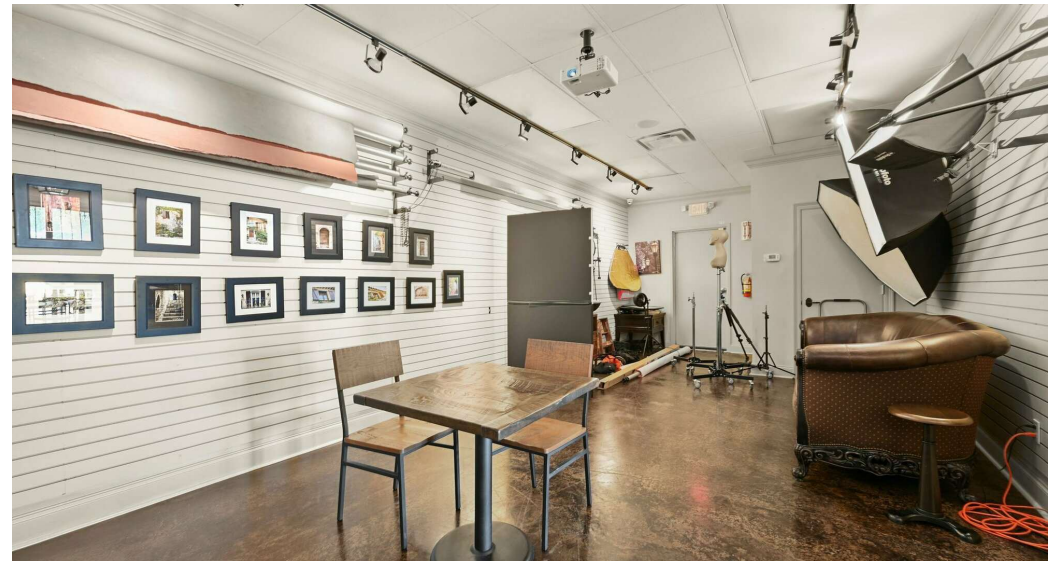
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ADDITIONAL PHOTOS



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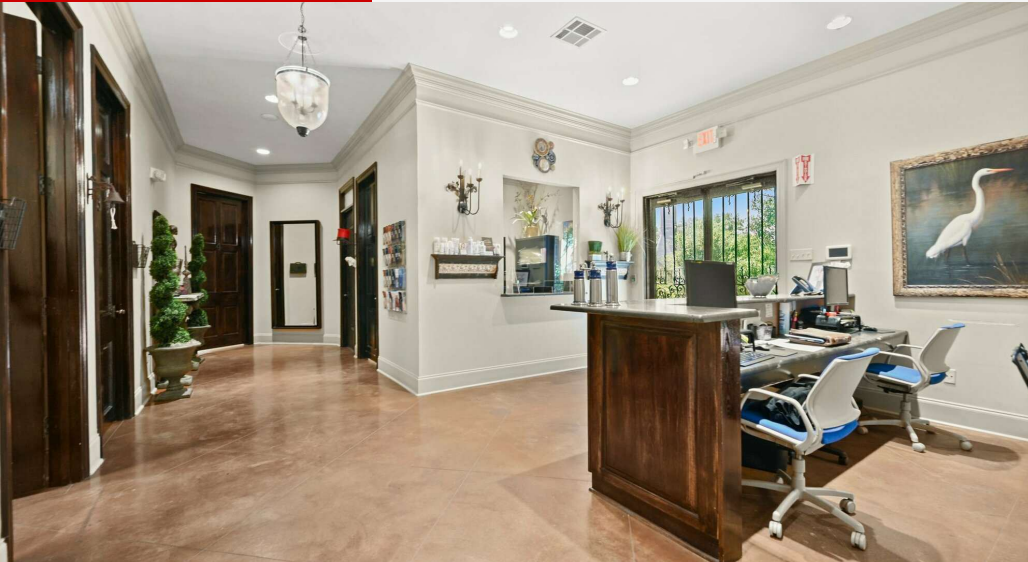
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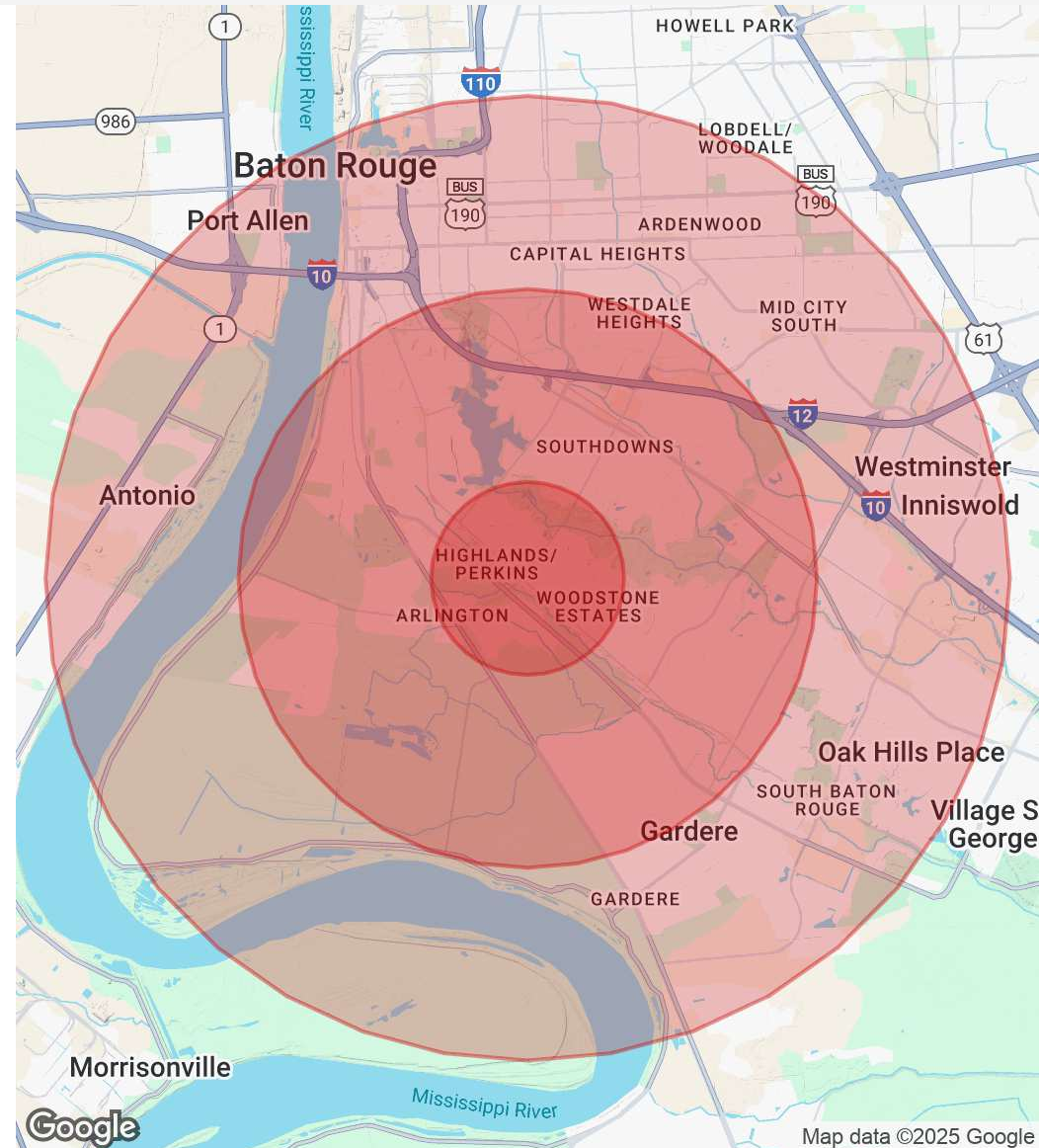
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	10,485	66,513	147,928
Average Age	34	34	37
Average Age (Male)	34	34	37
Average Age (Female)	35	34	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,920	26,825	63,866
# Of Persons Per HH	2.1	2.5	2.3
Average HH Income	\$81,989	\$89,306	\$89,657
Average House Value	\$454,965	\$426,987	\$388,290

Demographics data derived from AlphaMap



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