

FOR SALE



INCOME PRODUCING OFFICE BUILDING

5423 GALERIA DRIVE · BATON ROUGE, LA 70816

Highlights

Purchase Price:	\$299,000
Building SF:	3,008
Lot Size:	0.30 Acres



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Louisiana

Property Description

Income Producing Multi-Tenant Office Building | Baton Rouge, LA

Prime investment income-producing office building located in the Sherwood Forest area of Baton Rouge. The property includes 11 individual office suites, with 100% occupancy, generating strong in-place cash flow and upside potential upon full occupancy.

The building is ideally situated in a quiet, professional setting with easy access to Sherwood Forest Blvd and just 5 minutes from I-10, offering convenience and visibility for tenants and their clientele.

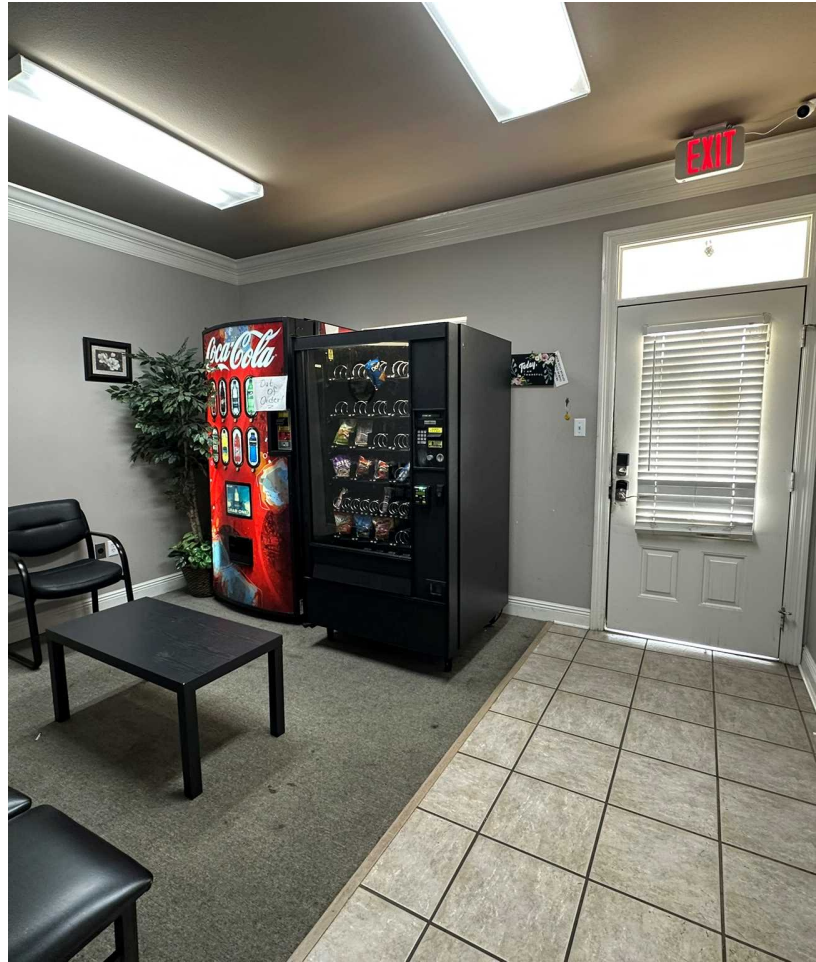
Highlights

- 11 total suites with 100% occupancy
- Current Gross Monthly Income: \$4,475
- Average Annual Expenses: \$19,000
- Stable tenant mix with potential for rent increases
- Ample on-site parking



PROPERTY PHOTOS

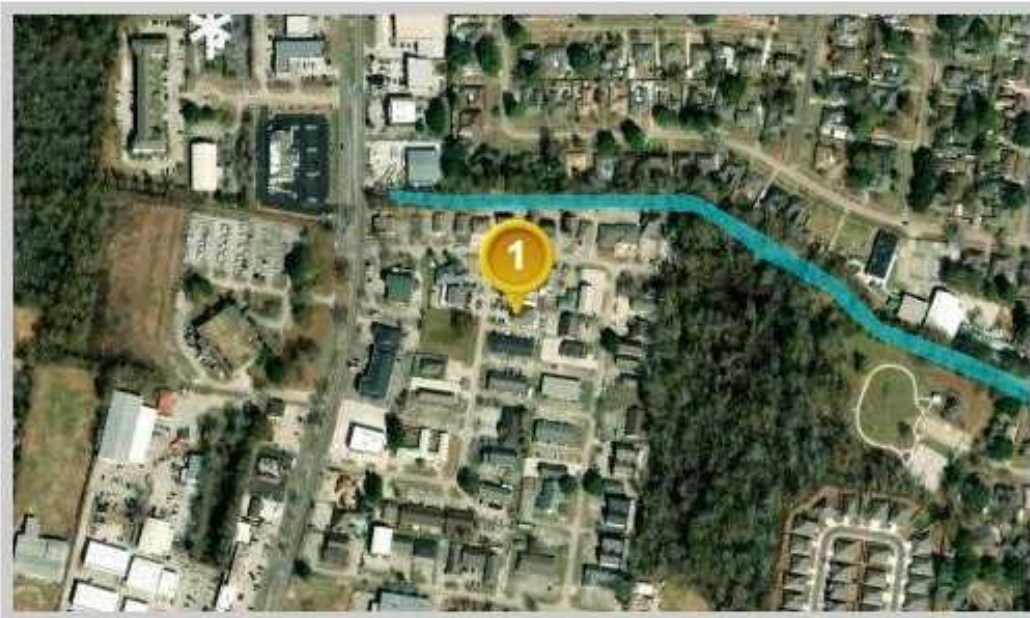
5423 GALERIA DRIVE





Louisiana Flood Map

5423 Galeria Dr. Baton Rouge,
Laa



Visible Layers

Effective FIRM
Imagery

Point Coordinates

Point #	Lat., Long.
1	30.4053, -91.0498

Flood information in this table is from the: **Effective FIRM**

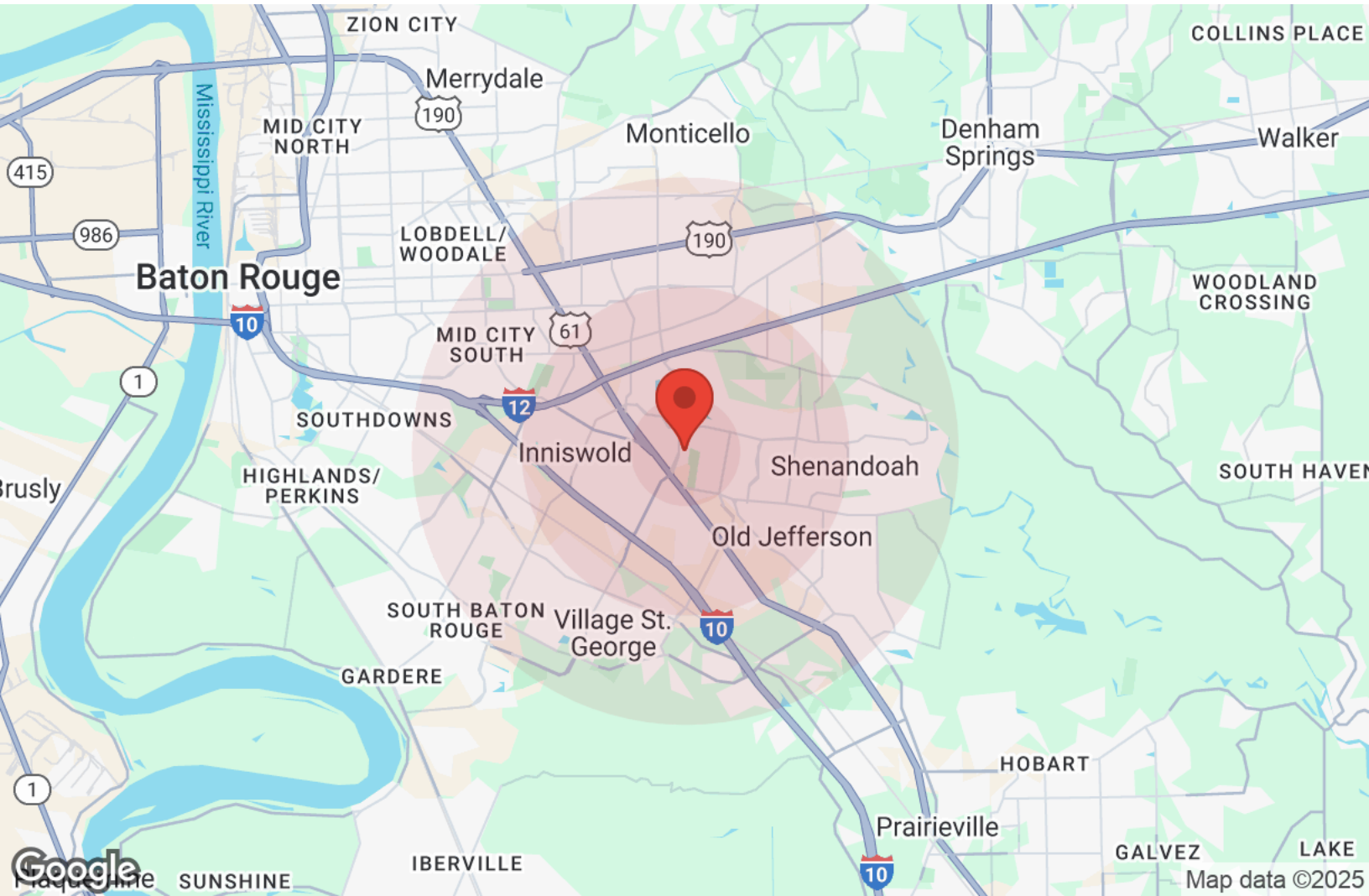
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	42.5	N/A

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,626	35,899	82,608
Female	6,211	39,226	89,612
Total Population	11,837	75,125	172,220

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,348	14,454	32,338
Ages 15-24	1,717	10,601	24,503
Ages 25-54	4,554	28,697	64,122
Ages 55-64	1,167	7,701	18,708
Ages 65+	2,053	13,673	32,550

Race	1 Mile	3 Miles	5 Miles
White	5,400	36,007	83,113
Black	4,030	26,421	60,466
Am In/AK Nat	6	53	155
Hawaiian	1	15	17
Hispanic	1,452	6,814	15,431
Asian	754	4,508	10,144
Multi-Racial	181	1,247	2,738
Other	12	68	138

Income	1 Mile	3 Miles	5 Miles
Median	\$70,667	\$77,291	\$79,300
< \$15,000	356	2,569	5,915
\$15,000-\$24,999	119	1,439	3,624
\$25,000-\$34,999	414	2,317	5,130
\$35,000-\$49,999	770	3,991	8,301
\$50,000-\$74,999	1,122	5,326	11,032
\$75,000-\$99,999	676	4,537	9,925
\$100,000-\$149,999	797	5,679	11,767
\$150,000-\$199,999	460	2,941	6,257
> \$200,000	471	3,317	9,467

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,918	36,982	82,477
Occupied	5,185	32,115	71,417
Owner Occupied	2,478	17,735	42,996
Renter Occupied	2,707	14,380	28,421
Vacant	733	4,866	11,060

KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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