

## For Sale/Lease

### Property Description

Professional office condo available for sale in Forest Park Office Plaza. The property is conveniently located near the corner of Millerville Road and S. Harrell's Ferry Road. Approximately one mile South of I-12. Perfect for an owner occupant.

The office suite has four (4) offices, reception/waiting area, restroom, kitchenette and storage/phone closet. The property includes Class-A finishes throughout and this professional business park provides ample parking.

### Property Highlights

- Excellent Condition
- Move-In Ready / Ample Parking
- Convenient Access to I-12
- Ideal for Professional Office User

### Available SF

- 1,054 SF

### Building Size

- 1,054 SF

### Sale Price

- \$144,398

### Lease Rate

- \$1,300 per month



**Foster Murphy**

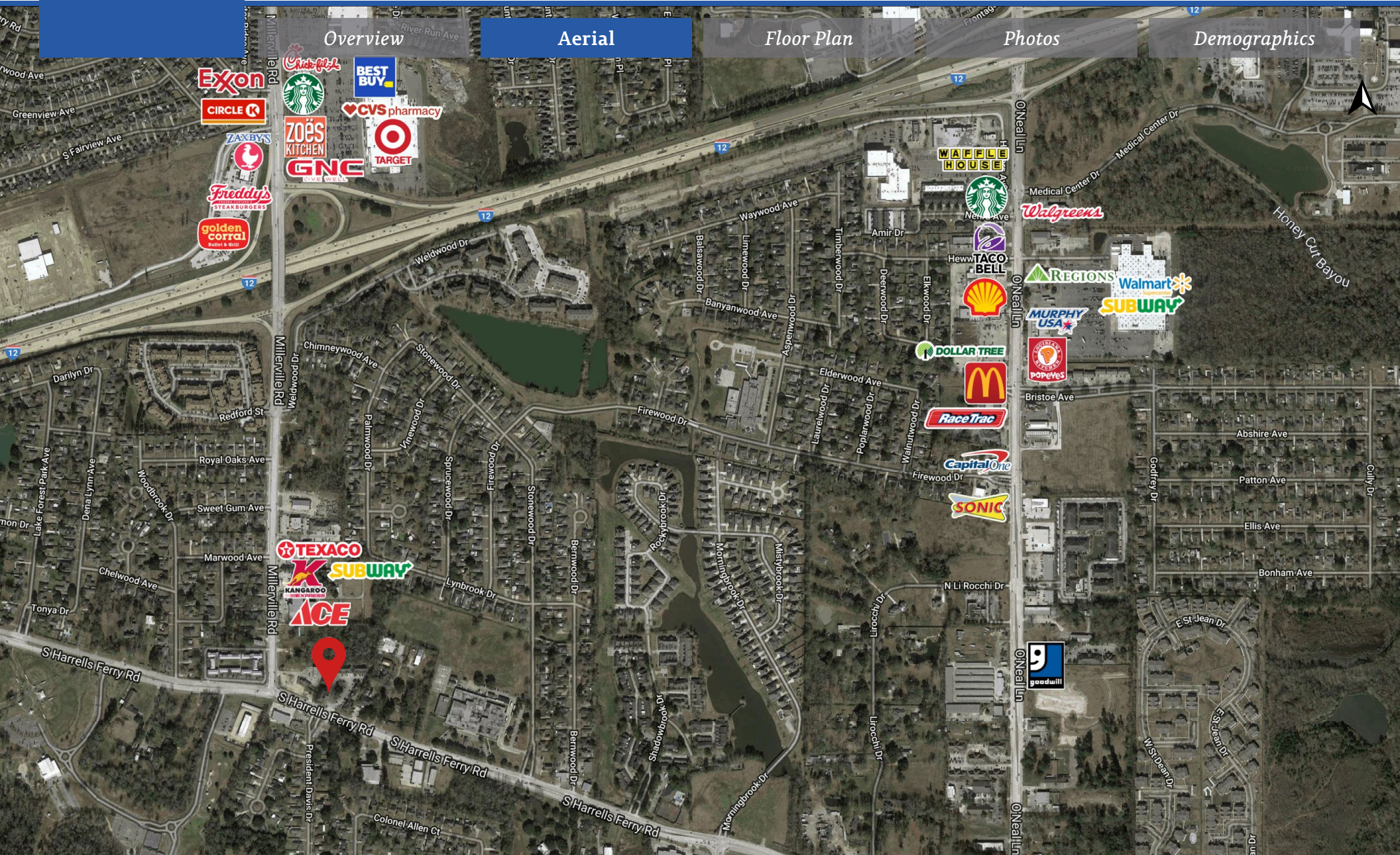
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# Forest Park Office Plaza- Suite 1C

14635 S. Harrell's Ferry Road, Baton Rouge, LA



Overview

Aerial

Floor Plan

Photos

Demographics

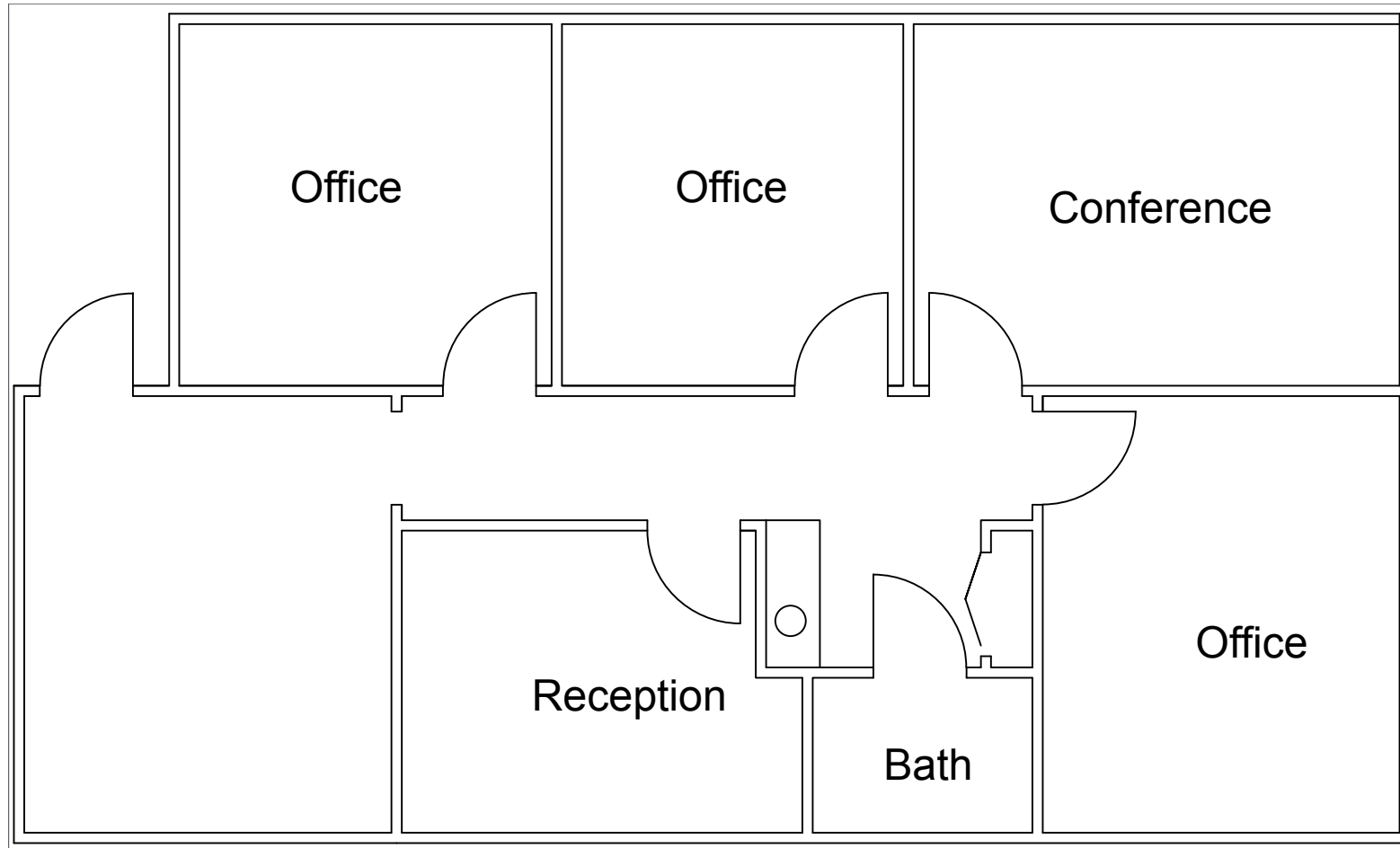
*Overview*

*Aerial*

**Floor Plan**

*Photos*

*Demographics*



*Overview*

*Aerial*

*Floor Plan*

**Photos**

*Demographics*



Overview

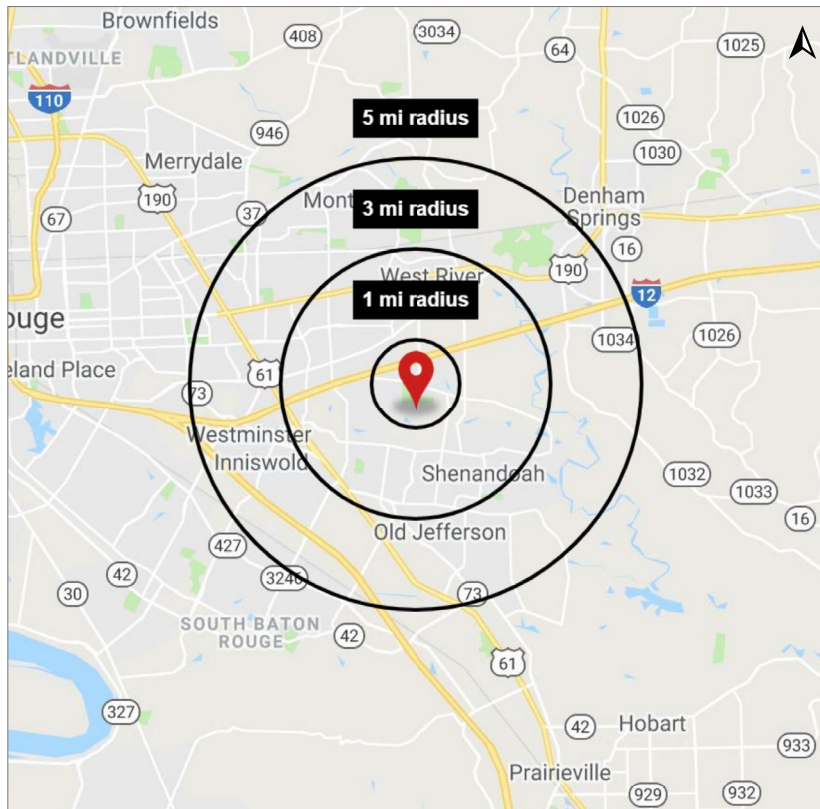
Aerial

Floor Plan

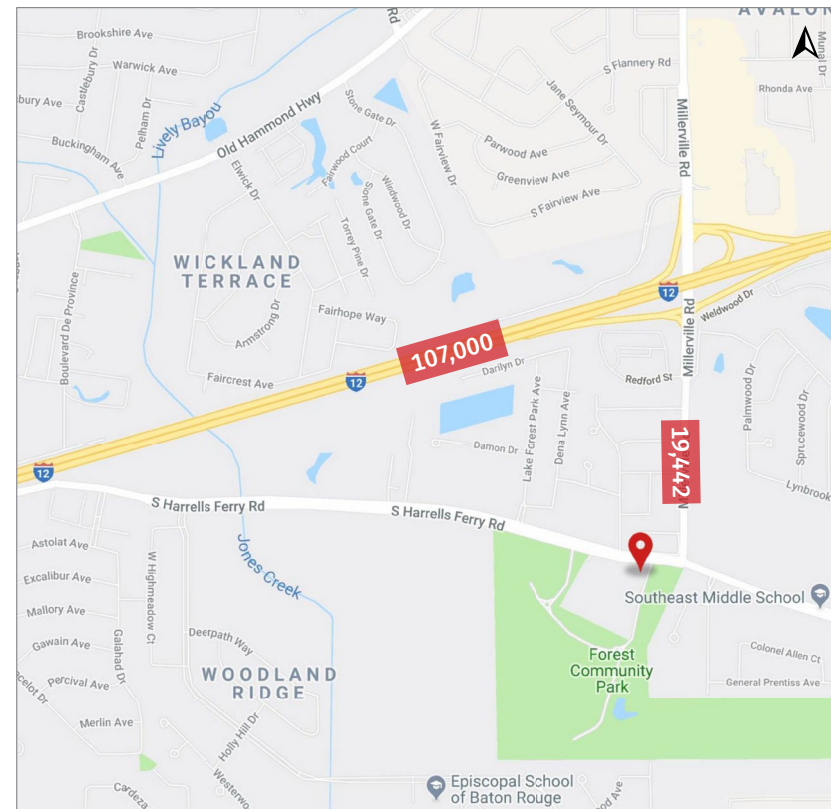
Photos

Demographics

### Demographic Map



### Traffic Counts (ADT 2018)



2019 Demographics	1 mi.	3 mi.	5 mi.
Population	6,532	77,580	147,364
Avg. HH Income	\$81,233	\$78,541	\$79,447