

PROPERTY SUMMARY



Property Description

10,695 SF fully conditioned office warehouse on 3.08 acres.
 Asking \$1,349,000.
 Property is being listed below March 2021 appraisal price.
 Building consists of 2,413 SF office and 8,282 SF warehouse

Property Highlights

- High Visibility Site
- 200' Frontage
- 30,054 average daily traffic count.
- M1 Zoning
- Easy access to I-10 via Siegen or Industriplex or I-12 via Airline Hwy.

Offering Summary

Sale Price:	\$1,349,000
Lot Size:	3.08 Acres
Building Size:	10,695 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,348	24,945	60,952
Total Population	5,805	59,465	147,328
Average HH Income	\$84,083	\$81,025	\$83,091

Burden Edmonds

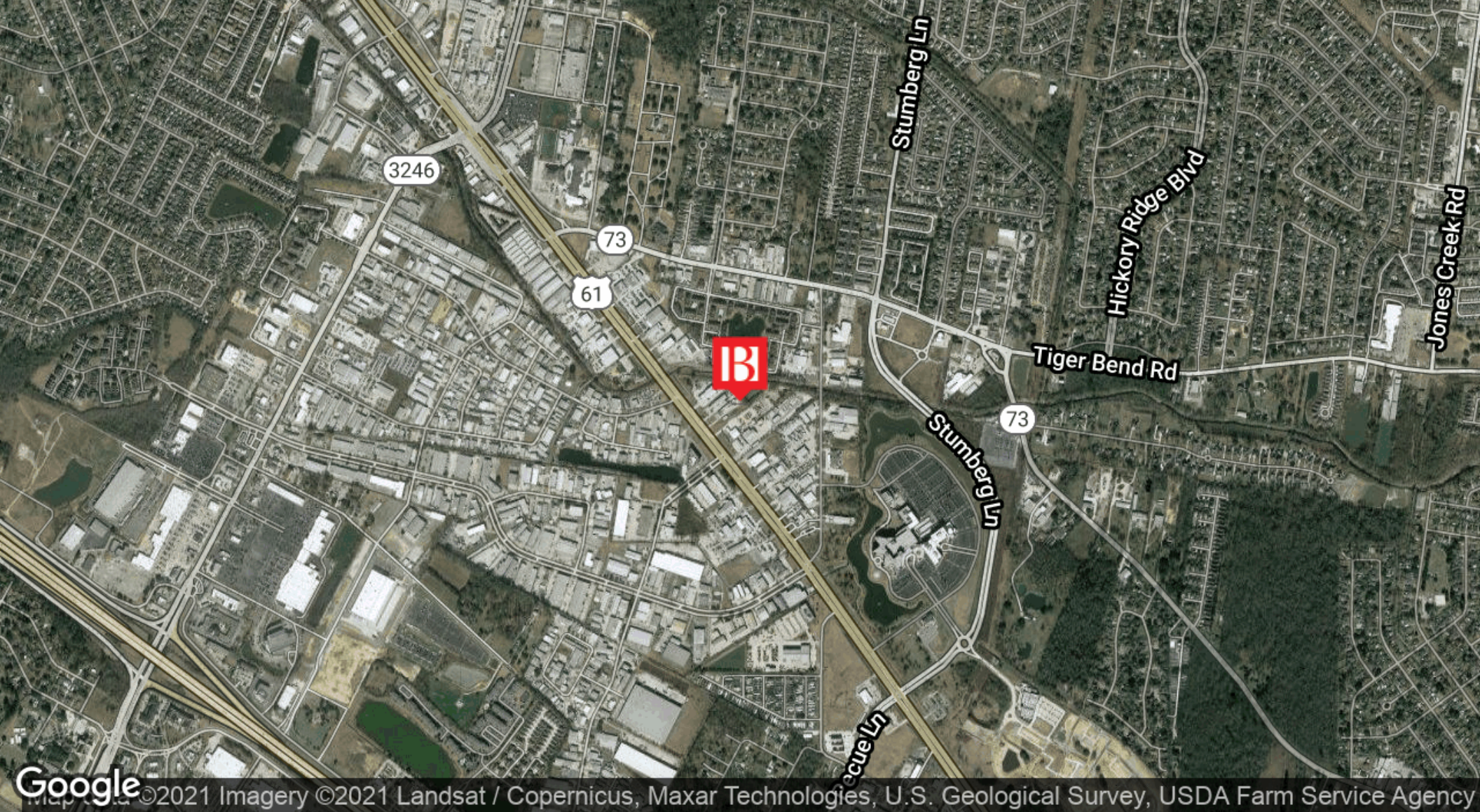
225.931.9222
 bedmonds@beaubox.com

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12139 Airline Hwy
12139 Airline Hwy Baton Rouge, LA 70817

LOCATION MAP



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ADDITIONAL PHOTOS



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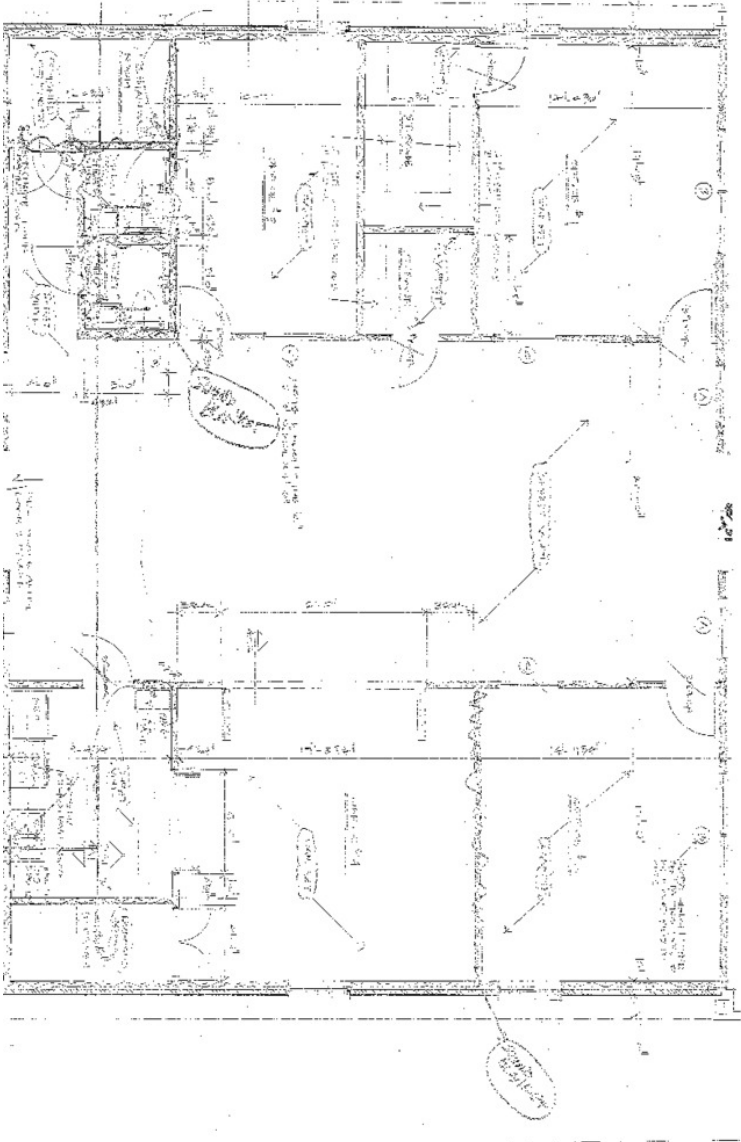
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FLOOR PLANS



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DEMOGRAPHICS MAP & REPORT

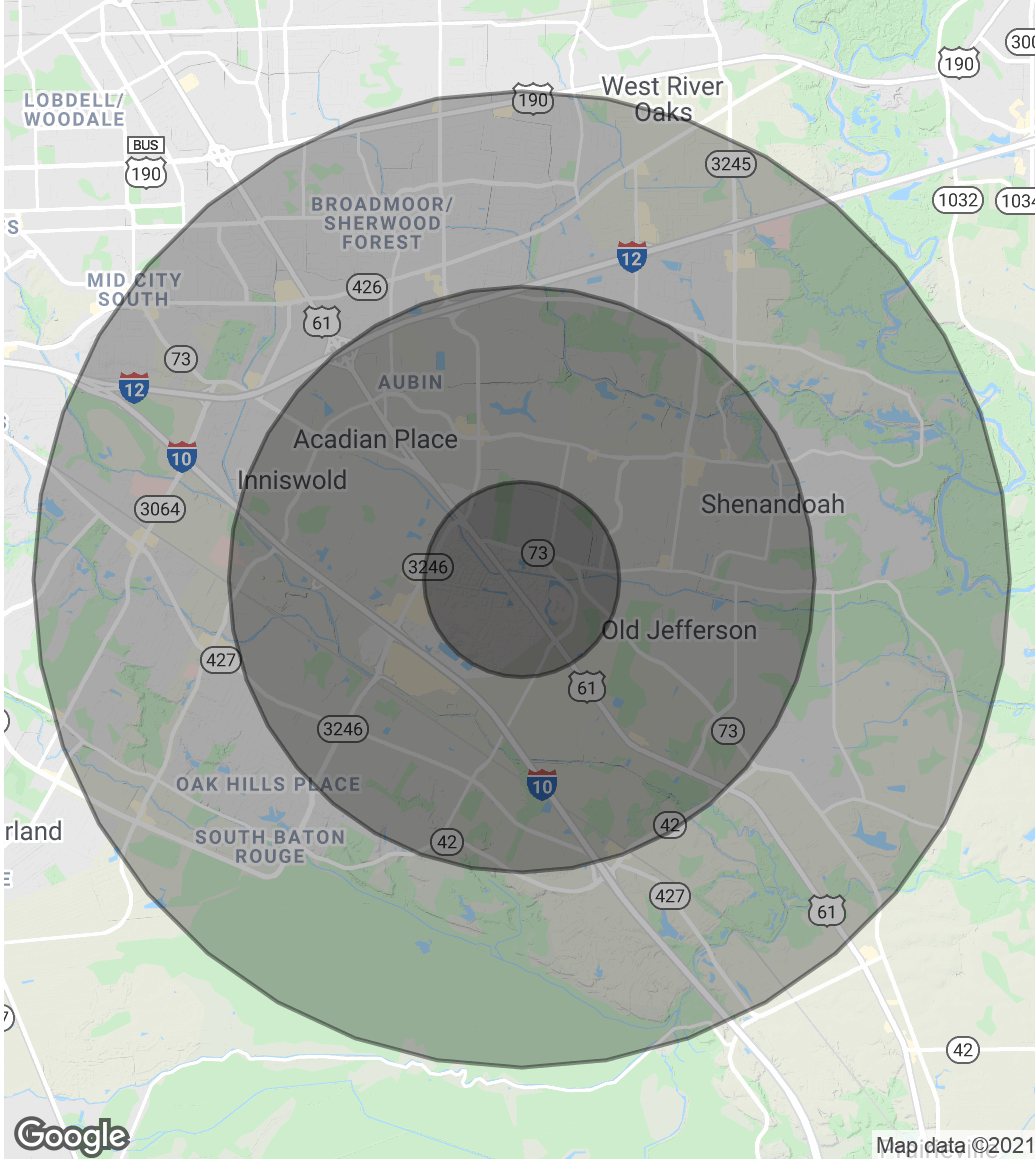
Population

	1 Mile	3 Miles	5 Miles
Total Population	5,805	59,465	147,328
Average Age	37.9	36.7	37.0
Average Age (Male)	36.8	35.5	34.8
Average Age (Female)	38.6	37.8	39.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,348	24,945	60,952
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$84,083	\$81,025	\$83,091
Average House Value	\$258,176	\$244,089	\$254,745

** Demographic data derived from 2010 US Census*



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