

NEW PRICE: MEDICAL CONDO UNIT ON E. AIRPORT



OFFERING SUMMARY

Sale Price:	\$339,888 \$97.00/SF
Lot Size:	0.86 Acres
Building Size:	3,504 SF
Renovated:	2008
Zoning:	B1
Price / SF:	\$97.00

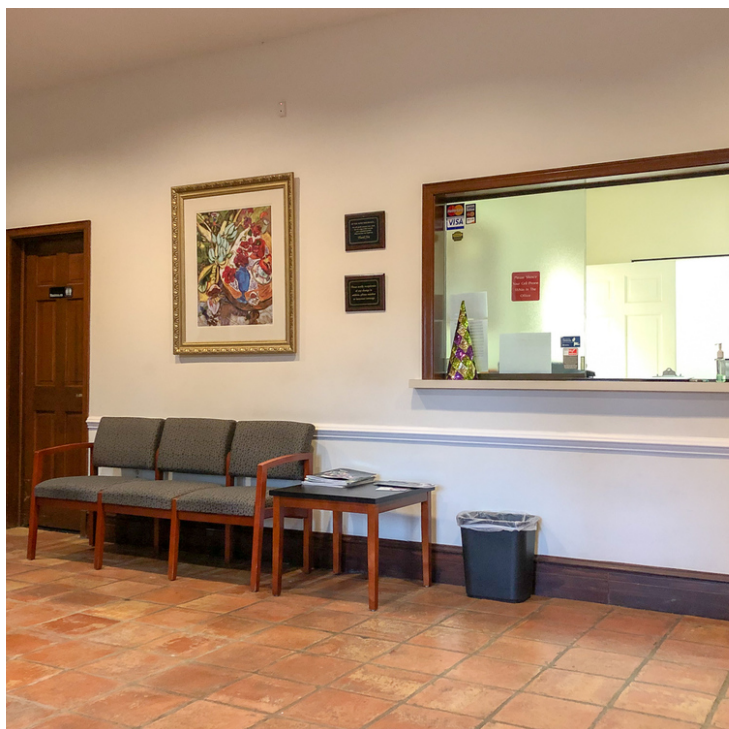
PROPERTY OVERVIEW

This Medical Office Suite is centrally located near Independence Park and close to the large interchange of Florida Blvd and Airline Hwy. The 3,504 SF suite is set up for medical use and has a large parking lot with plenty of spaces for employees and patients. The unit is located in the rear of the building and features a large Doctor's suite along with 3 exam rooms and 3 additional offices. Surrounded by other medical suites and offices this property would be a fantastic choice for a Doctor looking to start or relocate their practice.

PROPERTY HIGHLIGHTS

- Set up for Medical use
- Large parking lot
- Centrally located near Independence Park
- Features large Doctor's Suite

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640 Main St, Suite A, Baton Rouge, LA 70801

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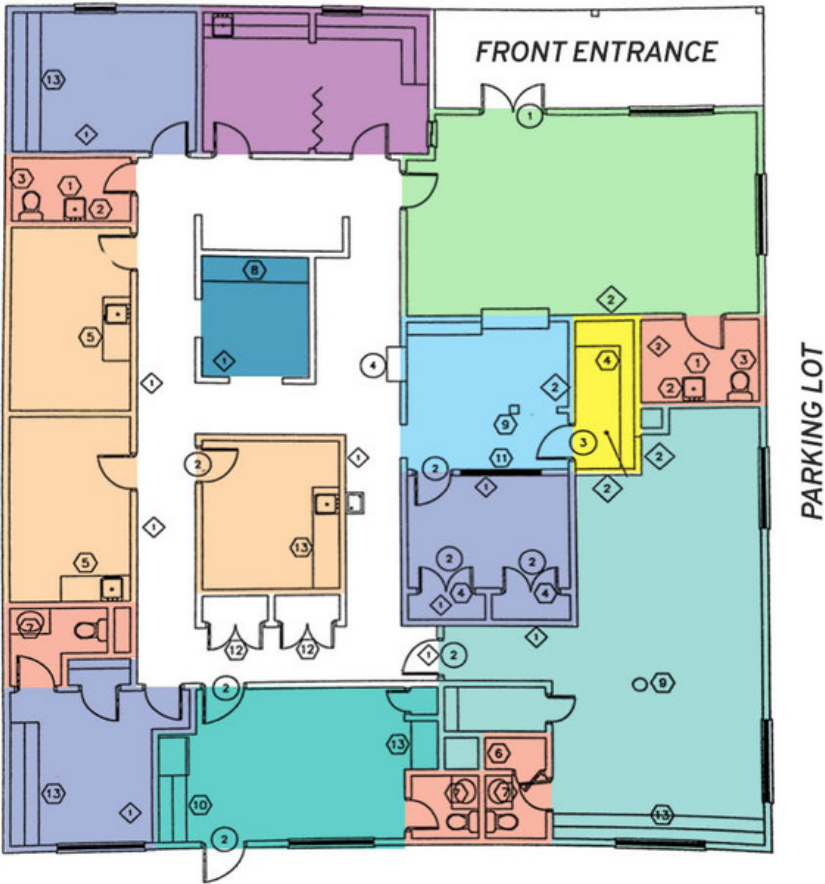
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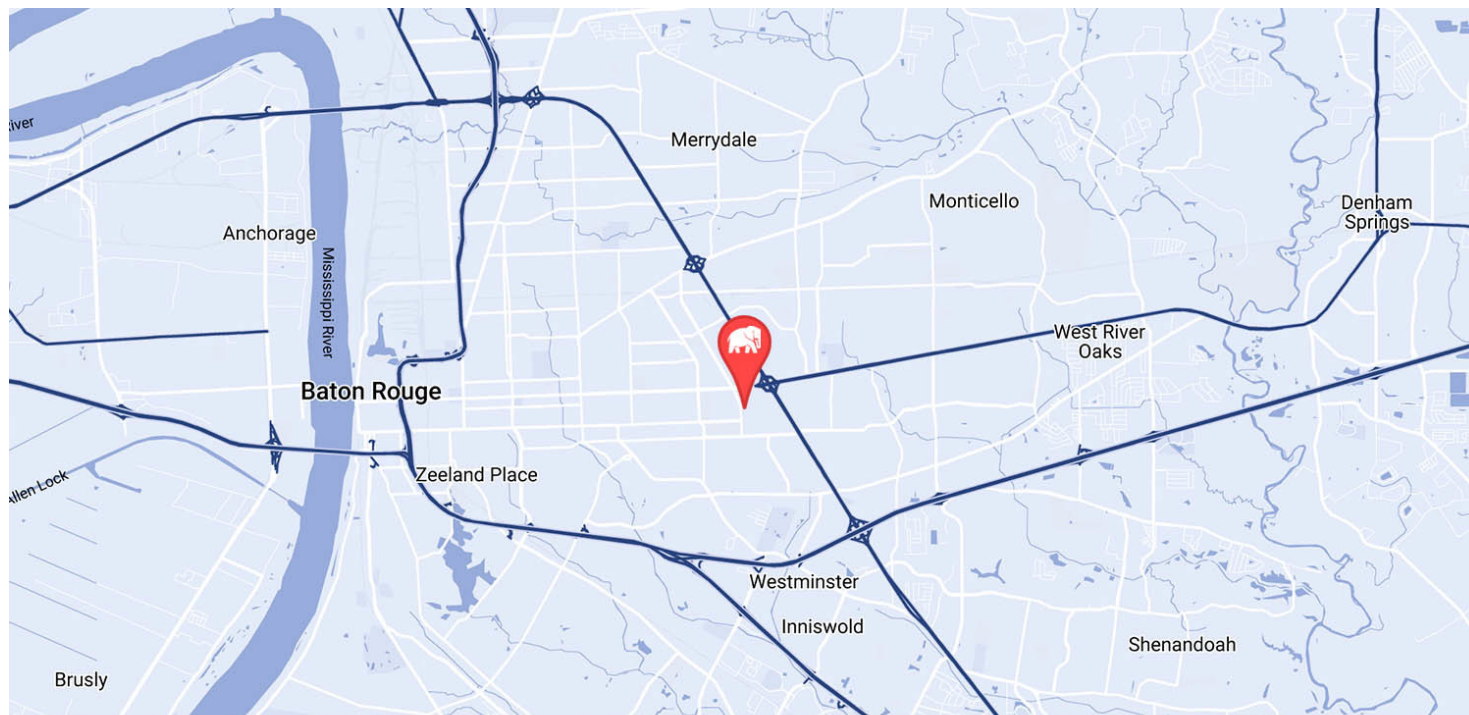
UNIT 4 - 3,504 SF

- LOBBY
- RECEPTION
- NURSE'S STATION
- DOCTOR'S PREP
- EXAM ROOM
- OFFICE
- DOCTOR'S SUITE
- KITCHENETTE/BREAK
- RESTROOM
- FILE ROOM

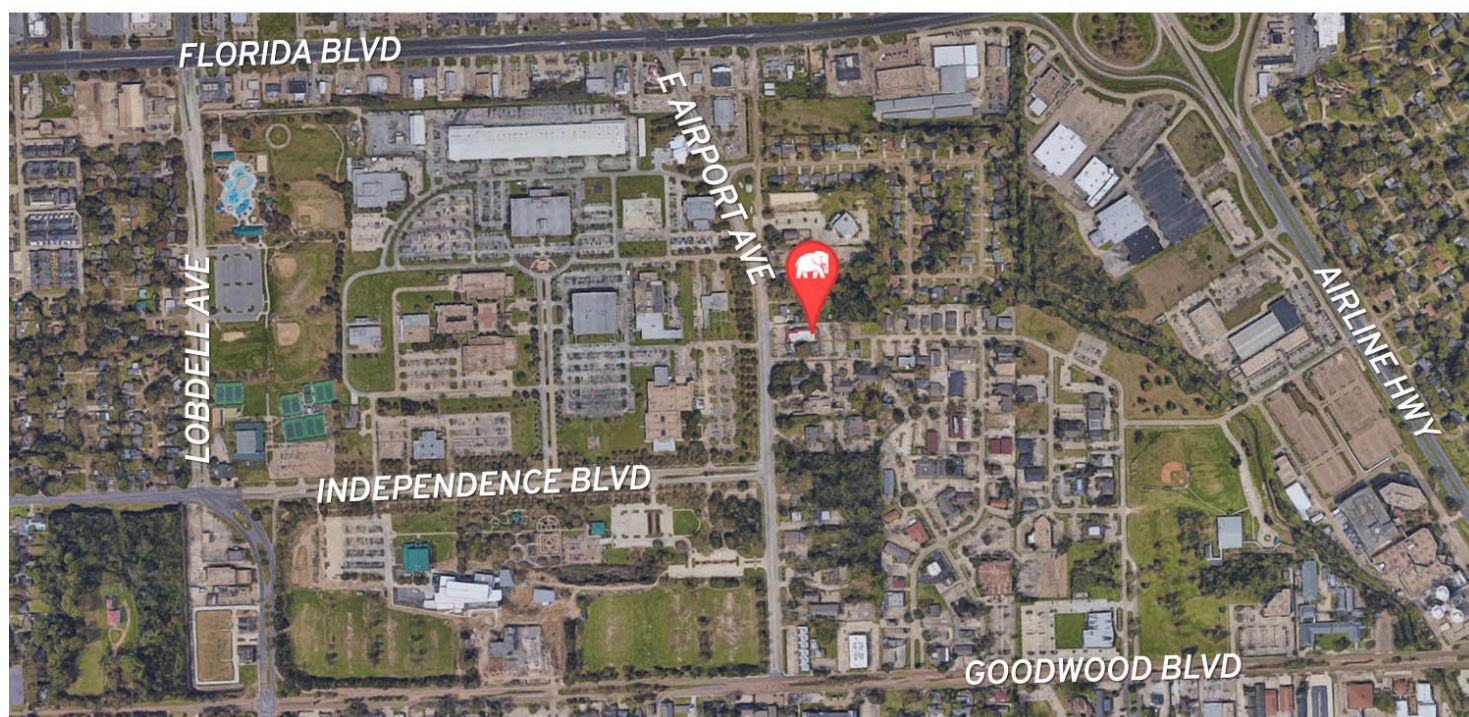


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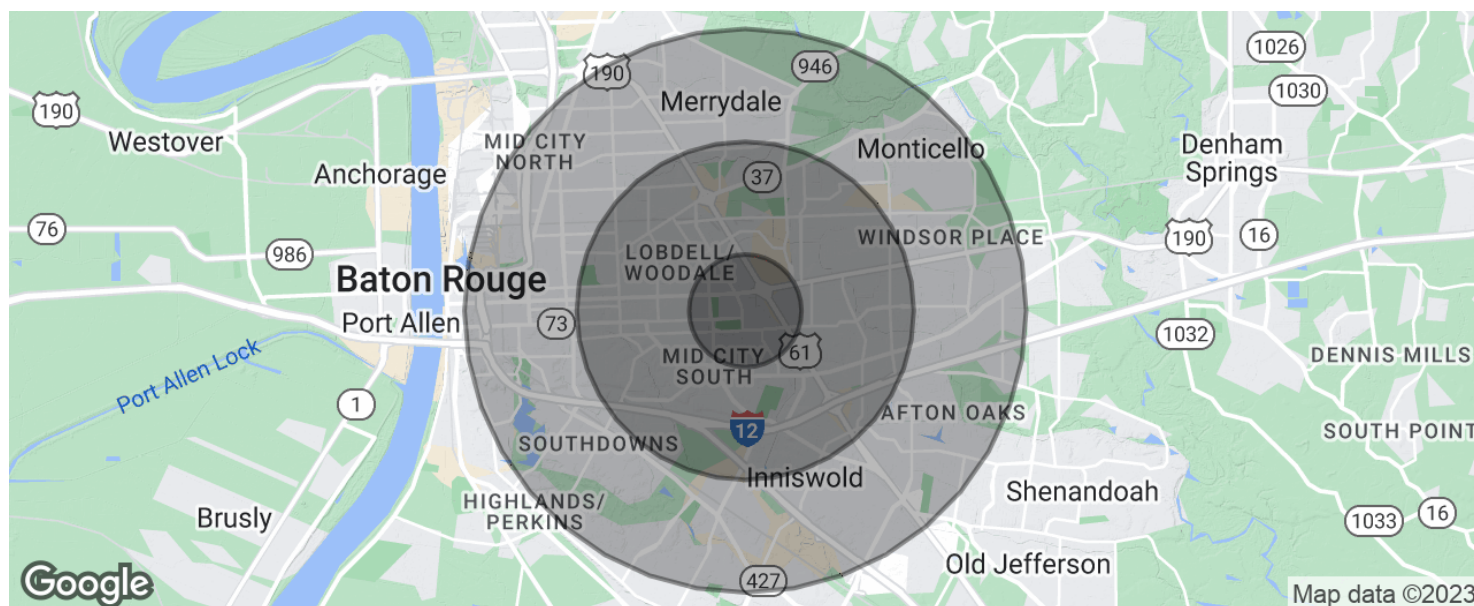


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,985	72,230	218,102
Median age	38.5	35.9	34.4
Median age (Male)	34.8	32.6	31.7
Median age (Female)	43.1	38.5	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,975	30,473	87,423
# of persons per HH	2.3	2.4	2.5
Average HH income	\$66,853	\$63,558	\$62,375
Average house value	\$206,198	\$249,751	\$225,643

* Demographic data derived from 2020 ACS - US Census

