



# HIGHLY VISIBLE JEFFERSON HWY OFFICE WITH MULTIPLE OPPORTUNITIES

9766 JEFFERSON HWY BATON ROUGE, LA 70809



## OFFERED: FOR SALE

# SALE PRICE: \$450,000 (\$93.75/SF)

## ±4,800 SF | 4 UNITS | 0.20 ACRE LOT

- Highly visible from Jefferson Hwy – ±17,800 daily traffic
- ±0.1 Mile from Bluebonnet Blvd intersection – ±39,033 VPD
- 3 HVAC units recently replaced
- Opportunity for rental income or a full renovation

### CONTACT:

FABIAN EDWARDS, JD/DCL  
985.974.8301

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- This property enjoys high visibility from Jefferson Hwy, which has a daily traffic count of  $\pm 17,033$ . The property is also located just  $\pm 0.1$  mile east of the intersection at Jefferson Hwy and Bluebonnet Blvd which has a daily traffic count of  $\pm 39,033$ .
- This property consists of 4 total units.
- The properties configuration allows for the opportunity of use for rental income or a full renovation of the vacant suites.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	9766 Jefferson Hwy
City, State, Zip	Baton Rouge, LA 70809
County	East Baton Rouge Parish
Market	LA - Baton Rouge
Cross-Streets	Jefferson Hwy / Rue De Belle Maison
Subdivision	Inniswold Estates
Lot	Z-1-A-2-A
Township	7S
Range	1E
Section	70
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Jefferson Hwy (Hwy 73)
Nearest Airport	Baton Rouge Metropolitan Airport

## PROPERTY INFORMATION

Property Type	Office
Zoning	C1
APN #	736848
Corner Property	Yes
Traffic Count	±17,800

## BUILDING INFORMATION

Building Size	±4,800 SF
Tenancy	Multiple
Total # Of Units	4
# Of Floors	2
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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# AERIAL PHOTOS

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# INTERIOR PHOTOS

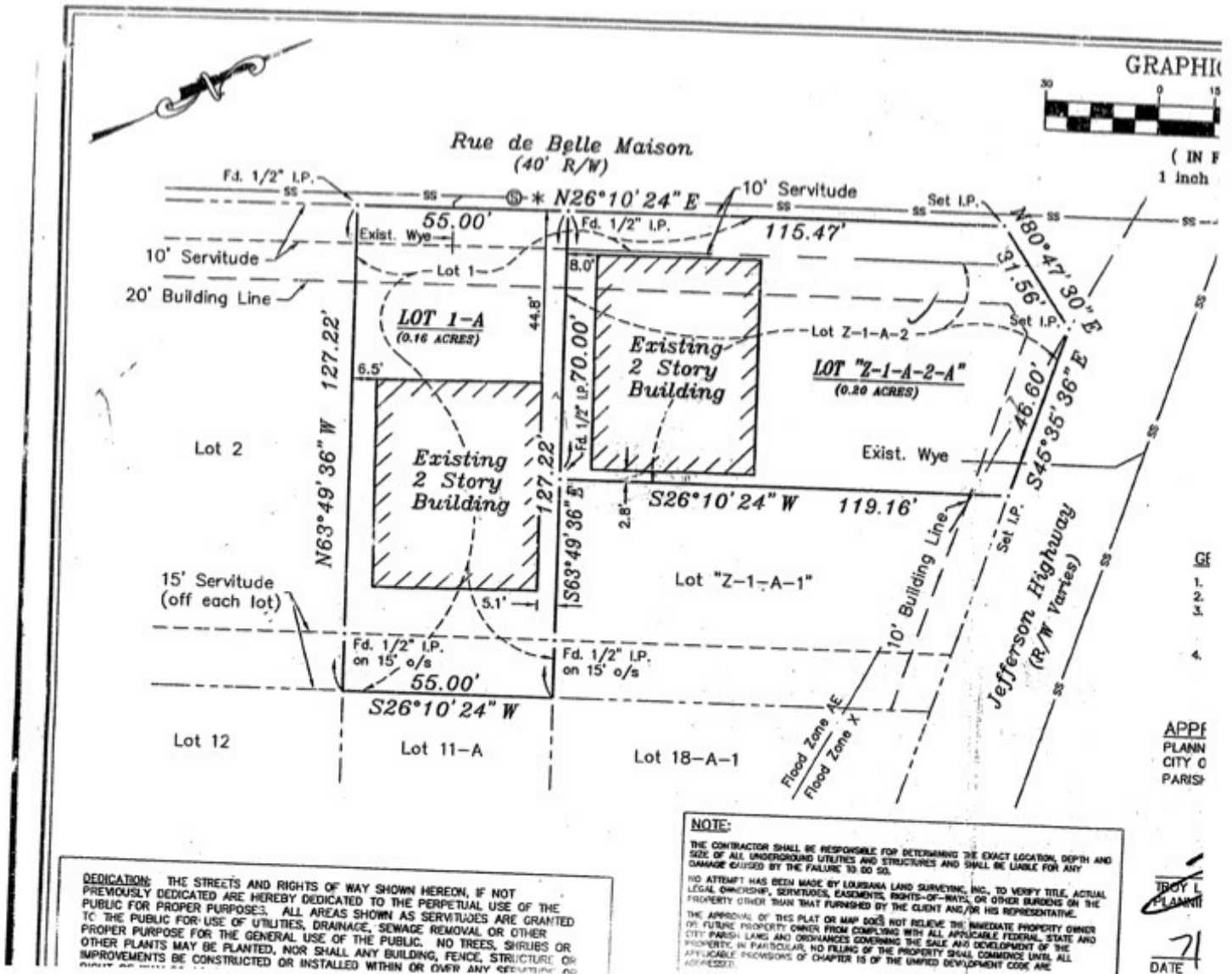
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# SITE PLAN



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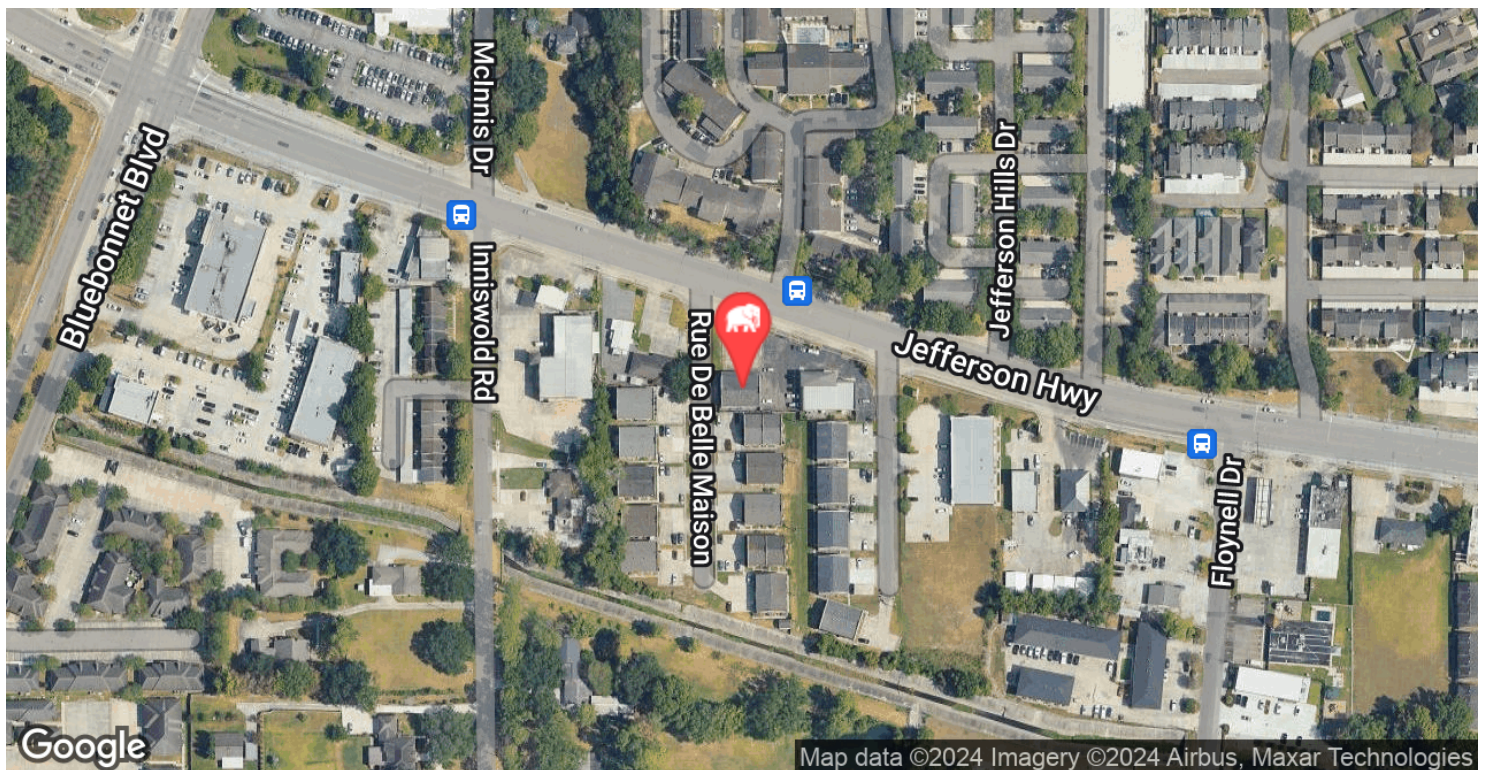
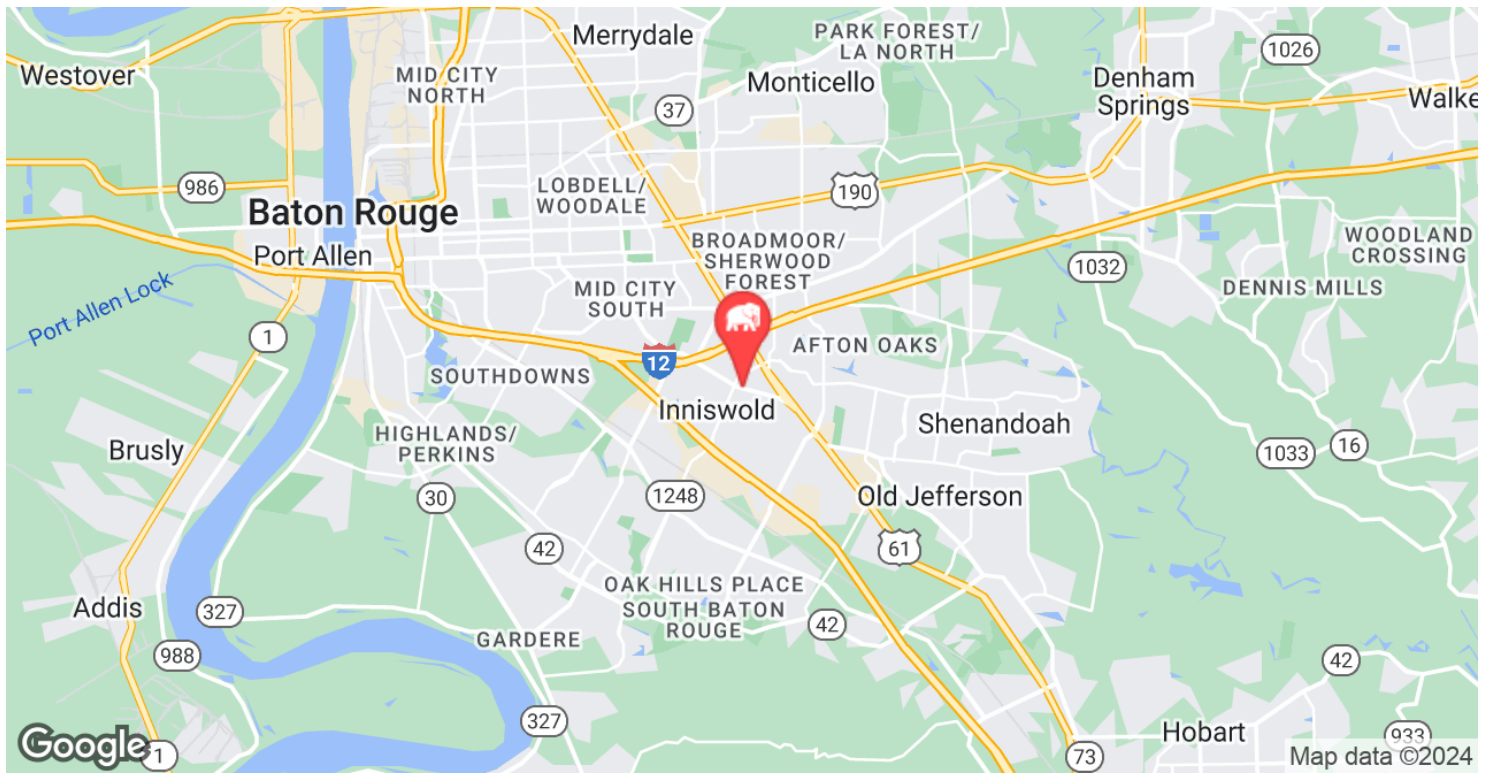
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# LOCATION MAP

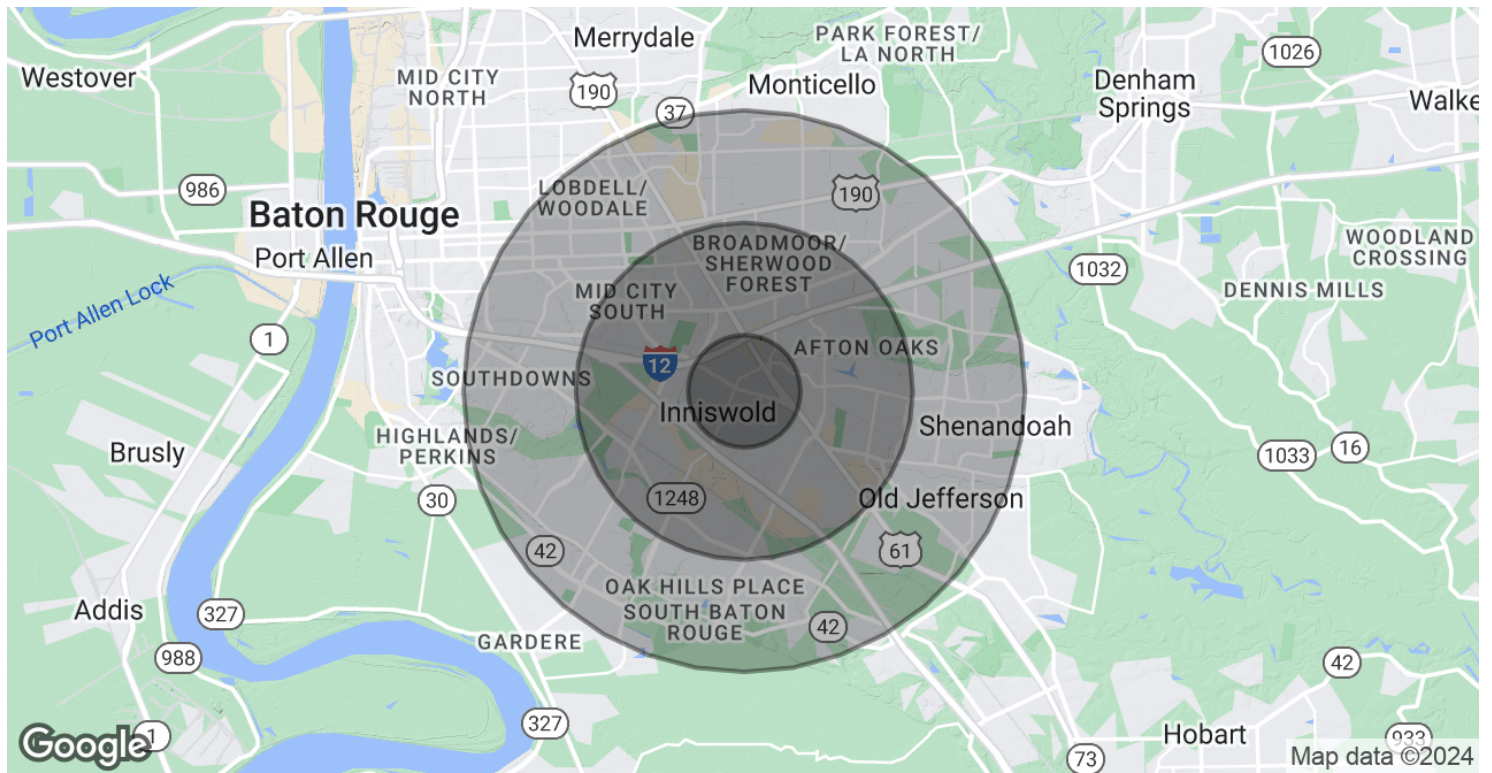
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,336	72,470	196,637
Average Age	41.5	39.0	38.3
Average Age (Male)	38.5	36.5	36.1
Average Age (Female)	45.6	40.5	39.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,530	34,946	90,406
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$87,074	\$80,059	\$80,802
Average House Value	\$173,723	\$214,556	\$221,724

\* Demographic data derived from 2020 ACS - US Census

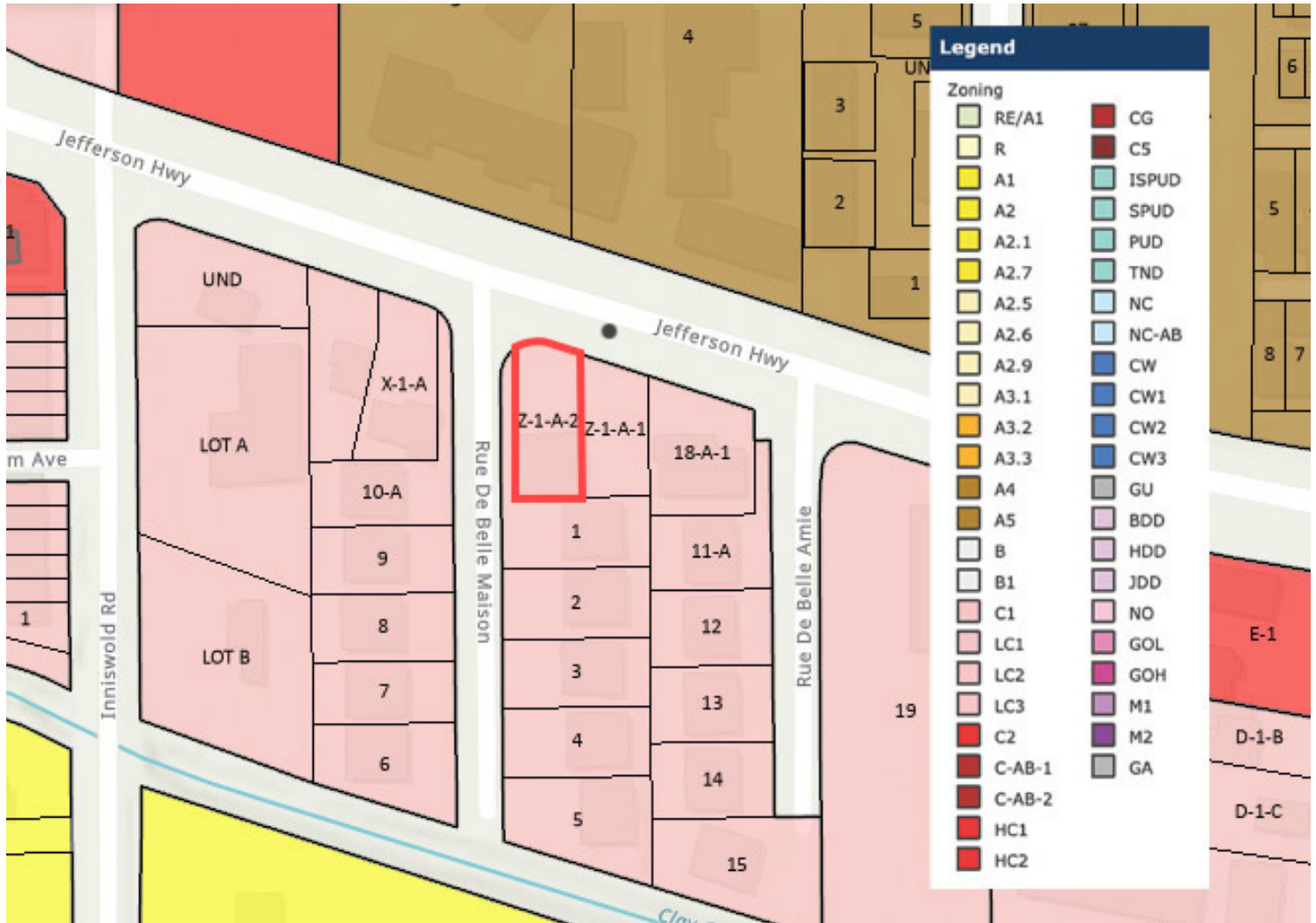
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# ZONING MAP



**C1 - LIGHT COMMERCIAL**

Source: The municipality in which the property is located

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