



HIGH VISIBILITY FLEX SPACE FOR SALE/LEASE

12110 South Harrell's Ferry Rd

Baton Rouge, LA 70816

Presented By:

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### PROPERTY HIGHLIGHTS

- Built in 2018 – modern construction and great curb appeal
- Fully climate-controlled throughout the space
- Flexible layout: commercial, medical, retail, or office 54 parking spaces on site
- Anchor suite with strong visibility from I-12
- Zoned C2 – allows a wide range of commercial uses
- Excellent location near major thoroughfares in Baton Rouge's commercial district
- Pad Site - allows additional 7,000 SF plus 25 parking spaces or yard space.
- Owner/Agent

### OFFERING SUMMARY

Available SF:	6500 SF/8500 SF + Pad Site
Lease Rate:	\$18 SF NNN
Sale Price:	\$2,450,000
NOI:	\$0.00
Cap Rate:	0.0%

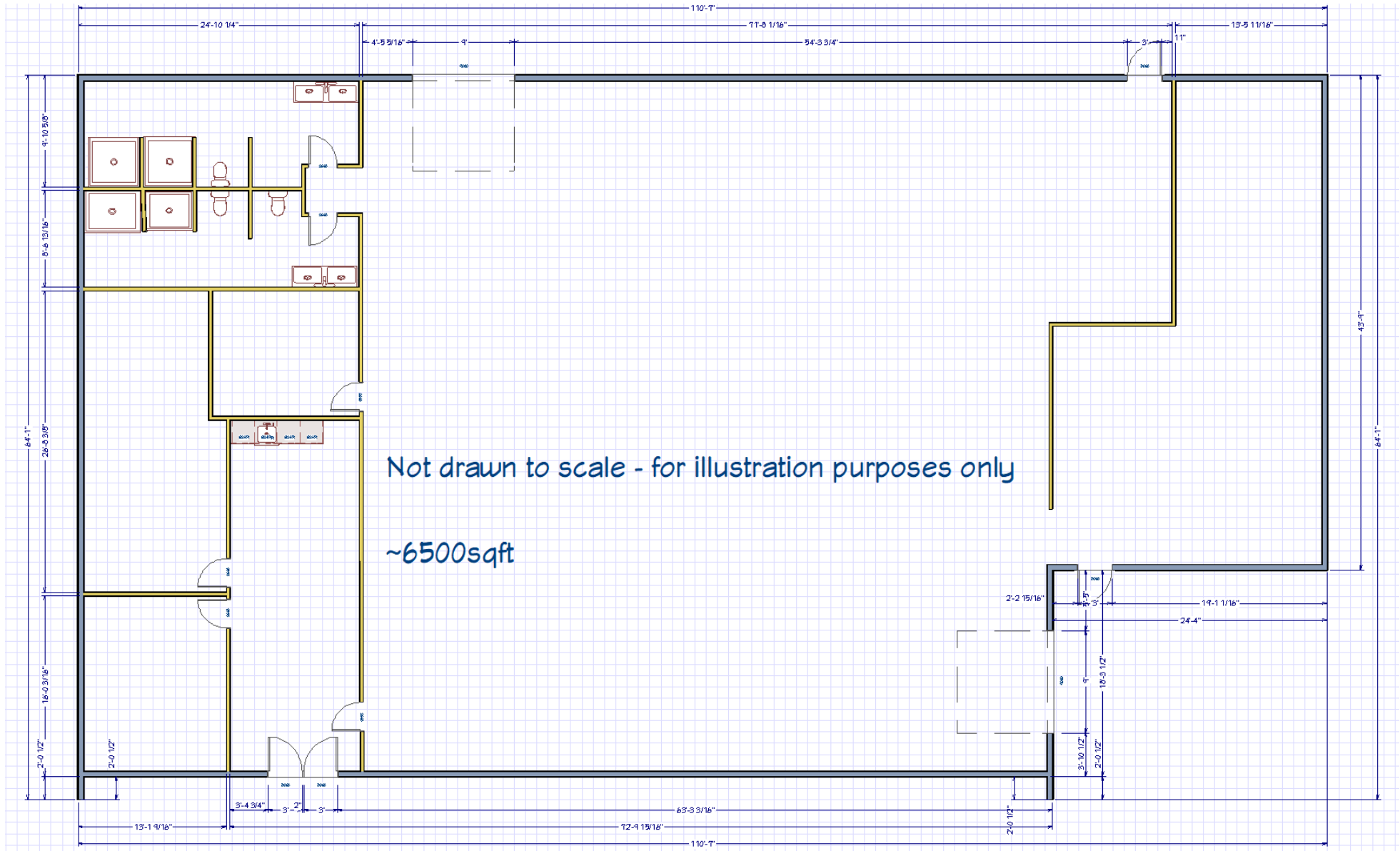
### DESCRIPTION

High-quality 6,500 SF flex space for immediate occupancy located in Baton Rouge. Current Tenant occupies 2000 SF.

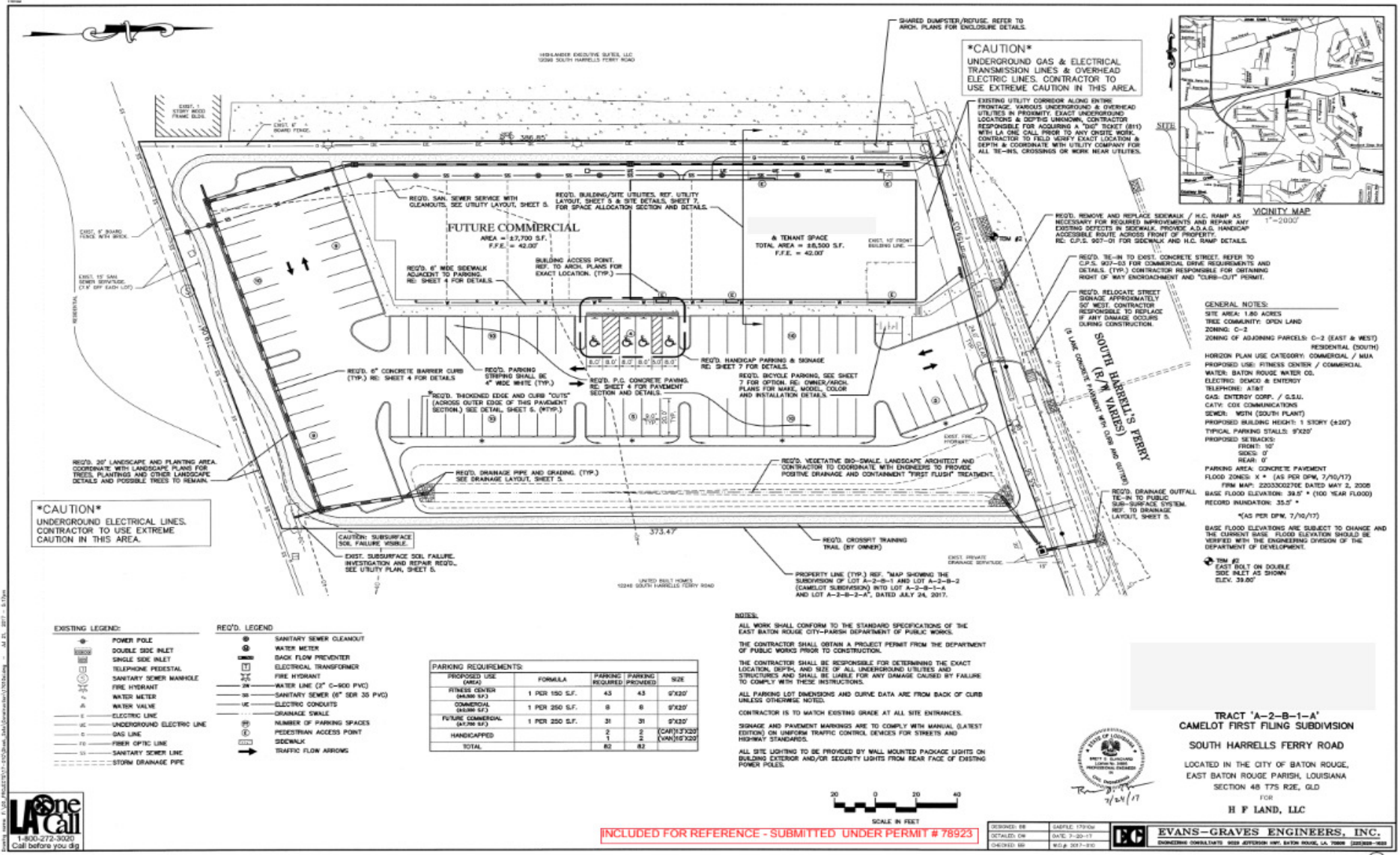
Built in 2018, this modern space offers wide-open floor plans, excellent ceiling height, and full HVAC — making it ideal for a range of uses.

This property offers frontage and visibility from I-12, ensuring high exposure for any business. The property features ample on-site parking with 50+ spaces, and is zoned C2, allowing for a variety of commercial uses. This is an excellent opportunity for a business seeking clean professional image, with functional flexibility in a growing

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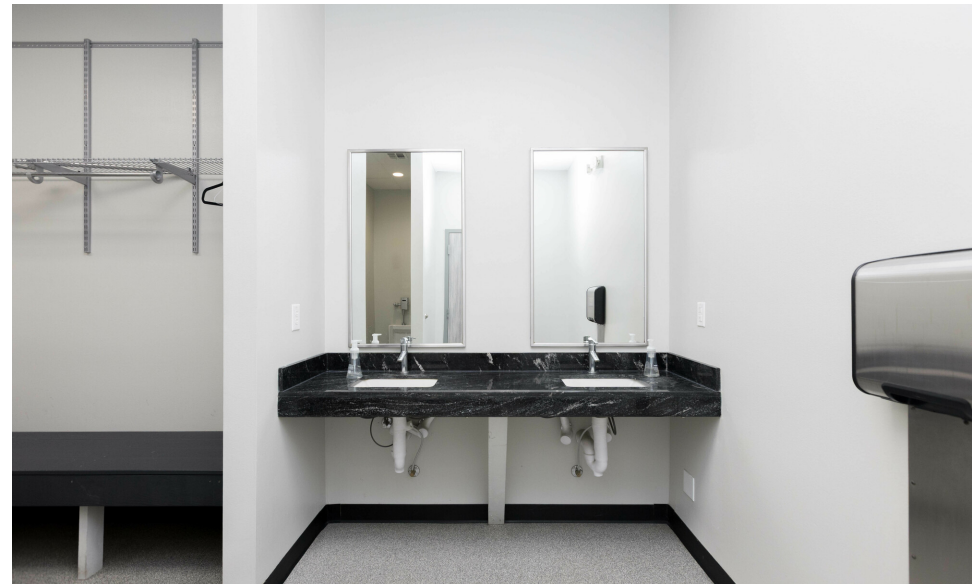
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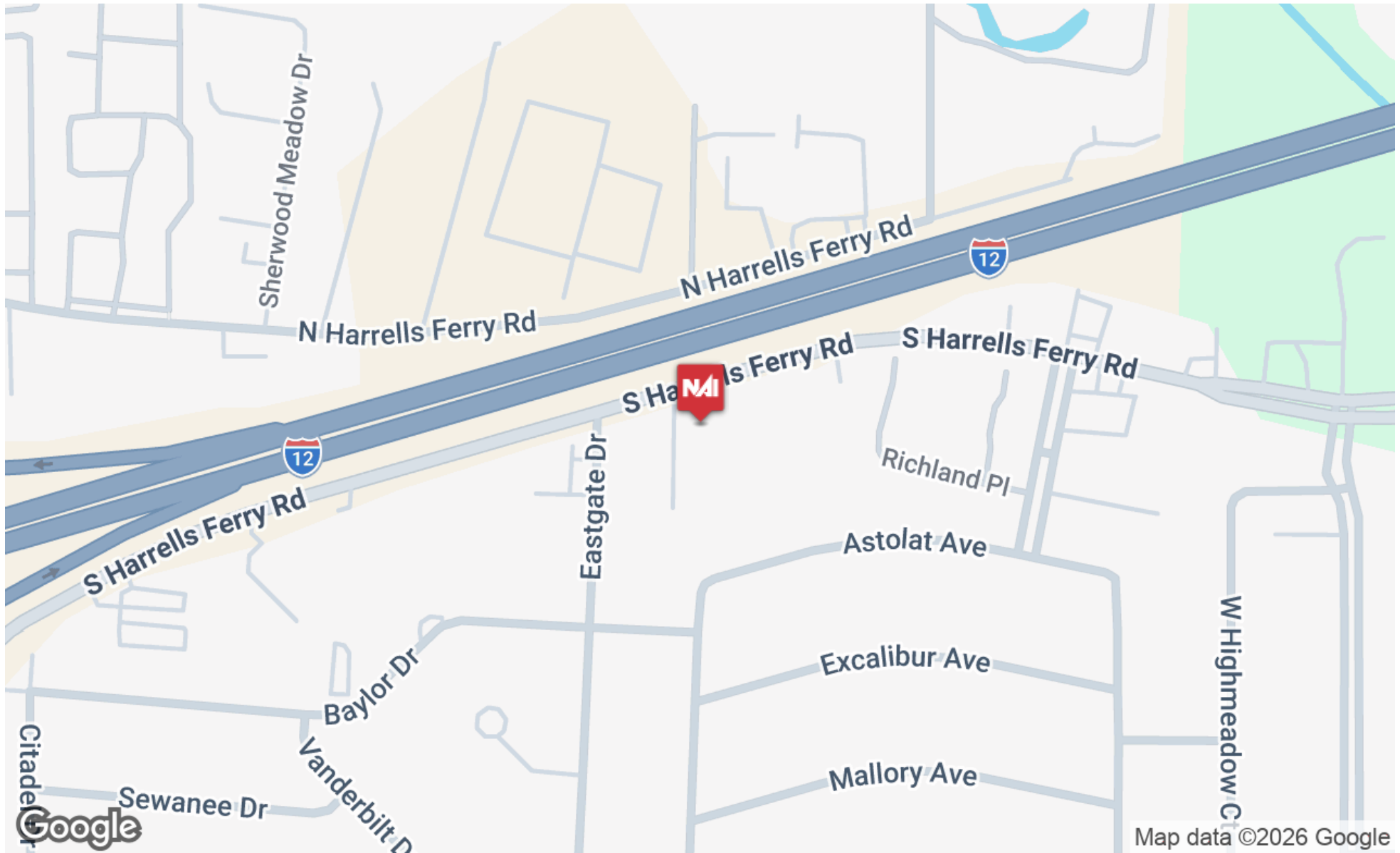
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## KEY FACTS

**737,565**

Population

**36.5**

Median Age



Average Household Size

**\$71,179**

Median Household Income



White Collar

66%



Blue Collar

21%



Services

13%

**5.1%**

Unemployment Rate

## INCOME



**\$71,179**

Median Household Income



**\$39,385**

Per Capita Income



**\$174,306**

Median Net Worth

**8%**

No High School Diploma



31%  
High School Graduate



27%  
Some College



34%  
Bachelor's/Grad/Prof Degree

## ANNUAL HOUSEHOLD SPENDING



**\$2,139**  
Apparel & Services



**\$6,488**  
Groceries



**\$199**  
Computers & Hardware



**\$6,753**  
Health Care



**\$3,557**  
Eating Out

## BUSINESS



34,154  
Total Businesses

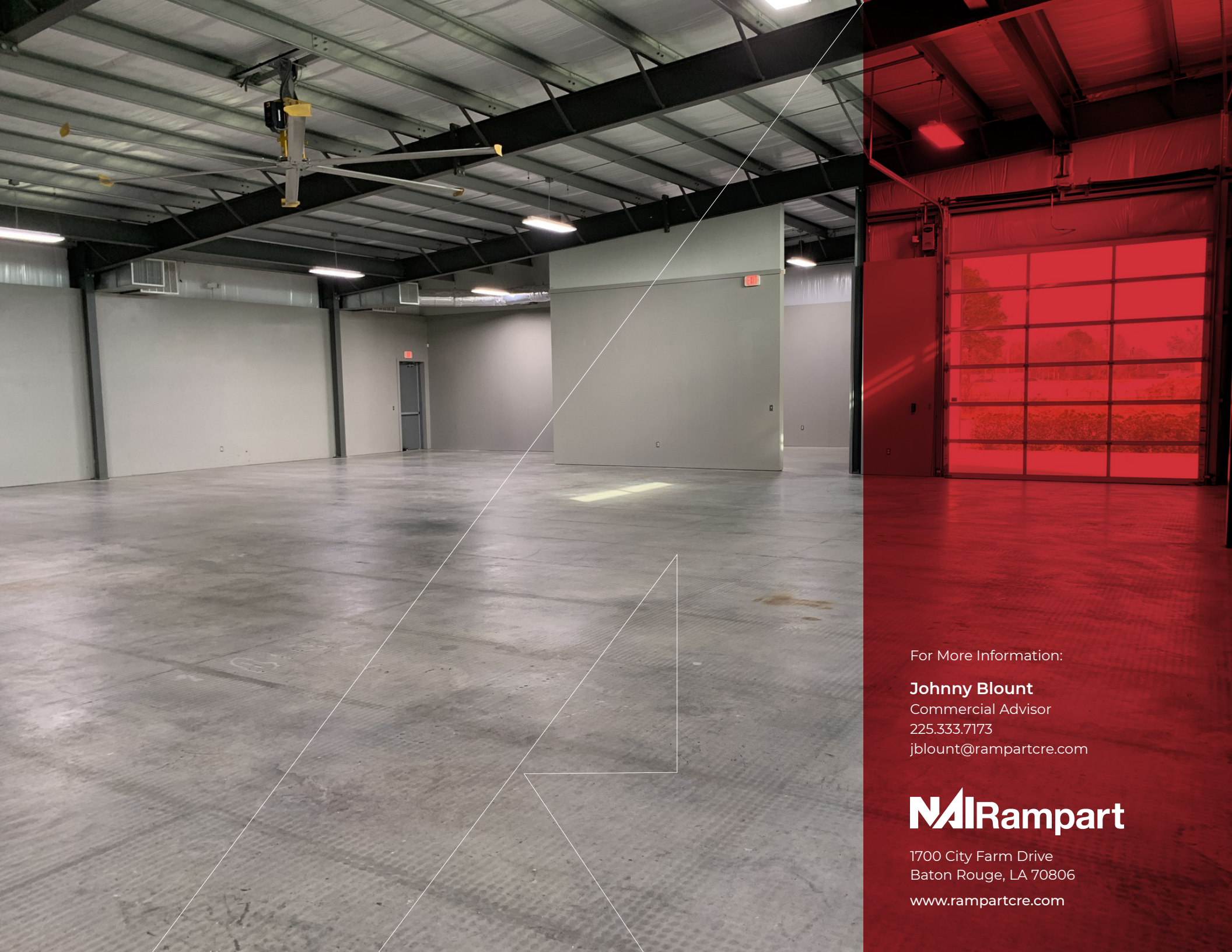


413,701  
Total Employees



Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2025 Esri

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For More Information:

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