



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:	\$2,290,000

DESCRIPTION

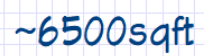
High-quality 6,500 SF flex space for immediate occupancy located in Baton Rouge. Current Tenant occupies 2000 SF.

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.

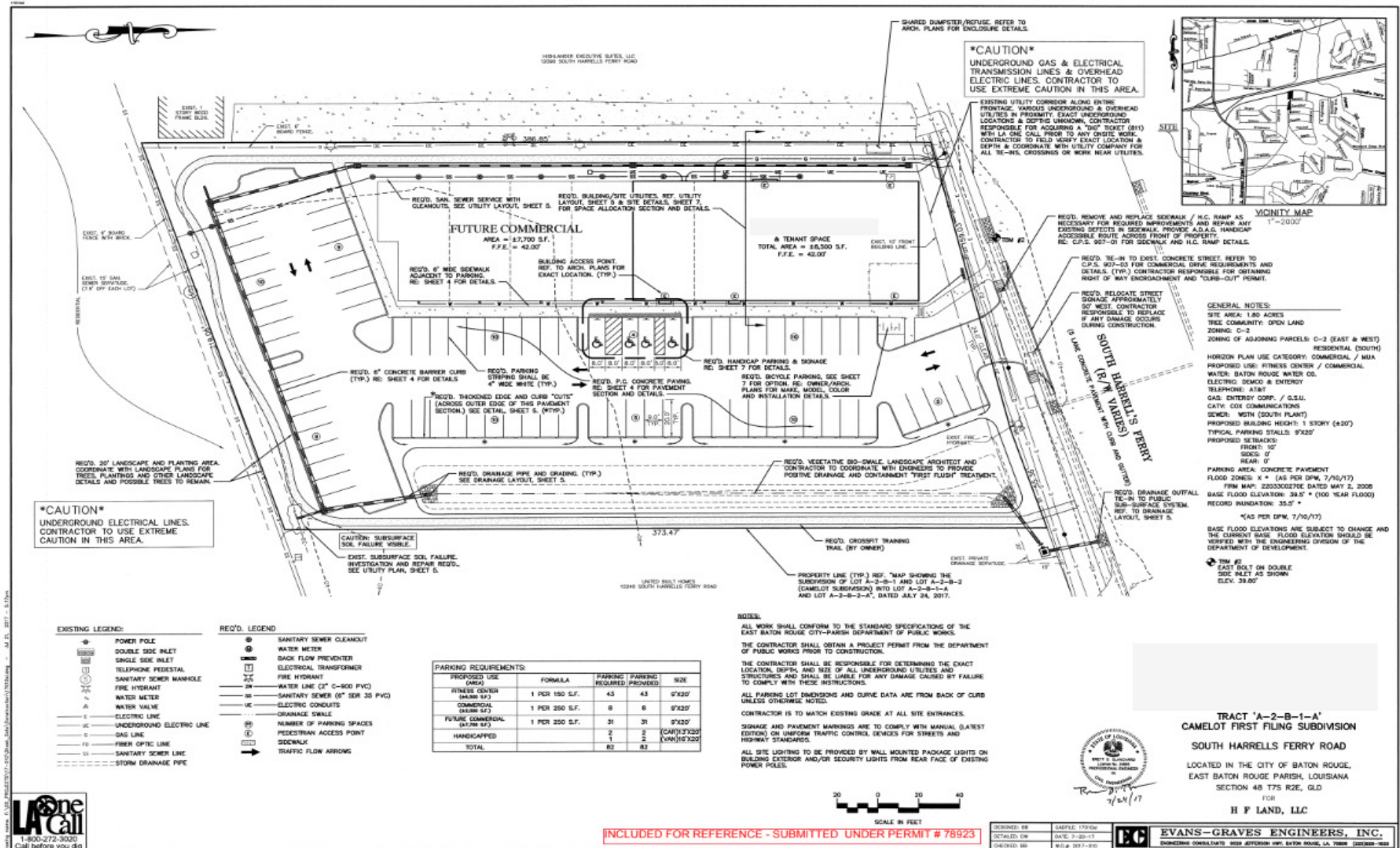
This property offers frontage and visibility from I-12, ensuring high exposure for any business. The property features ample on-site parking with 50+ spaces, and is zoned C2, allowing for a variety of commercial uses. This is an excellent opportunity for a business seeking clean professional image, with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

Property is Flood Zone X with room to expand!

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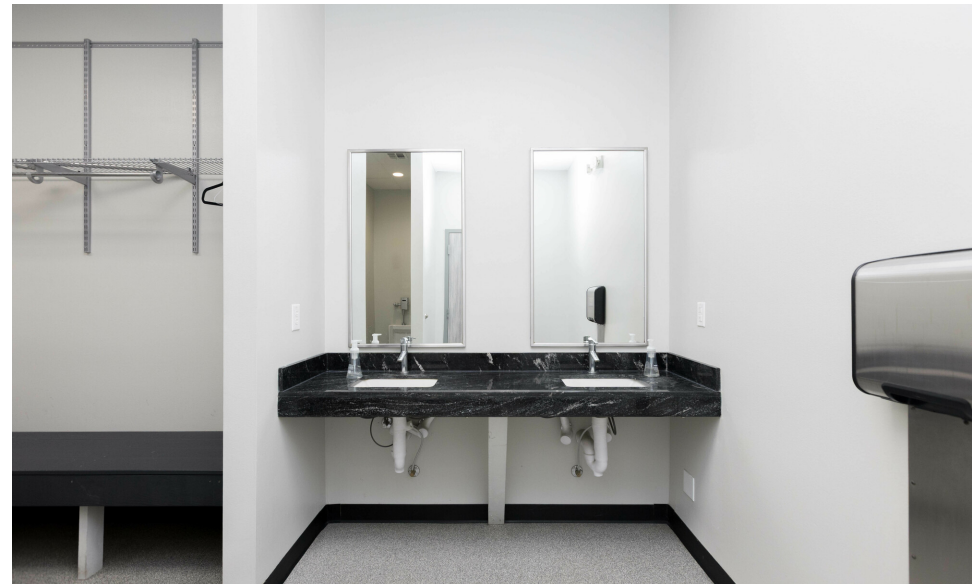
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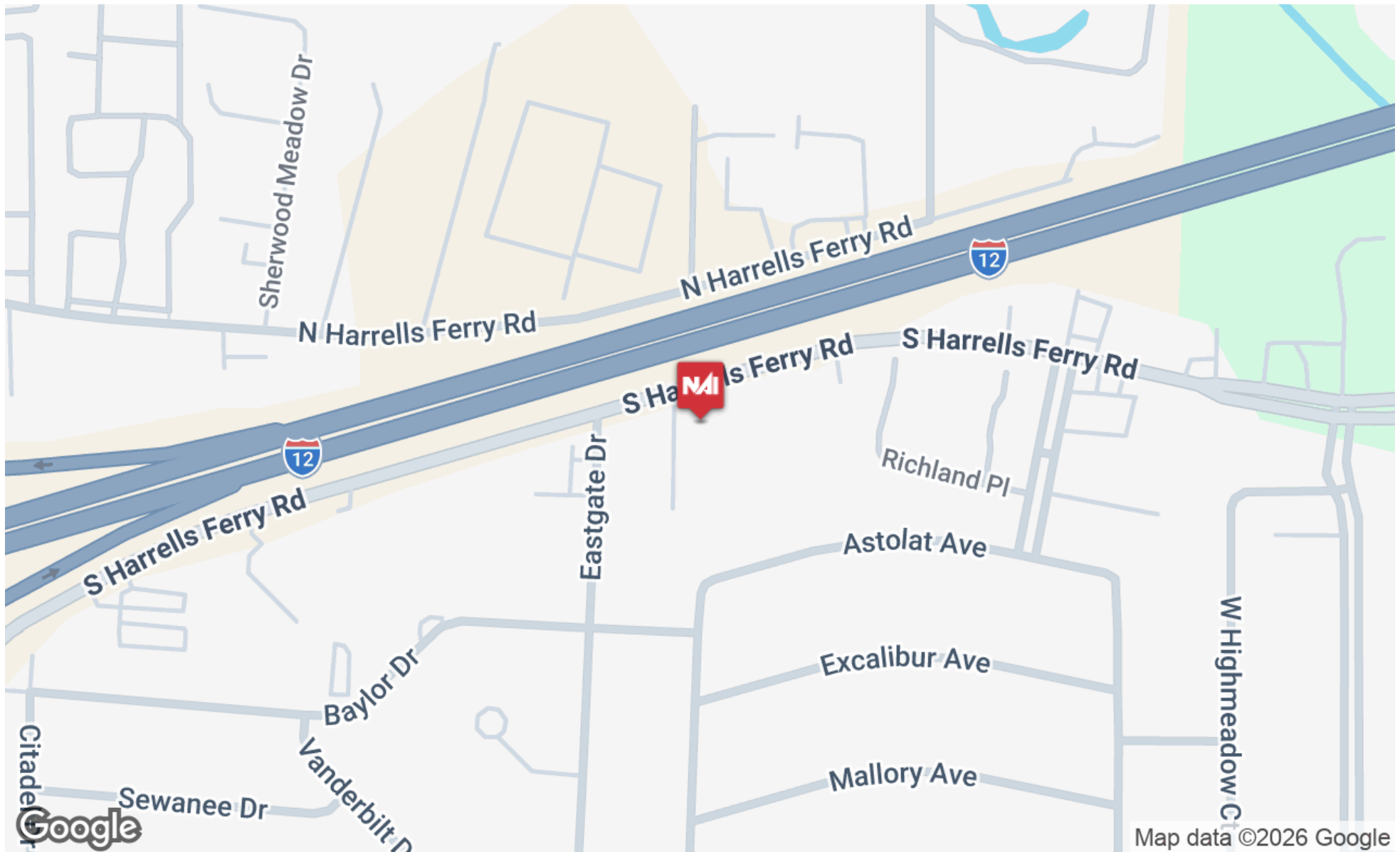
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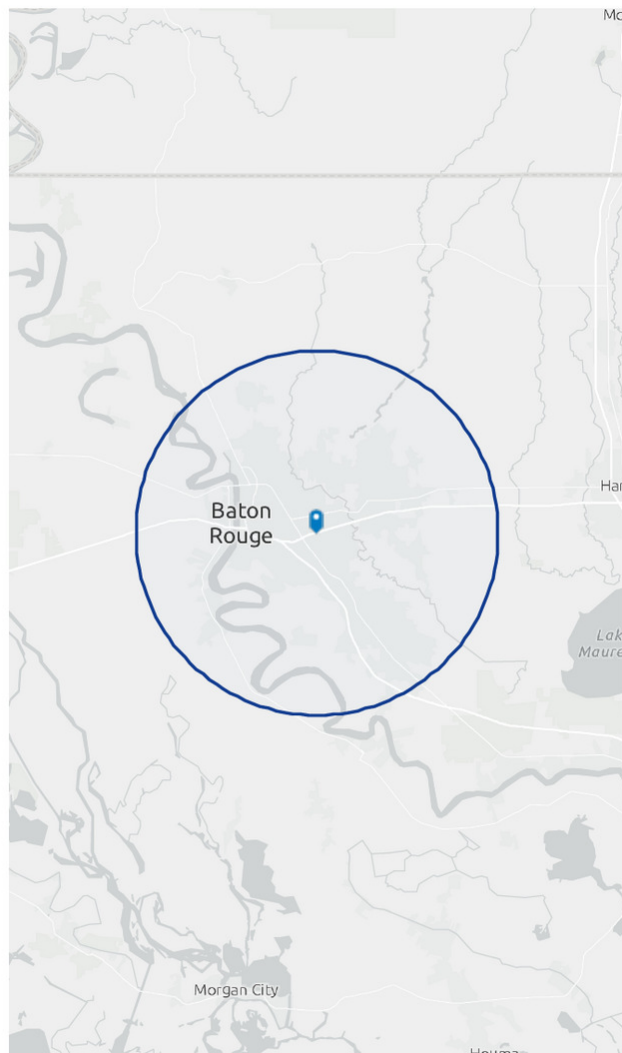
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KEY FACTS

737,565

Population

36.5

Median Age

2.4

Average Household Size

\$71,179

Median Household Income

EMPLOYMENT

66%

White Collar

21%

Blue Collar

13%

Services

5.1%

Unemployment Rate

INCOME



\$71,179

Median Household Income



\$39,385

Per Capita Income



\$174,306

Median Net Worth

EDUCATION

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



\$3,557

Eating Out



\$6,753

Health Care

BUSINESS



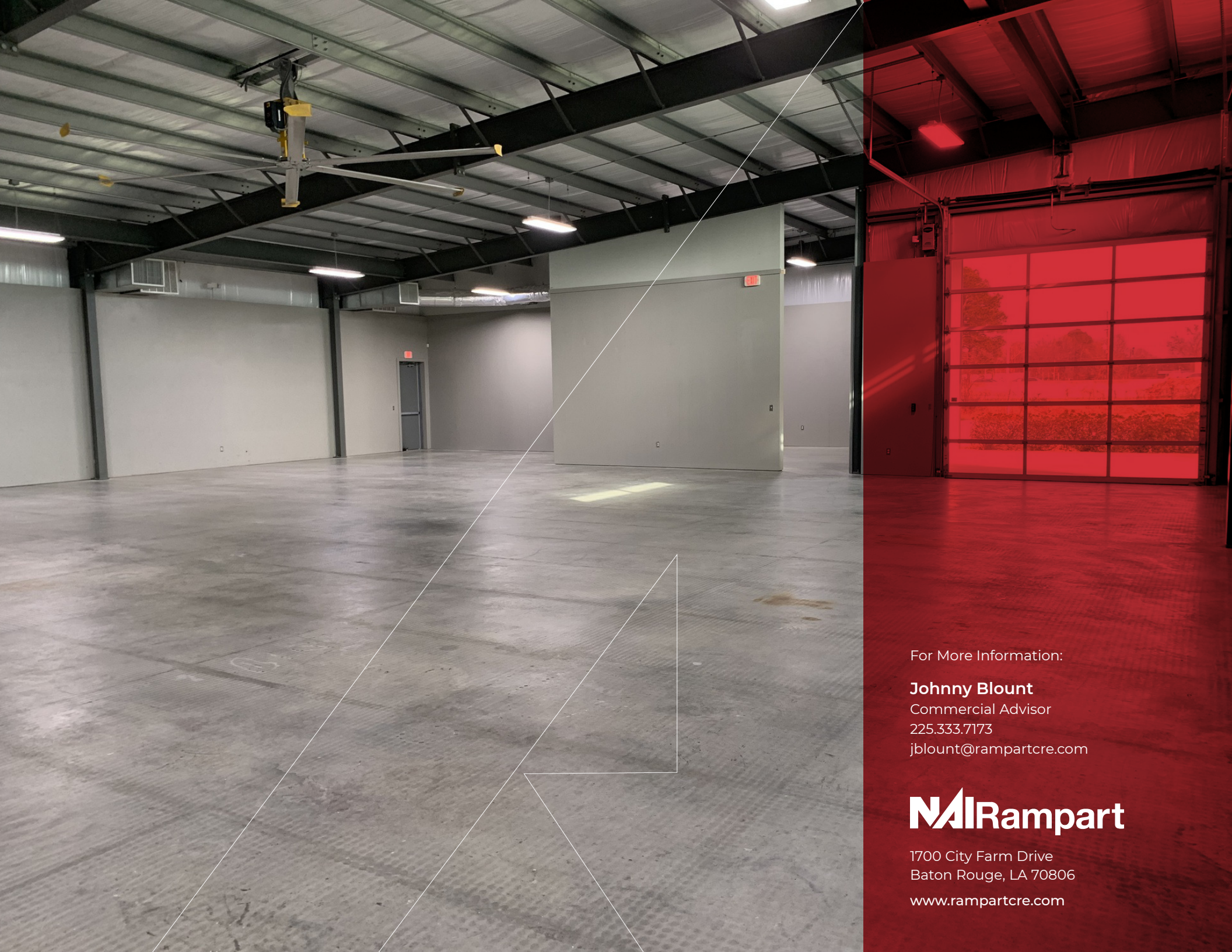
34,154

Total Businesses



413,701

Total Employees



For More Information:

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