



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

OFFICE/WAREHOUSE

9951 MAMMOTH AVENUE, BATON ROUGE, LA 70814

3,300 SF

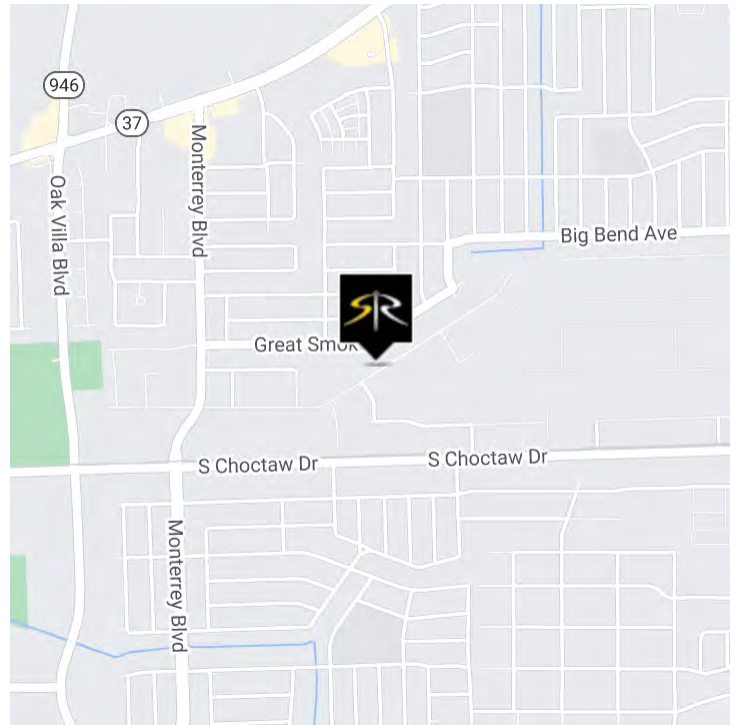


OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Lease Rate: | \$1,700.00 per month (NNN) |
| Building Size: | 3,300 SF |

PROPERTY HIGHLIGHTS

- 3,300 SF Office/Warehouse
- .25 Acre Shared Yard
- Security Fencing
- 10 Ft. Ceiling
- 1 Loading Door
- 1 Drive-in Bay
- 600 SF Office Space
- 2 Offices
- 4 Parking Spaces



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

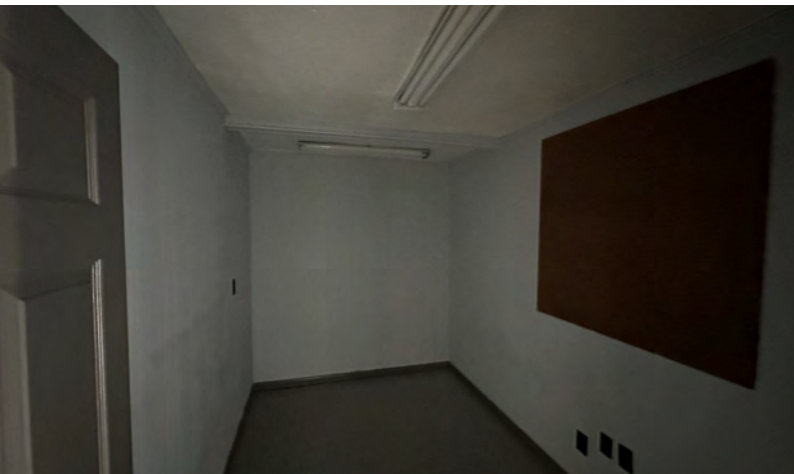


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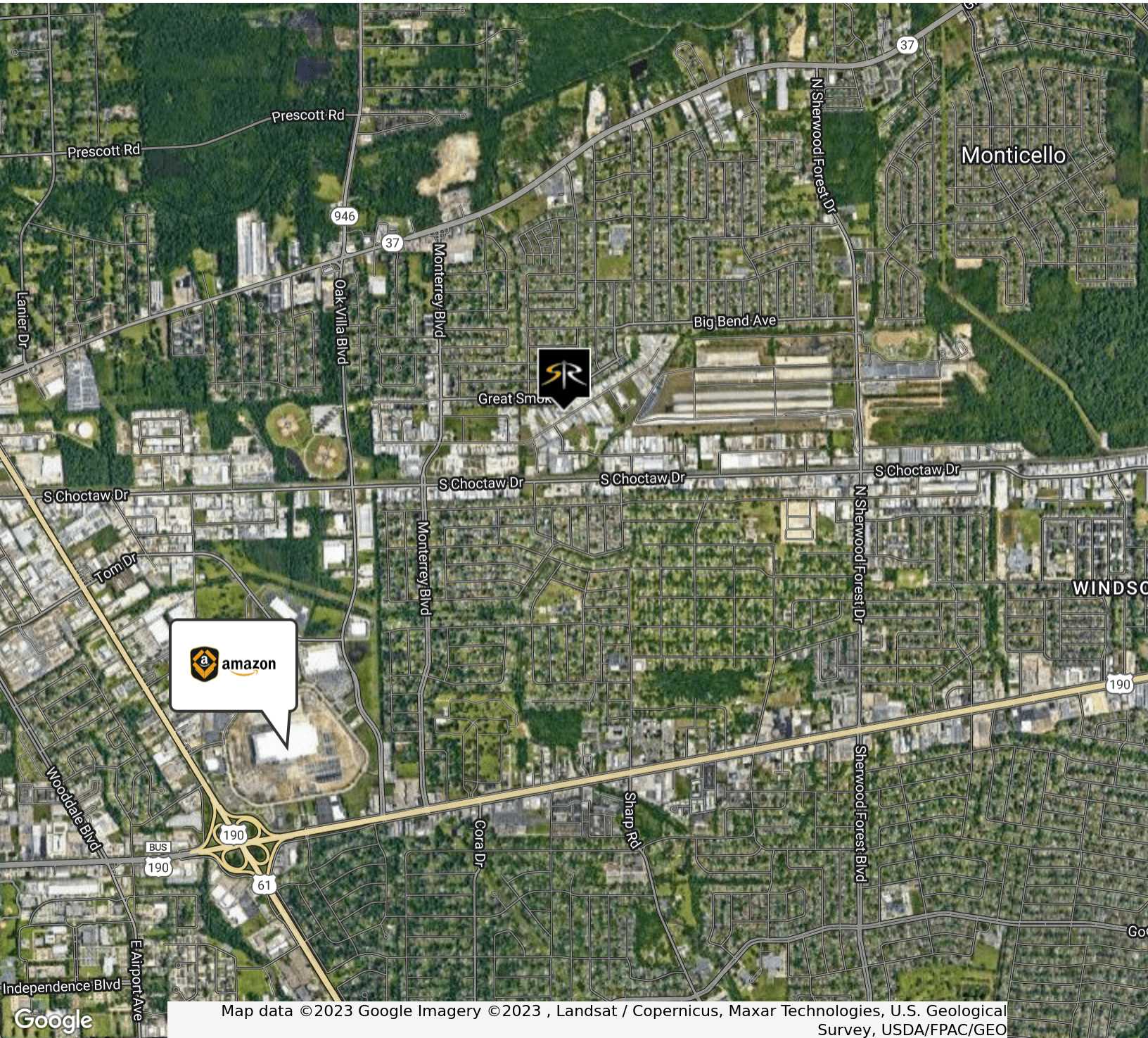


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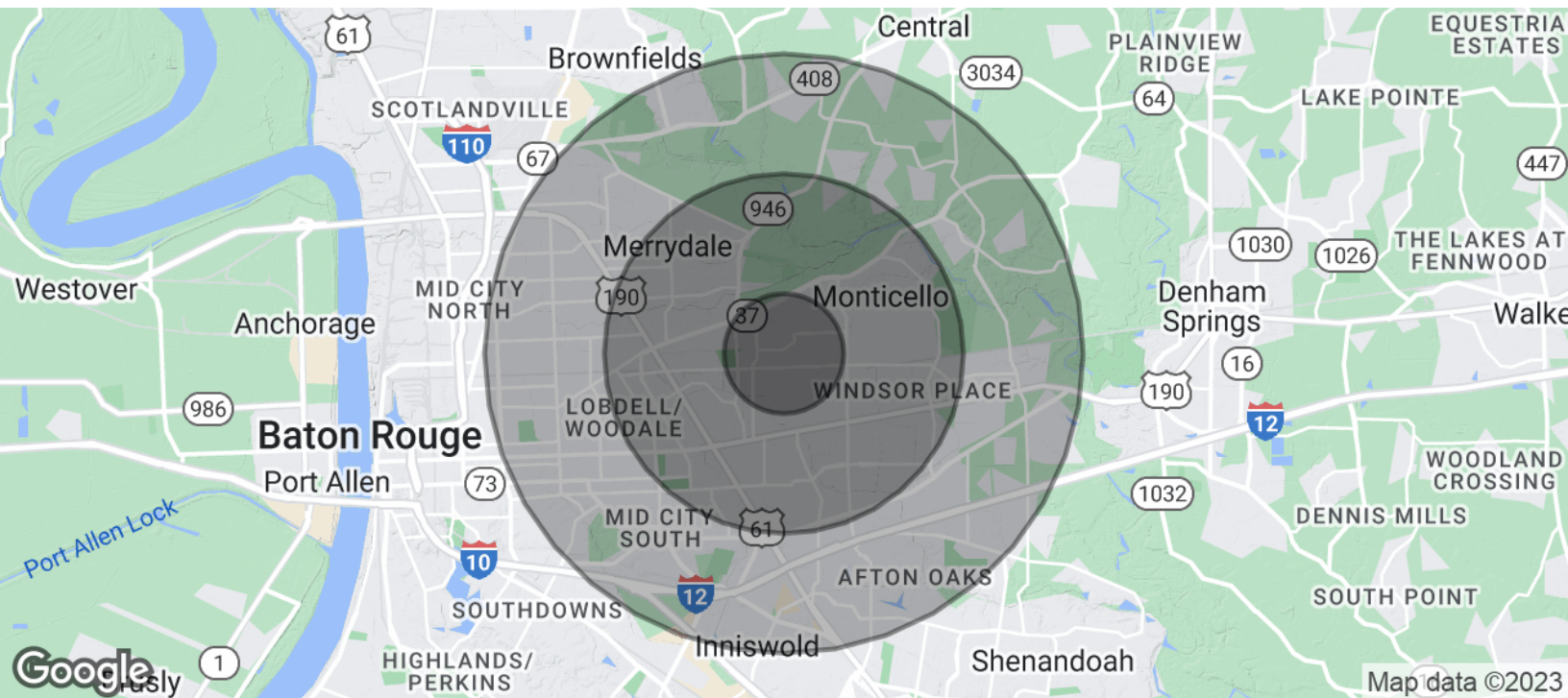


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DEMOGRAPHICS
OFFICE/WAREHOUSE

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3,300 SF



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 6,163 | 59,510 | 172,474 |
| Average Age | 42.2 | 37.0 | 35.8 |
| Average Age (Male) | 33.9 | 34.9 | 33.6 |
| Average Age (Female) | 49.8 | 39.6 | 38.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,610 | 25,415 | 75,674 |
| # Of Persons Per HH | 2.4 | 2.3 | 2.3 |
| Average HH Income | \$45,818 | \$52,991 | \$59,247 |
| Average House Value | \$145,102 | \$161,727 | \$169,792 |

* Demographic data derived from 2020 ACS - US Census

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