



TWO-BUILDING INDUSTRIAL PROPERTY NEAR AIRLINE HWY

8894 RICHMOND DR LAPLACE, LA 70068



OFFERED: FOR LEASE

LEASE RATE: \$8.50 SF/YR (\$3,825/MO)

±5,400 SF

- Fenced in and gated yard
- ±2,500 SF office warehouse with two grade-level doors
- ±2,900 SF warehouse with three grade-level doors
- Modified Gross lease type

CONTACT:

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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

- Now available for lease, 8894 Richmond Dr in LaPlace features two industrial buildings with excellent proximity to Airline Hwy.
- The first building is a $\pm 2,500$ SF office warehouse equipped with two grade-level doors fronting Richmond Dr.
- The second building is a $\pm 2,900$ SF warehouse with three grade-level doors.
- Located just one block from Airline Hwy and ± 1 mile from Southeast Regional Medical Center, the property offers strategic accessibility in a growing commercial area.
- Modified Gross lease type.

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EXTERIOR PHOTOS

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AERIAL PHOTO

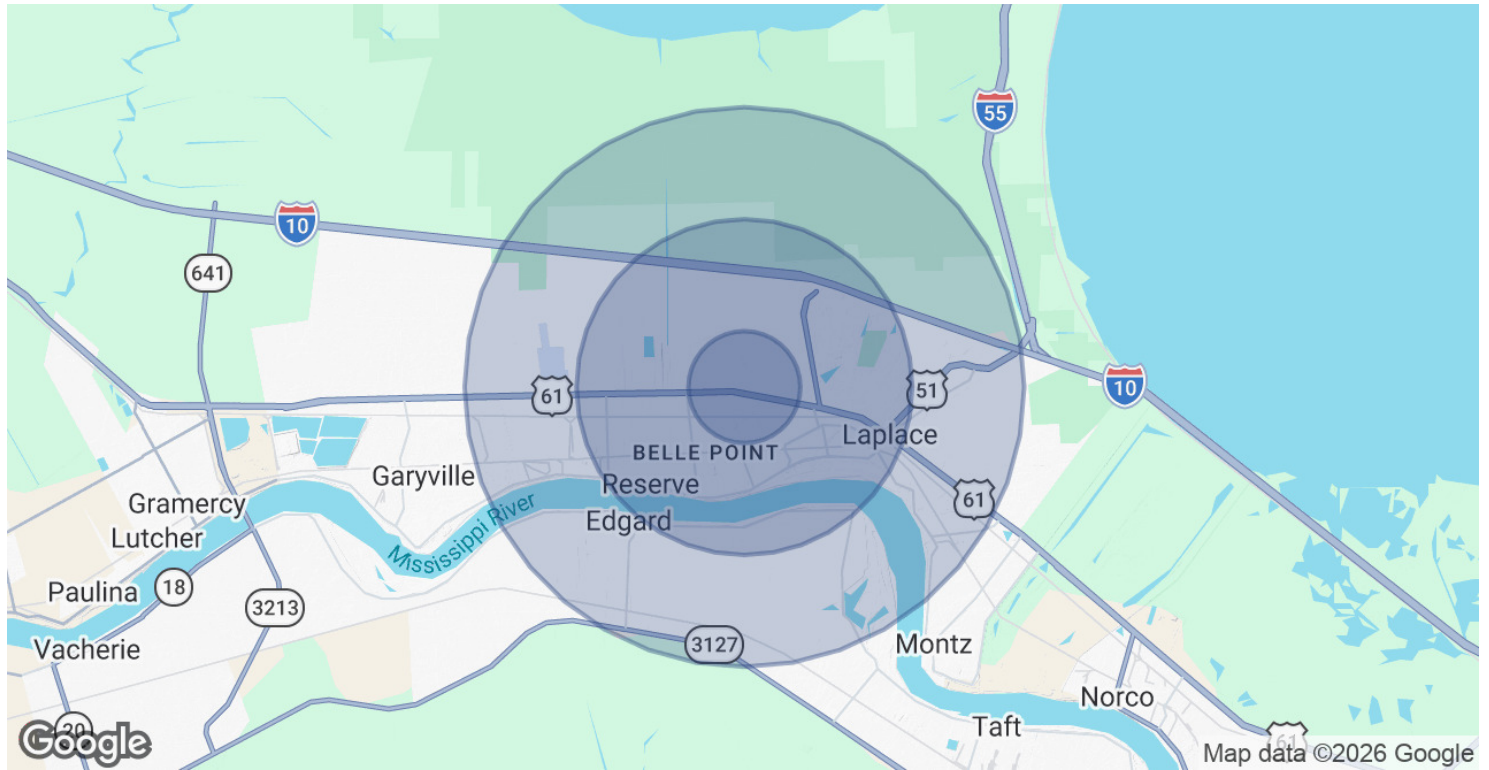
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,956	27,086	35,741
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,053	10,168	13,415
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$79,067	\$88,345	\$92,391
Average House Value	\$234,482	\$221,405	\$227,730

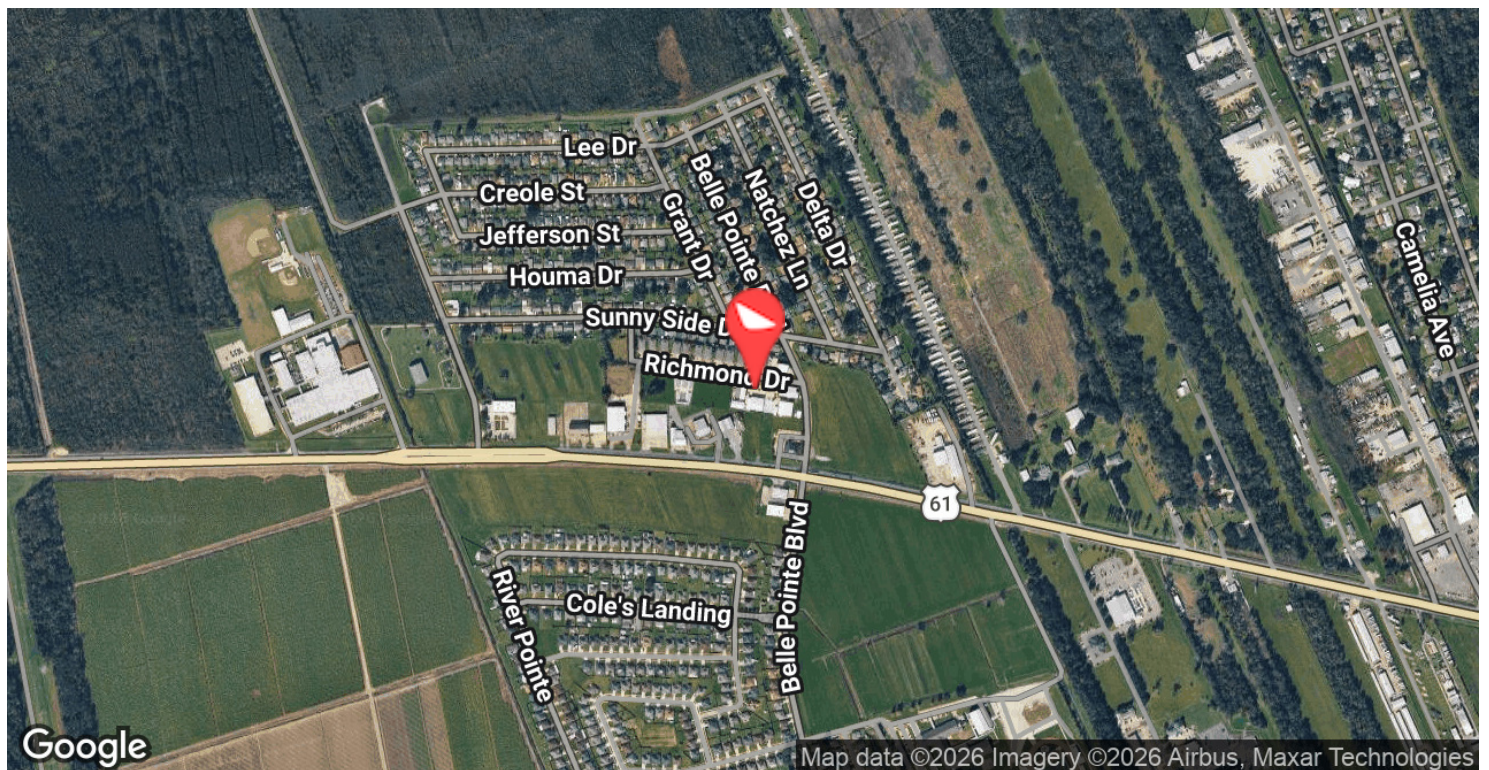
2020 American Community Survey (ACS)

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LOCATION MAPS



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