

Freestanding Former Restaurant/Bar For Lease
3015 Westfork Dr., Baton Rouge, LA 70816

PROPERTY SUMMARY



Property Description

- Former restaurant/bar for lease
- 4,029 SF freestanding building
- Zoned C-AB-2
- Flood Zone X
- Located Among Office Parks and Rooftops Near S Sherwood Forest

Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	17,433 SF
Building Size:	4,029 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	634	1,910	6,277
Total Population	1,361	4,084	14,254
Average HH Income	\$69,538	\$72,755	\$72,334

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LOCATION MAP



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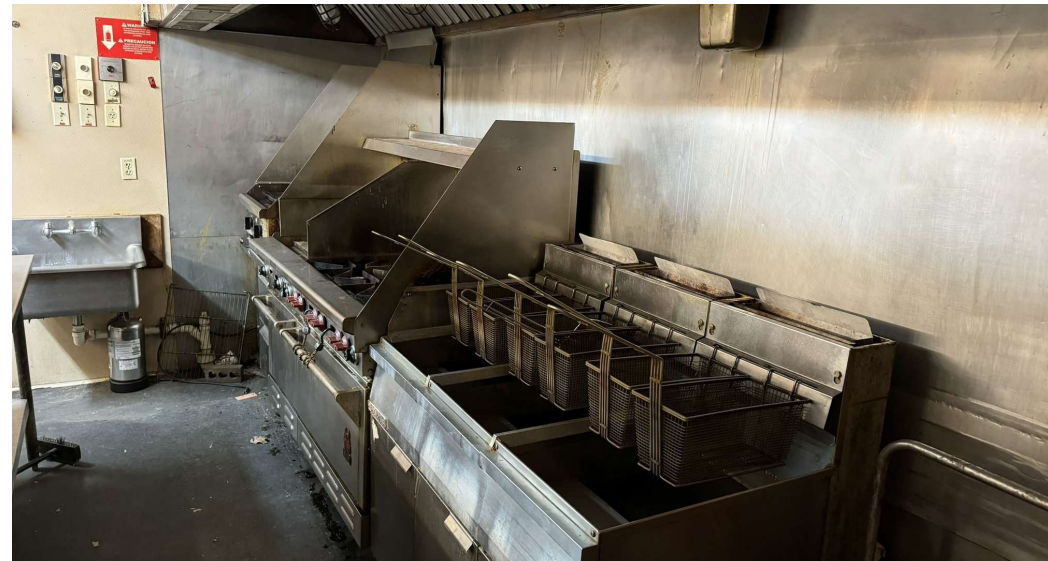
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ADDITIONAL PHOTOS



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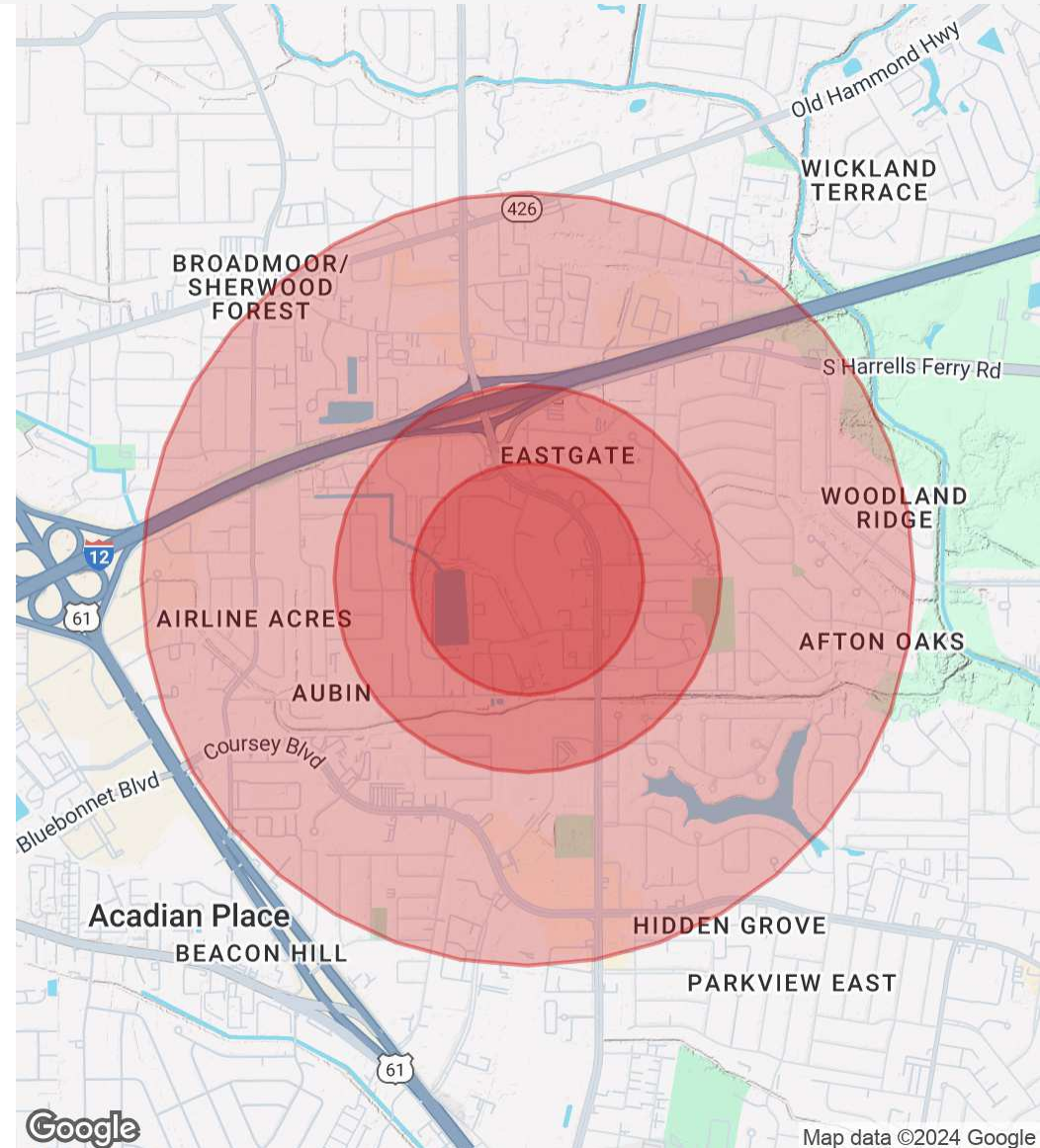
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,361	4,084	14,254
Average Age	38	37	37
Average Age (Male)	36	35	35
Average Age (Female)	39	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	634	1,910	6,277
# Of Persons Per HH	2.1	2.1	2.3
Average HH Income	\$69,538	\$72,755	\$72,334
Average House Value	\$230,659	\$235,605	\$238,173

Demographics data derived from AlphaMap



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