

Baker, Louisiana

6420 Groom Road

AVAILABLE

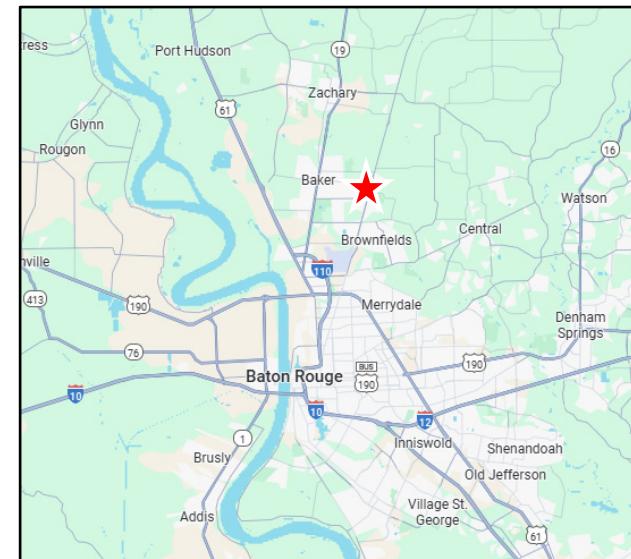


Highlights:

- 3,750 SF building constructed in 2019
- Situated on a 0.75 AC parcel
- 30 parking spaces
- Former Urgent Care
- Ideal building for medical office, daycare, or professional office

Location:

- Excellent visibility on Groom Rd near to the Walmart Supercenter
- Over 7,000 VPD on Groom Rd and 22,000 VPD on Plank Rd
- Tight-knit, resilient community with a proud local identity
- Future-focused growth with workforce training, infrastructure upgrades and enhanced civic facilities
- Area retailers include Walmart Supercenter, Walgreens, Dollar Tree, Circle K, Wendy's, and Taco Bell



The data provided herein has been obtained from reliable sources, but accuracy is not guaranteed.

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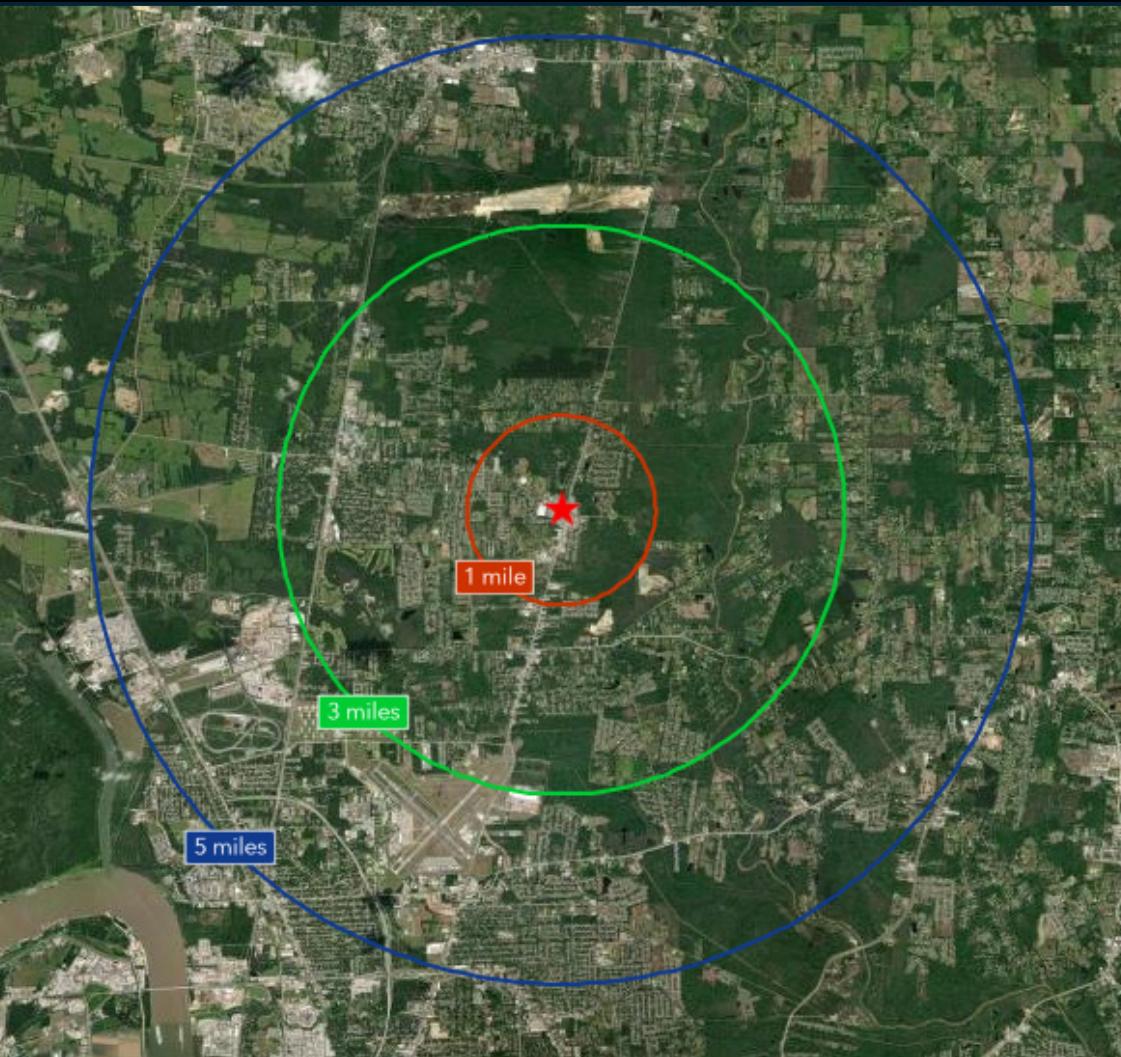
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Market Summary

1,3,5 Mile Radius

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,097	22,502	59,835
2010 Total Population	3,166	22,811	59,270
2018 Total Population	2,841	20,167	54,320
2018 Group Quarters	31	346	2,555
2025 Total Population	2,745	19,538	53,297
2018-2023 Annual Rate	-0.69%	-0.63%	-0.38%
2018 Total Daytime Population	2,507	14,220	42,974
Workers	1,198	4,588	14,591
Residents	1,309	9,632	28,383
Household Summary			
2000 Households	1,123	8,013	20,223
2000 Average Household Size	2.74	2.76	2.81
2010 Households	1,175	8,185	20,722
2010 Average Household Size	2.66	2.75	2.72
2018 Households	1,141	8,001	20,994
2018 Average Household Size	2.46	2.48	2.47
2025 Households	1,134	7,975	21,140
2025 Average Household Size	2.39	2.41	2.40
2018-2023 Annual Rate	-0.12%	-0.07%	0.14%
2010 Families	846	5,960	15,089
2010 Average Family Size	3.16	3.24	3.22
2018 Families	755	5,307	13,859
2018 Average Family Size	3.08	3.15	3.10
2025 Families	743	5,236	13,808
2025 Average Family Size	3.01	3.08	3.03
2018-2023 Annual Rate	-0.32%	-0.27%	-0.07%
Housing Unit Summary			
2000 Housing Units	1,173	8,662	21,842
Owner Occupied Housing Units	66.2%	71.1%	69.0%
Renter Occupied Housing Units	29.5%	21.4%	23.5%
Vacant Housing Units	4.3%	7.5%	7.4%
2010 Housing Units	1,214	8,820	22,330
Owner Occupied Housing Units	65.2%	67.9%	65.4%
Renter Occupied Housing Units	31.5%	24.9%	27.4%
Vacant Housing Units	3.2%	7.2%	7.2%
2018 Housing Units	1,247	8,920	23,554
Owner Occupied Housing Units	61.0%	63.8%	59.9%
Renter Occupied Housing Units	30.5%	25.9%	29.3%
Vacant Housing Units	8.5%	10.3%	10.9%
2025 Housing Units	1,247	8,932	23,710
Owner Occupied Housing Units	63.2%	64.6%	60.8%
Renter Occupied Housing Units	27.8%	24.6%	28.3%
Vacant Housing Units	9.1%	10.7%	10.8%
Median Household Income			
2018	\$66,943	\$55,250	\$53,347
2025	\$76,086	\$64,197	\$62,707
Median Home Value			
2018	\$160,598	\$169,835	\$186,483
2025	\$195,474	\$212,635	\$227,027
Per Capita Income			
2018	\$30,999	\$27,717	\$28,114
2025	\$34,880	\$31,513	\$32,162
Median Age			
2010	33.5	34.8	34.4
2018	39.9	40.7	39.6
2025	41.3	41.9	40.5

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