

# Executive Summary



## OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| Building Size: | 3,500 SF                     |
| Lease Rate:    | \$11.00 SF/Yr<br>[Mod. Gros] |
| Lease Term:    | 36 Months                    |
| Lot Size:      | 0.2 Acres                    |
| Zoning:        | Rural                        |
| Market:        | South Baton Rouge            |

## PROPERTY OVERVIEW

A 3,500 SF Office Warehouse is available for lease in Baton Rouge off of Cloverland Court. The property has excellent location in Baton Rouge's Premier Industrial Corridor with easy access to Interstate-10 and Airline Highway. The property is in good condition and will be ready for immediate occupancy.

The Office Warehouse features 750 SF of Office space, and 2,750 SF of Warehouse space. The Office Space includes [4] Offices, a kitchenette, bathroom, and a Reception area. The warehouse features one grade level door, storage lockers, and 14 foot clear height.

## PROPERTY HIGHLIGHTS

- 4 Offices, Kitchenette, Reception, and a Bathroom
- One Grade Level Door

## DEMOGRAPHICS

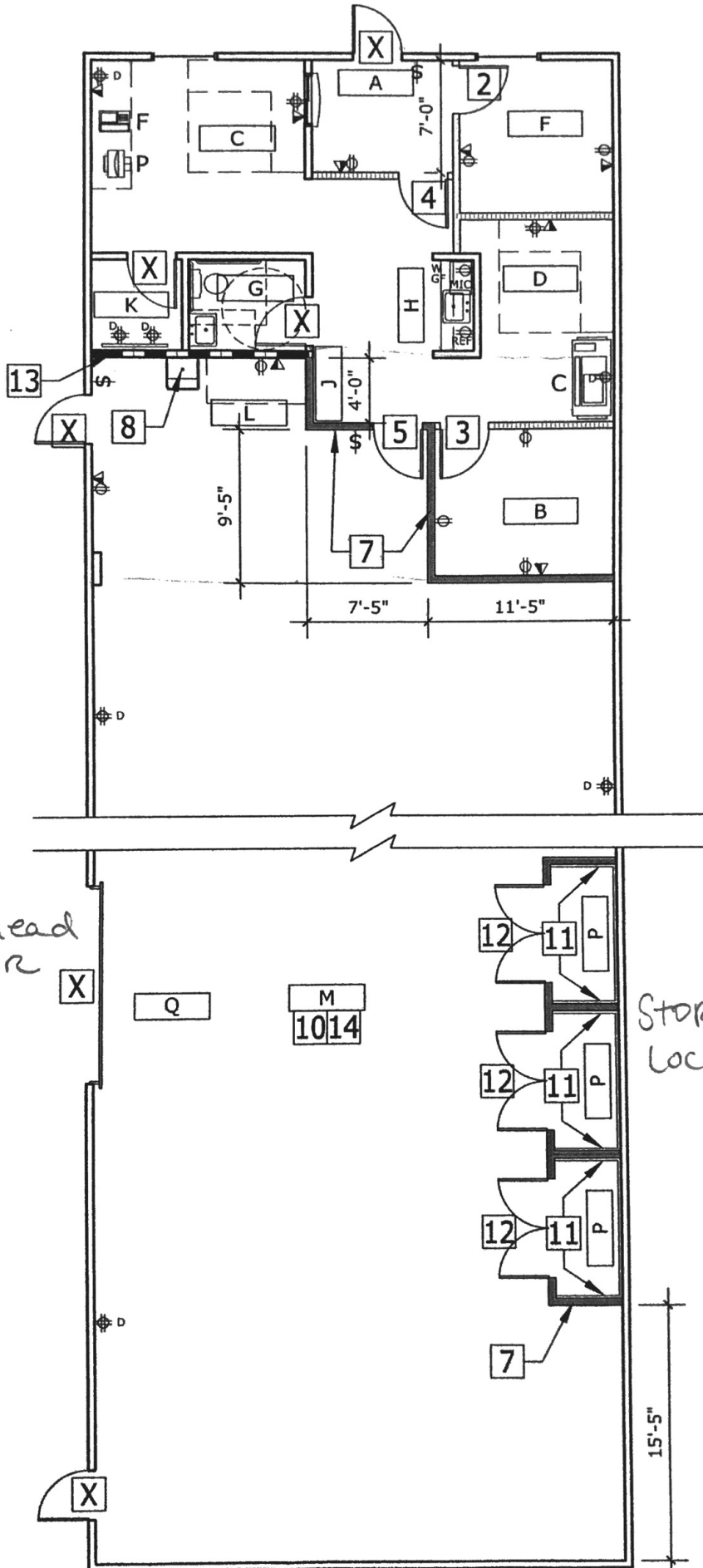
|                  | 1 MILE | 5 MILES | 10 MILES |
|------------------|--------|---------|----------|
| Total Households | 1,966  | 61,126  | 161,668  |
| Total Population | 4,892  | 147,229 | 419,772  |



# Additional Photos

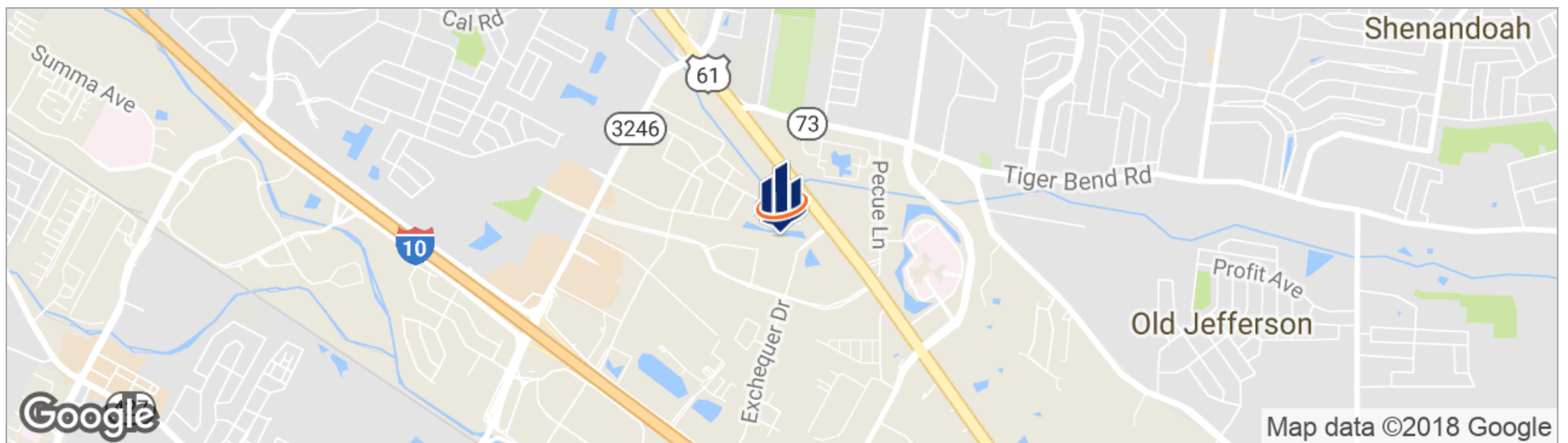


# FRONT



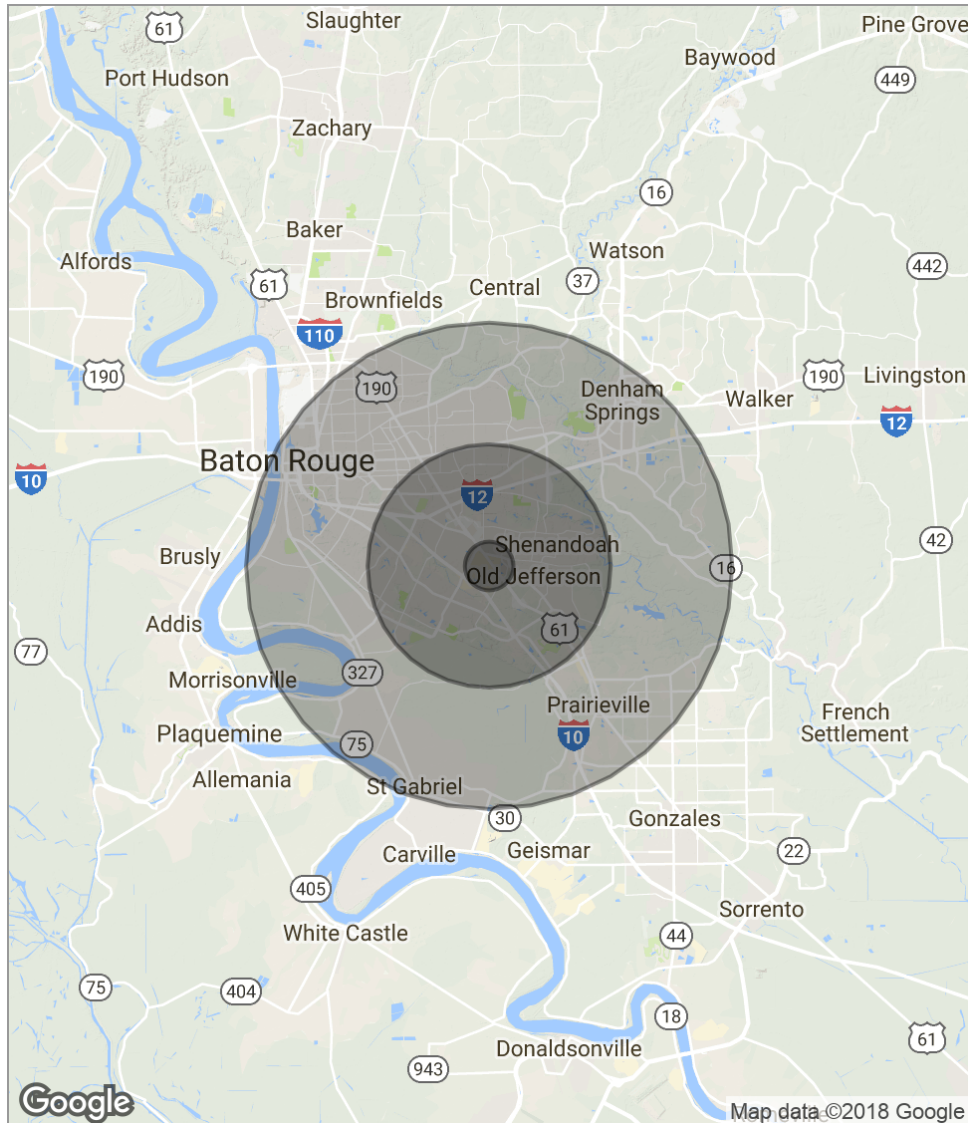


# Location Maps





# Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total population               | 4,892         | 147,229        | 419,772         |
| Median age                     | 37.0          | 37.1           | 34.2            |
| Median age (male)              | 35.3          | 34.8           | 32.4            |
| Median age (Female)            | 38.1          | 39.2           | 36.0            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total households               | 1,966         | 61,126         | 161,668         |
| # of persons per HH            | 2.5           | 2.4            | 2.6             |
| Average HH income              | \$86,097      | \$83,590       | \$71,795        |
| Average house value            | \$283,068     | \$258,732      | \$246,273       |
| <b>ETHNICITY (%)</b>           | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Hispanic                       | 4.8%          | 4.9%           | 4.2%            |
| <b>RACE (%)</b>                | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| White                          | 75.6%         | 71.1%          | 57.9%           |
| Black                          | 17.2%         | 22.3%          | 36.7%           |
| Asian                          | 3.9%          | 4.0%           | 3.0%            |
| Hawaiian                       | 0.0%          | 0.0%           | 0.0%            |
| American Indian                | 0.3%          | 0.2%           | 0.2%            |
| Other                          | 1.1%          | 1.0%           | 0.8%            |

\* Demographic data derived from 2010 US Census