

SUMMARY

PHOTOS

LOCATION AERIAL

DEMOGRAPHICS



PROPERTY DESCRIPTION

Now available for lease is a 1,500 square foot inline suite within a well-maintained shopping center. Previously occupied by Edward Jones, this space is perfectly suited for a professional office or light medical user. The layout includes a welcoming reception area, three private offices, and two restrooms. The suite offers excellent visibility and accessibility, with ample parking and strong cotenancy in a high-traffic retail corridor

LOCATION DESCRIPTION

Walker Commons is located on Walker South Road in Walker, Louisiana, a suburb of Baton Rouge. The shopping center is located just off Interstate 12 (I-12) and situated between Baton Rouge and Hammond, LA. The center is strategically positioned in Walker's most populated retail corridor. Surrounding retailers include Walmart Supercenter, Auto Zone, CVS, McDonald's, and many more.

OFFERING SUMMARY

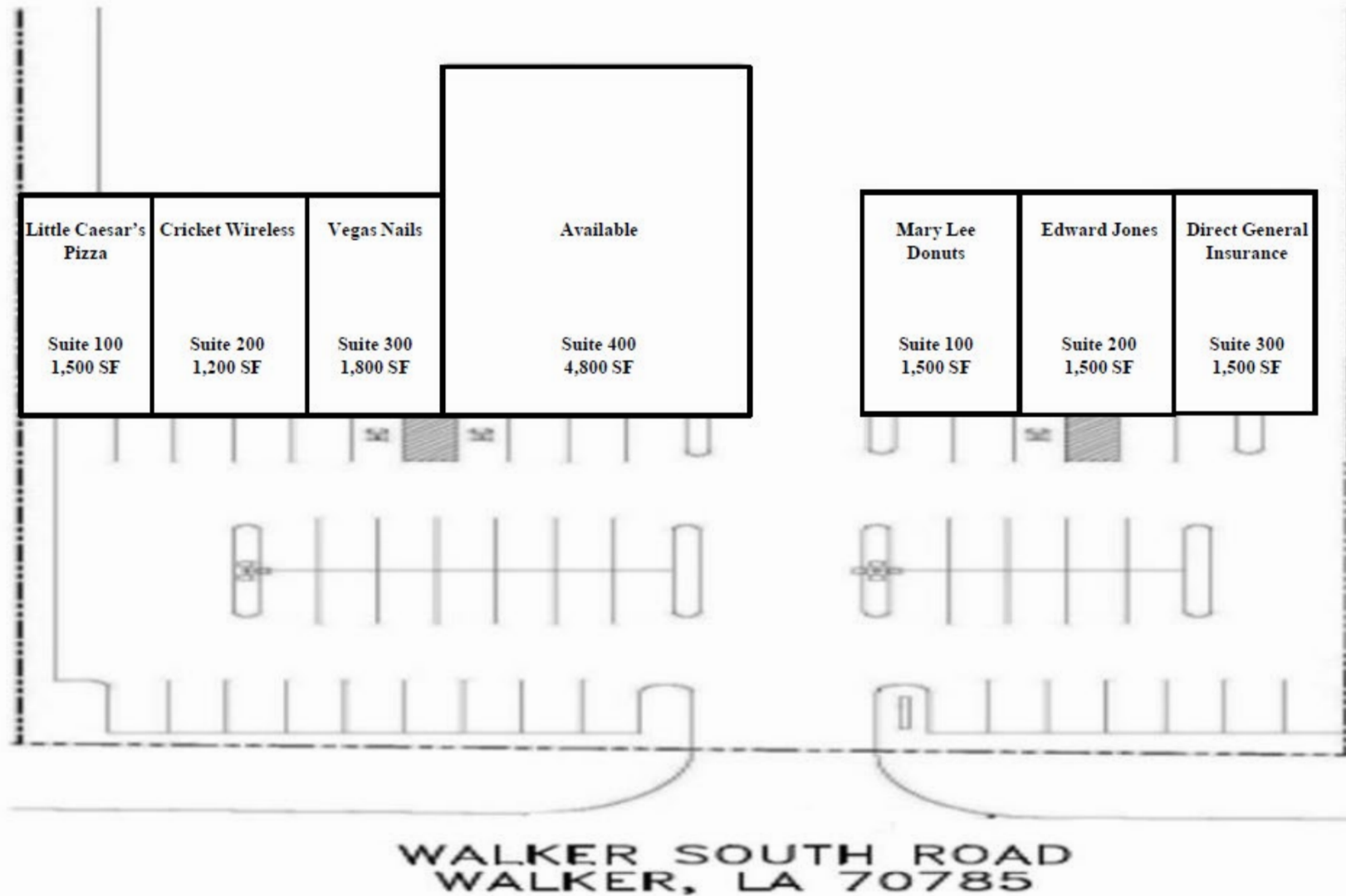
Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	7
Available SF:	1,500 SF
Lot Size:	1.764 Acres
Building Size:	13,800 SF
NOI:	\$151,556.00
Cap Rate:	8.84%

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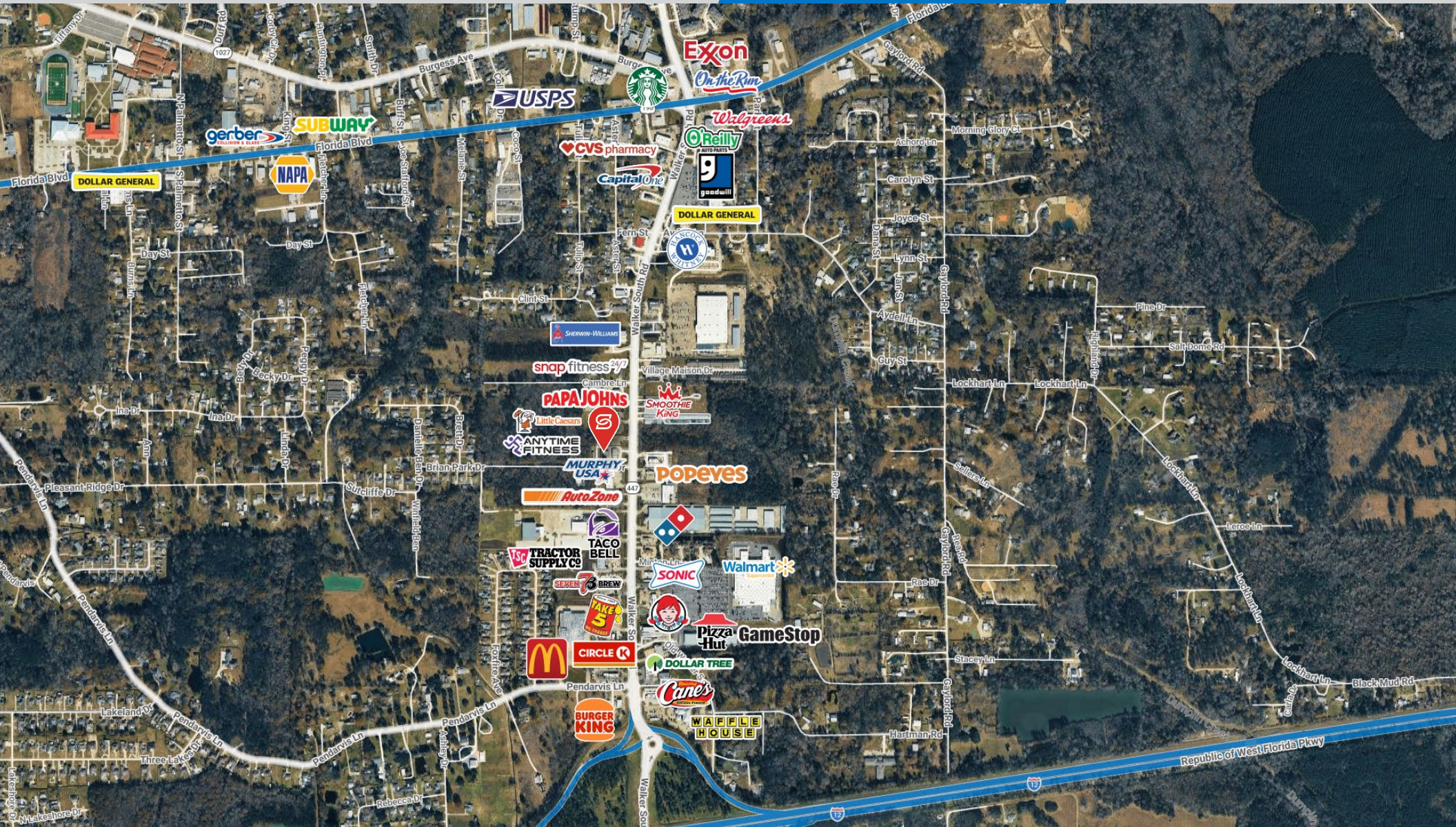


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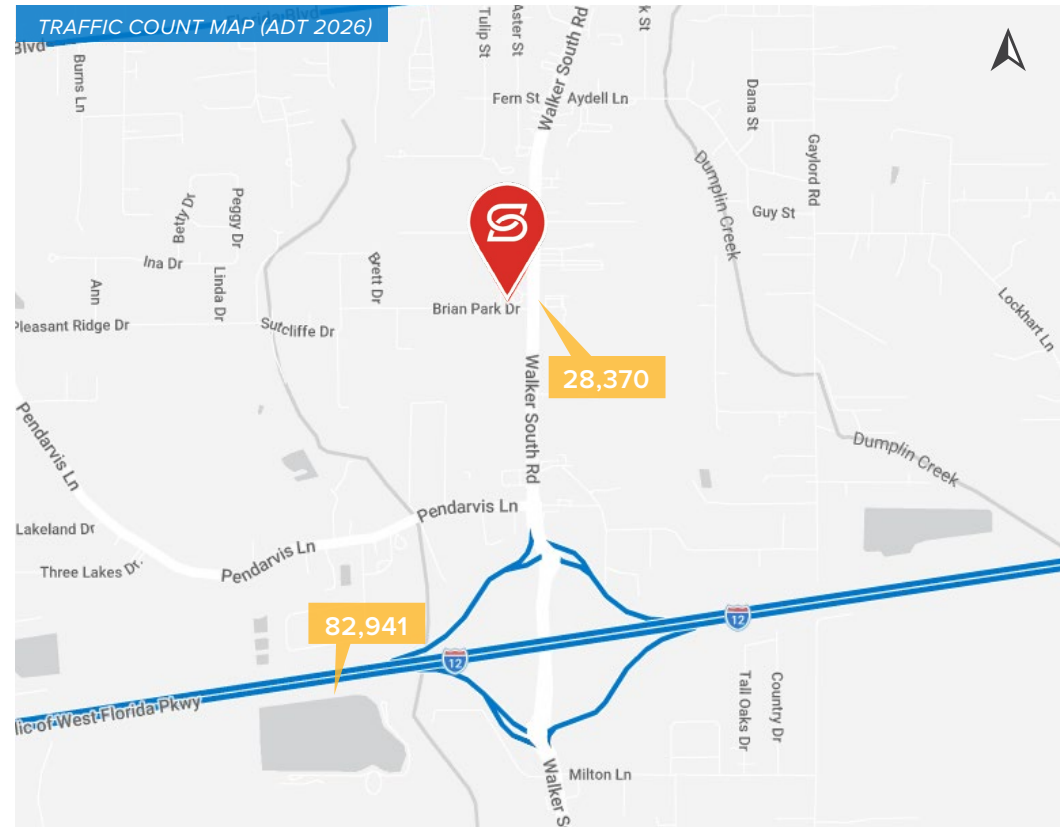
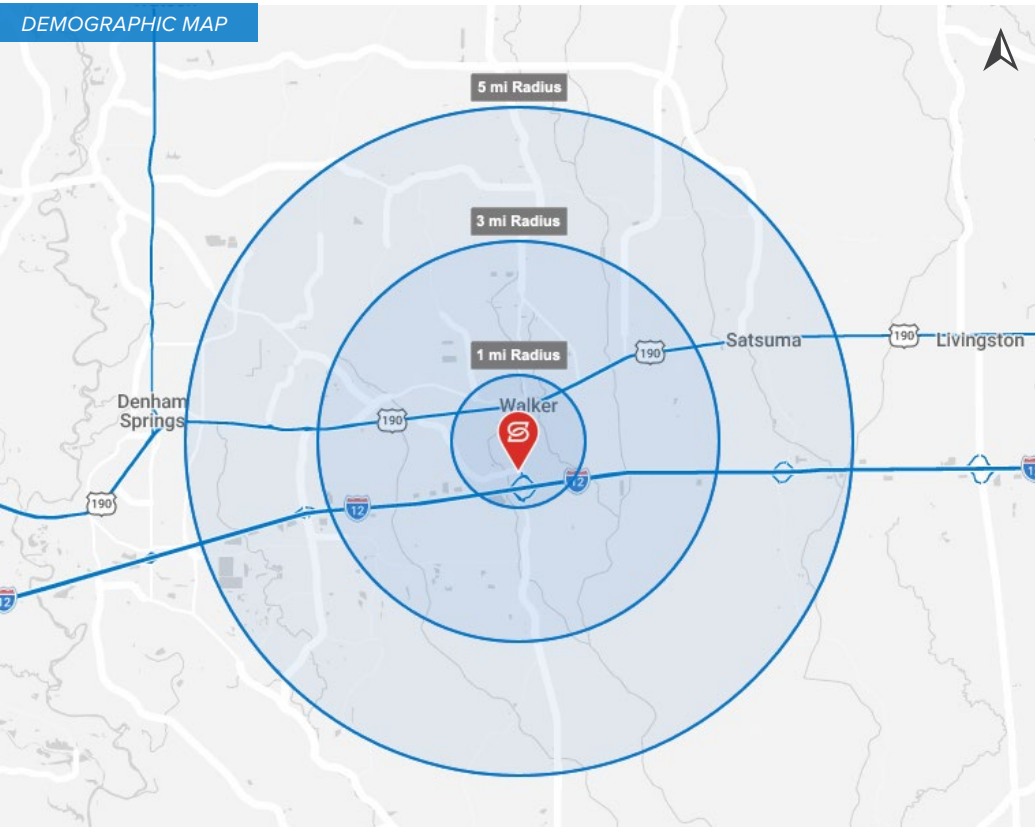


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2026 DEMOGRAPHICS



POPULATION

	5 MI	10 MI	15 MI
POPULATION	3,919	20,941	52,699



AVG. HH INCOME

	5 MI	10 MI	15 MI
AVG. HH INCOME	\$93,635	\$105,848	\$106,059



HOUSEHOLDS

	5 MI	10 MI	15 MI
HOUSEHOLDS	1,594	7,941	20,050