



FOR LEASE

# OFFICE / EDUCATIONAL FACILITY

10510 JOOR RD, BATON ROUGE, LA 70818

6,445 SF

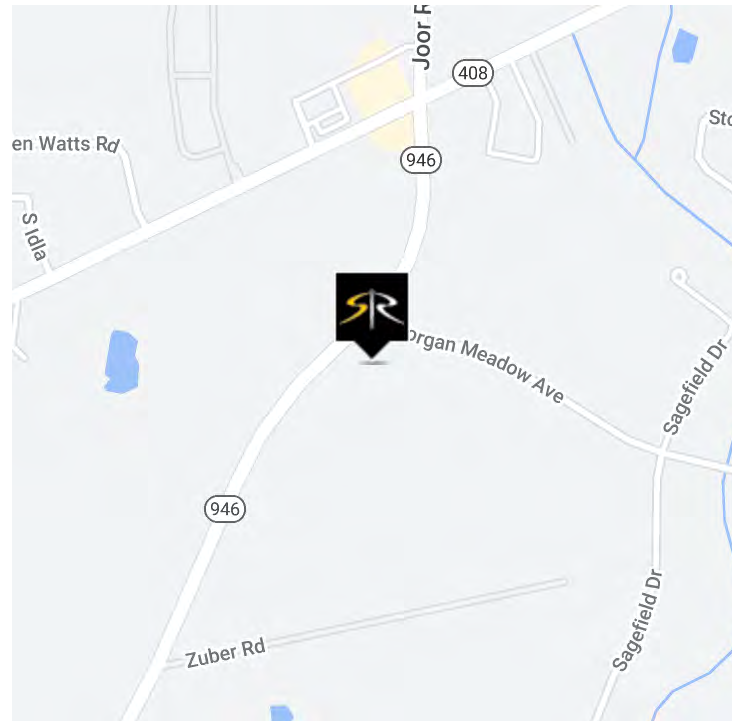


## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Building Size:	6,445 SF

## PROPERTY HIGHLIGHTS

- Office / Educational / Multi-use Facility located on Joor Rd. in Central, LA.
- Site is north of Greenwell Springs Rd. with easy access to Baton Rouge via Florida Blvd & Airline Hwy.
- Facility is minutes from the Amazon Fulfillment Center located on the northeast quadrant of Airline Hwy & Florida Blvd.
- Excellent Visibility & Access
- Ideal for an Office Requirement; Institutional / Educational Use



### LARRY DIETZ, CCIM

Associate Broker  
(D)225.315.7686  
larry@sr-cre.com

### SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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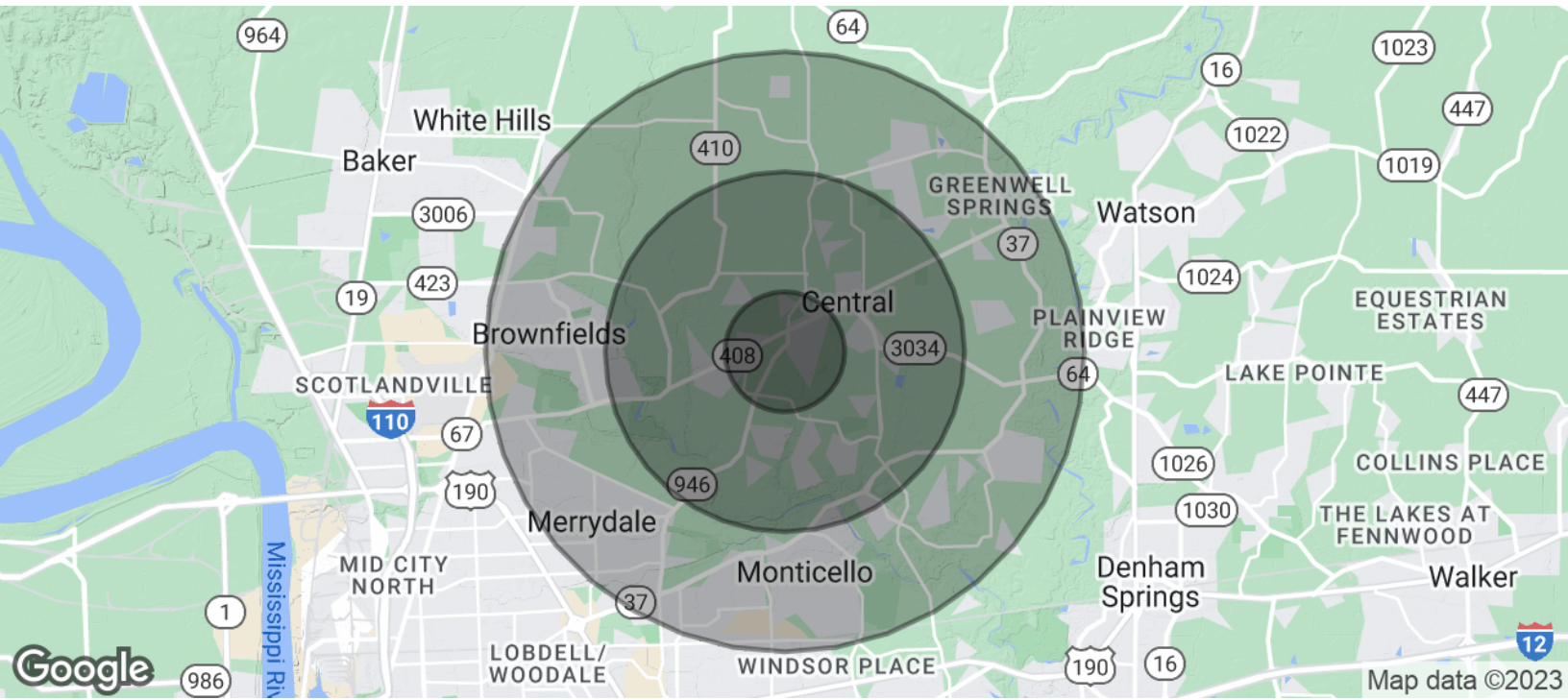


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,623	15,916	59,261
Average Age	37.3	38.2	36.2
Average Age (Male)	37.7	37.8	34.8
Average Age (Female)	38.4	37.5	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	614	6,224	22,984
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$85,798	\$87,403	\$68,766
Average House Value	\$223,440	\$236,697	\$202,680

\* Demographic data derived from 2020 ACS - US Census

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