

OFFICE BUILDING FOR SALE OR LEASE

Office Space

6408 Highway 28 East, Pineville, LA 71360

Presented By:

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**PROPERTY DESCRIPTION**

SALE OR LEASE: Fully Furnished Former Bank on HWY 28 – Prime Pineville Office Space Located on the busy HWY 28 in Pineville, this former bank building is now available for Sale or Lease and comes fully furnished and move-in ready. With a functional layout and excellent visibility, this property is ideal for a professional office, financial institution, or service-based business. Property Highlights: 5 private offices, one conference room, three additional front office spaces, a large lobby and waiting area, a spacious kitchen/breakroom, a storage room, an electrical room, and a janitorial room, a drive-through window for added convenience, a rear entrance for staff or deliveries, and ample parking on both sides of the building. Located on the high-traffic HWY 28, it offers excellent visibility and accessibility. This property provides the perfect blend of functionality, location, and potential. Don't miss this opportunity to own a versatile commercial space in a growing area of Pineville.

OFFERING SUMMARY

Lease Rate: \$12.86 p/SF

Lot Size: 1.03 Acres

Building Size: 2,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	100	475
Total Population	49	270	1,290
Average HH Income	\$102,689	\$95,910	\$99,433

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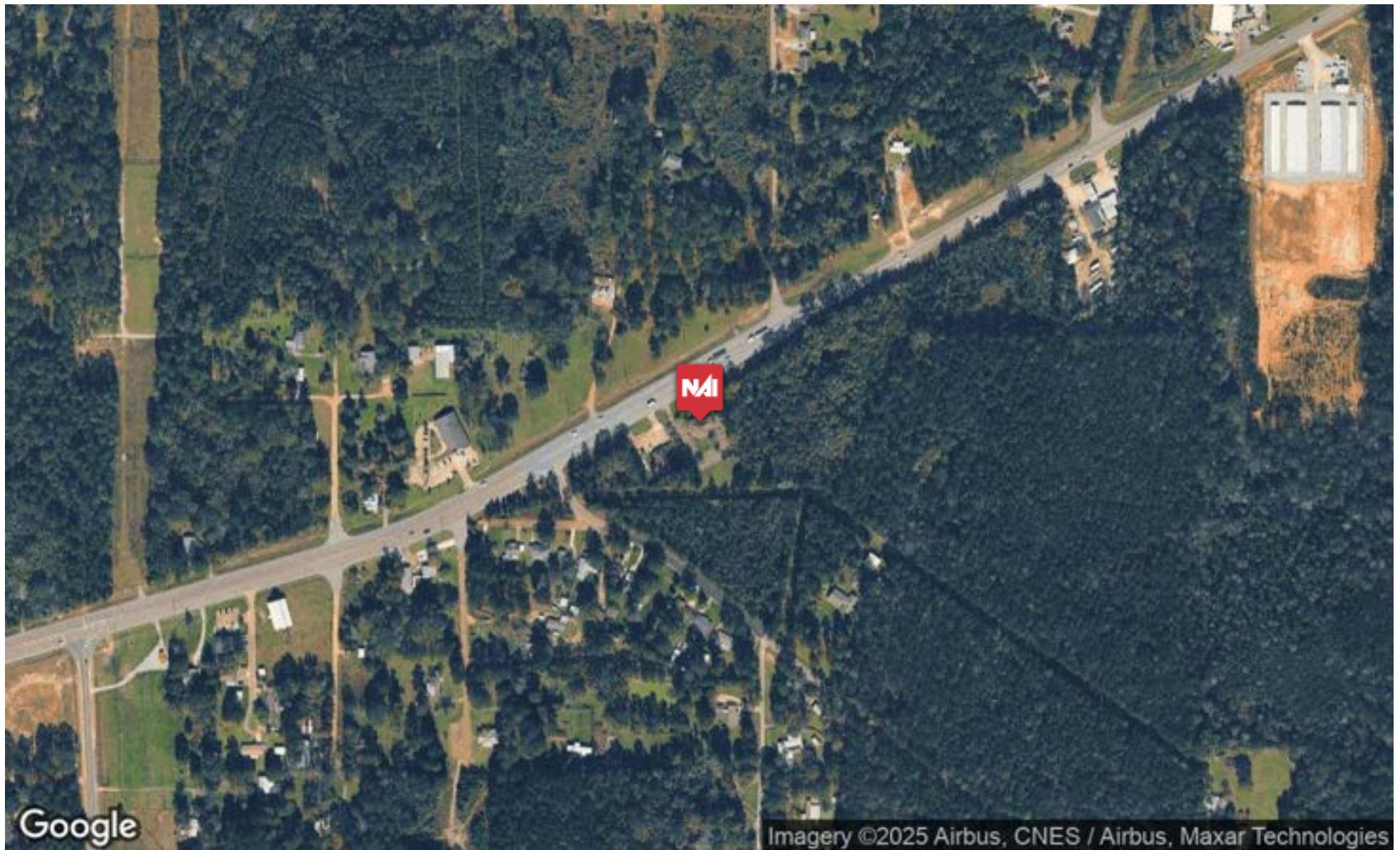


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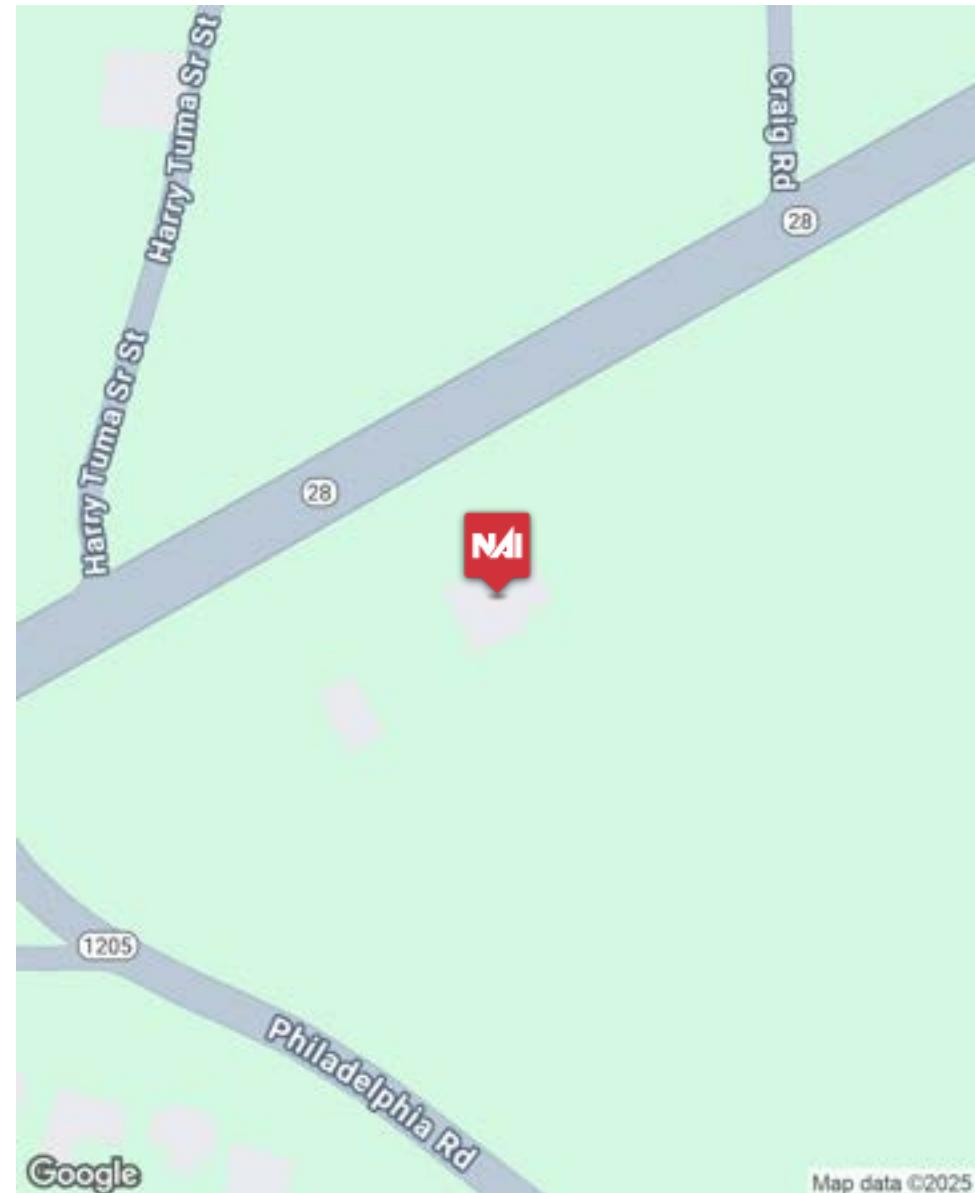
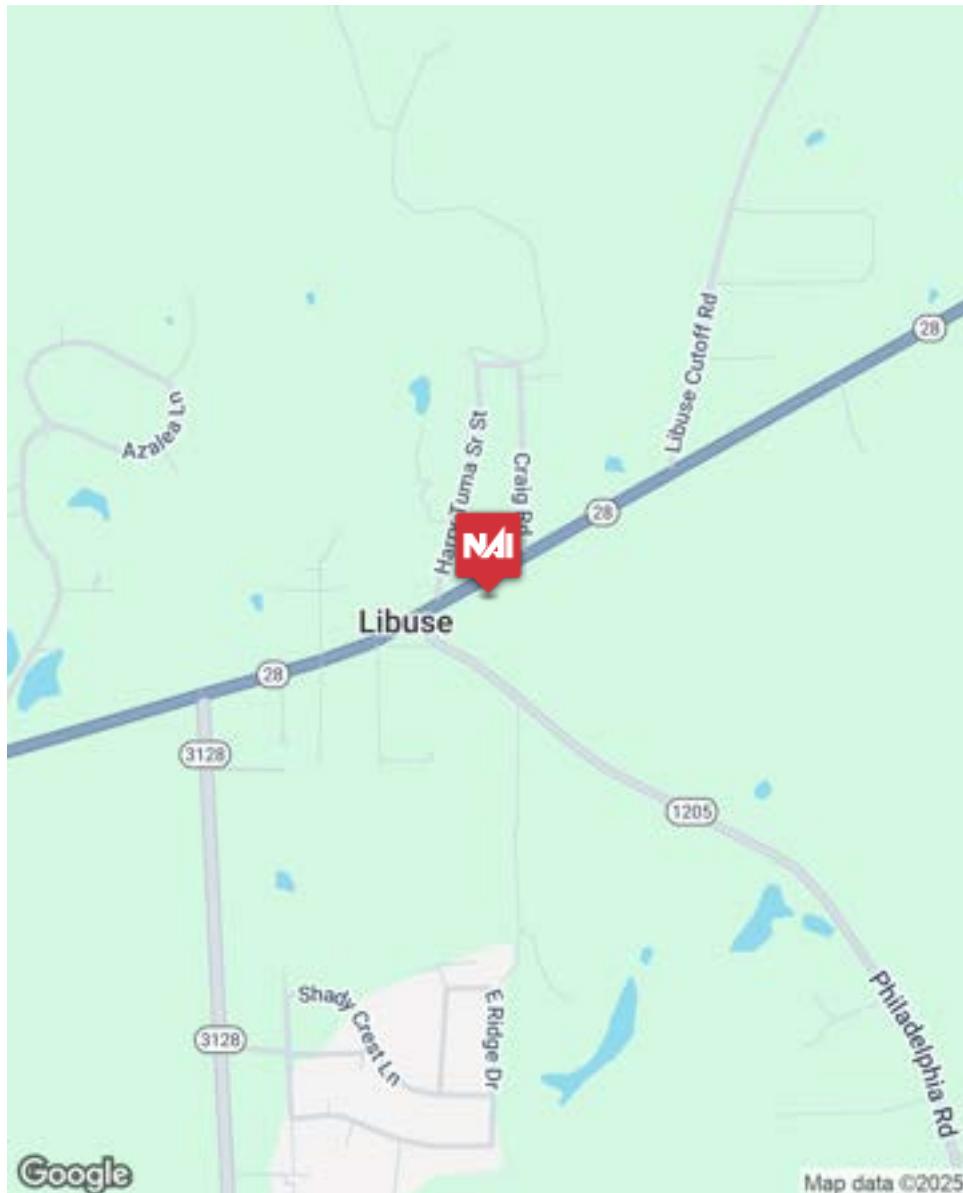






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