



OFFERING SUMMARY

Lease Rate:	\$11,500 per month (MG)
Number of Units:	1
Available SF:	139,737 SF
Lot Size:	3.07 Acres
Building Size:	139,737 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,437	30,881	63,904
Total Population	12,458	82,095	171,529
Average HH Income	\$30,107	\$44,739	\$49,987

PROPERTY HIGHLIGHTS

- **3.07 Acres on Plank Road by Choctaw Near Exxon *Opportunity Zone***
- Formerly the Louisiana Creamery, this property is located in the Opportunity Zone, and is a candidate for any number of tax incentives. Makes this an ideal redevelopment opportunity near Exxon.
- Owner will consider subdividing the property, Building 1 being an good option for a C-store with 147' of frontage on Plank Road between an Auto Zone and a CVS.
- Property is also in a Qualified Census Tract, potentially a good Low Income Housing project.

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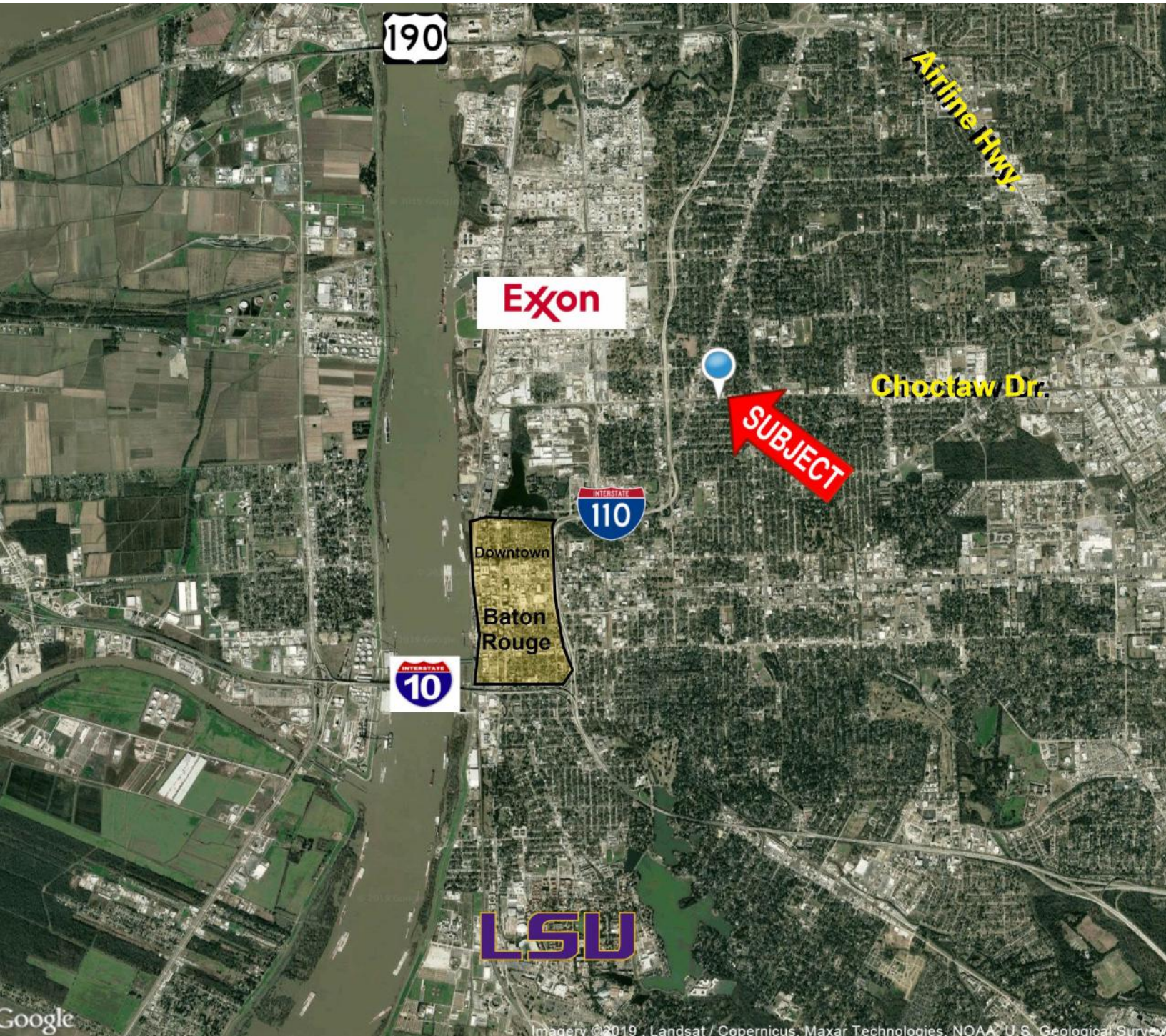
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INDUSTRIAL PROPERTY FOR LEASE

3.07 ACRES NEAR EXXON IN *OPPORTUNITY ZONE*

2635 MONROE AVE., BATON ROUGE, LA 70802

139,737 SF AVAILABLE



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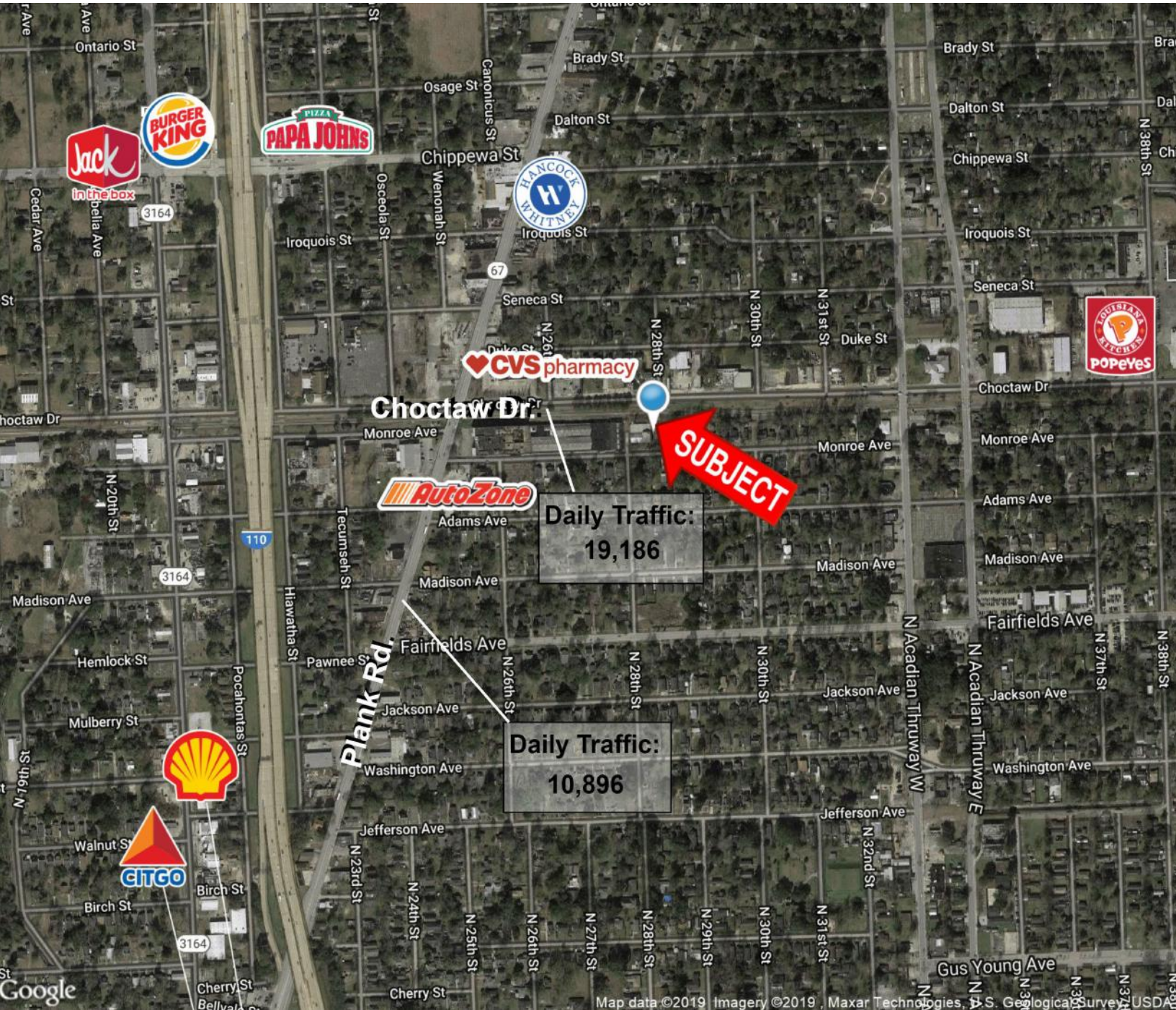
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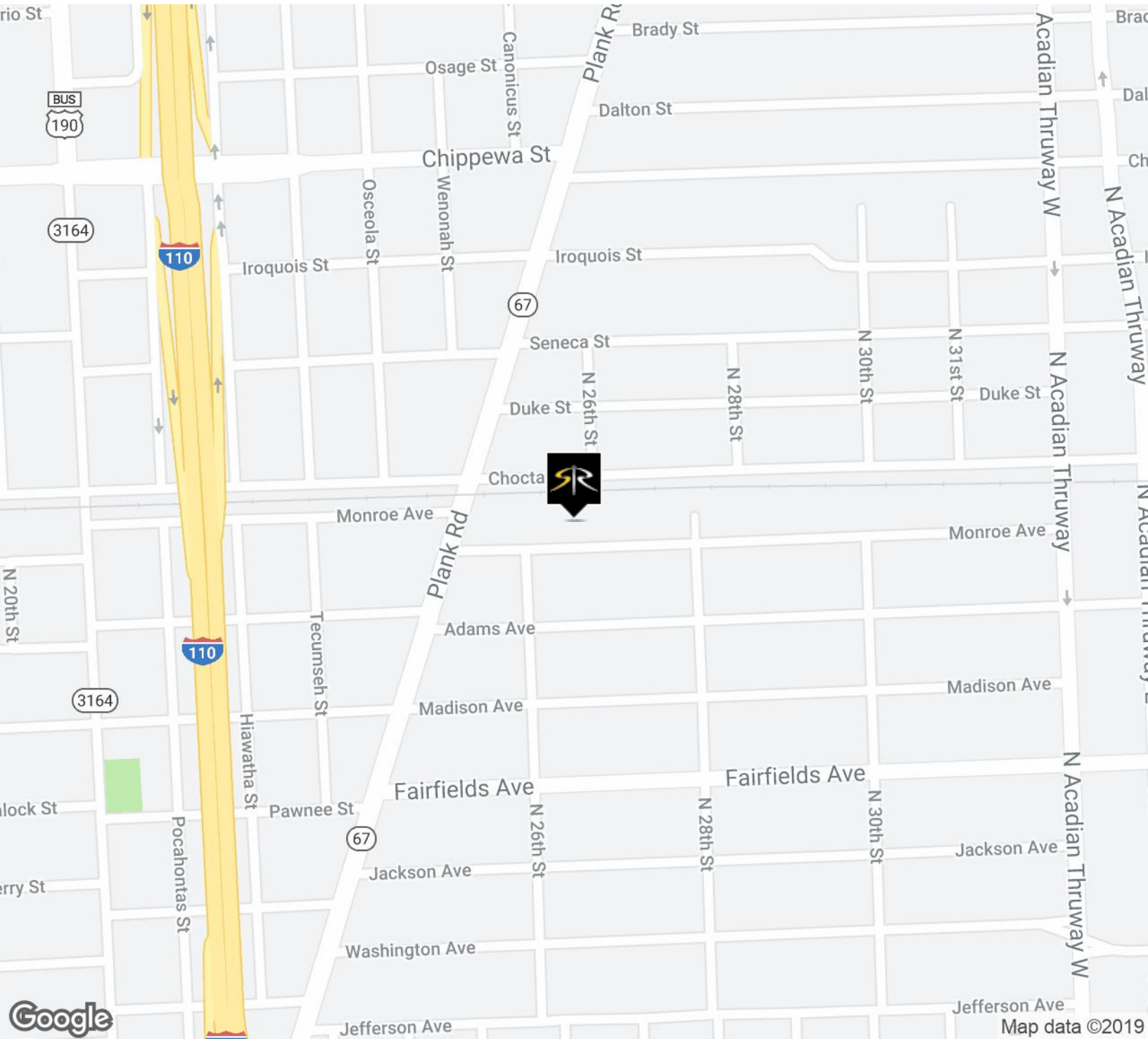
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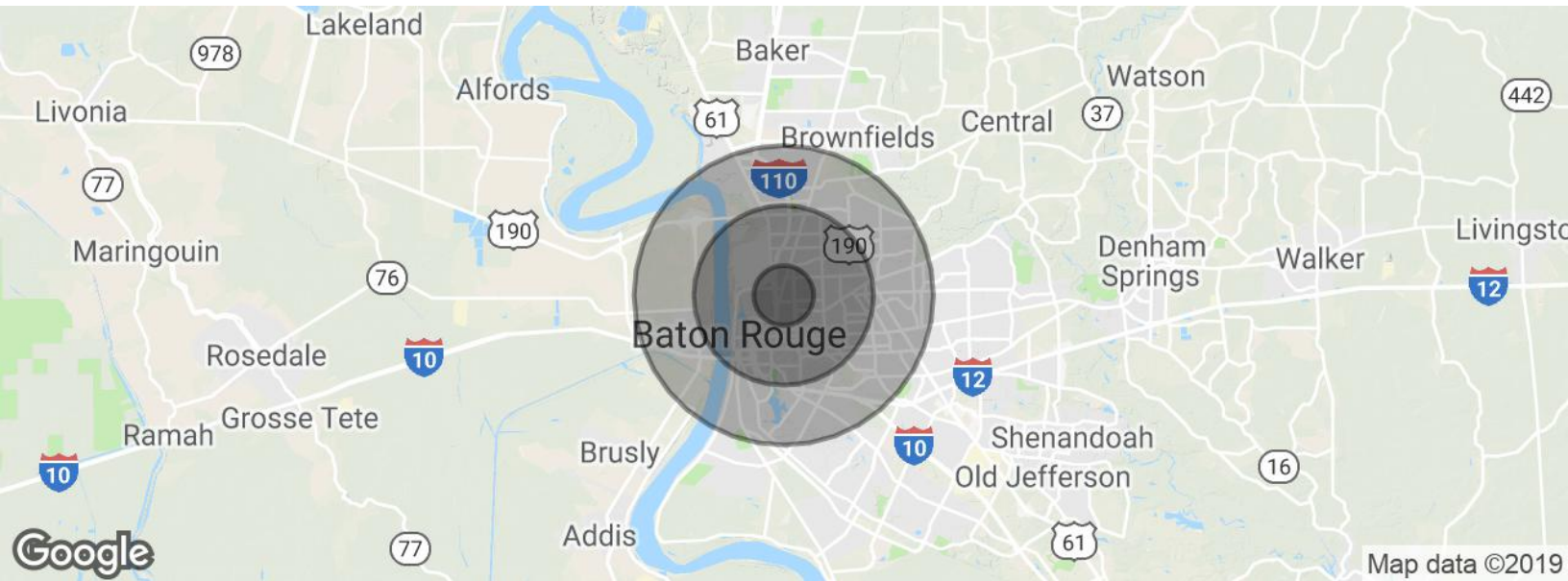
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,458	82,095	171,529
Median age	33.1	31.3	31.7
Median age (Male)	28.2	28.8	29.7
Median age (Female)	37.9	33.6	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,437	30,881	63,904
# of persons per HH	2.8	2.7	2.7
Average HH income	\$30,107	\$44,739	\$49,987
Average house value	\$86,774	\$166,511	\$216,830

** Demographic data derived from 2010 US Census*

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