

# 245 N. Acadian Thwy.

RETAIL PROPERTY FOR LEASE

245 N Acadian Thruway Baton Rouge, LA 70806

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**PROPERTY SUMMARY**



**Property Description**

Retail space in the heart of Baton Rouge's Mid City. Fronting N Acadian thruway with access to Florida Blvd & Convention Street. Formerly occupied by PoshChic Salon then My Cash Now Payday Loans.

**Property Highlights**

- Space Available: Suite A 1,068 SF Office/Retail
- Lease Type: Triple Net (NNN) \$6.15 PSF
- Lease Rate: \$16.00 PSF
- Co-Tenants: Metro by T Mobile, New China, Fast Tax, & Freeway Insurance.



**Offering Summary**

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,068 SF
Building Size:	5,304 SF
NNN Estimate:	\$6.15 PSF

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**SUITE A INTERIOR PHOTOS**



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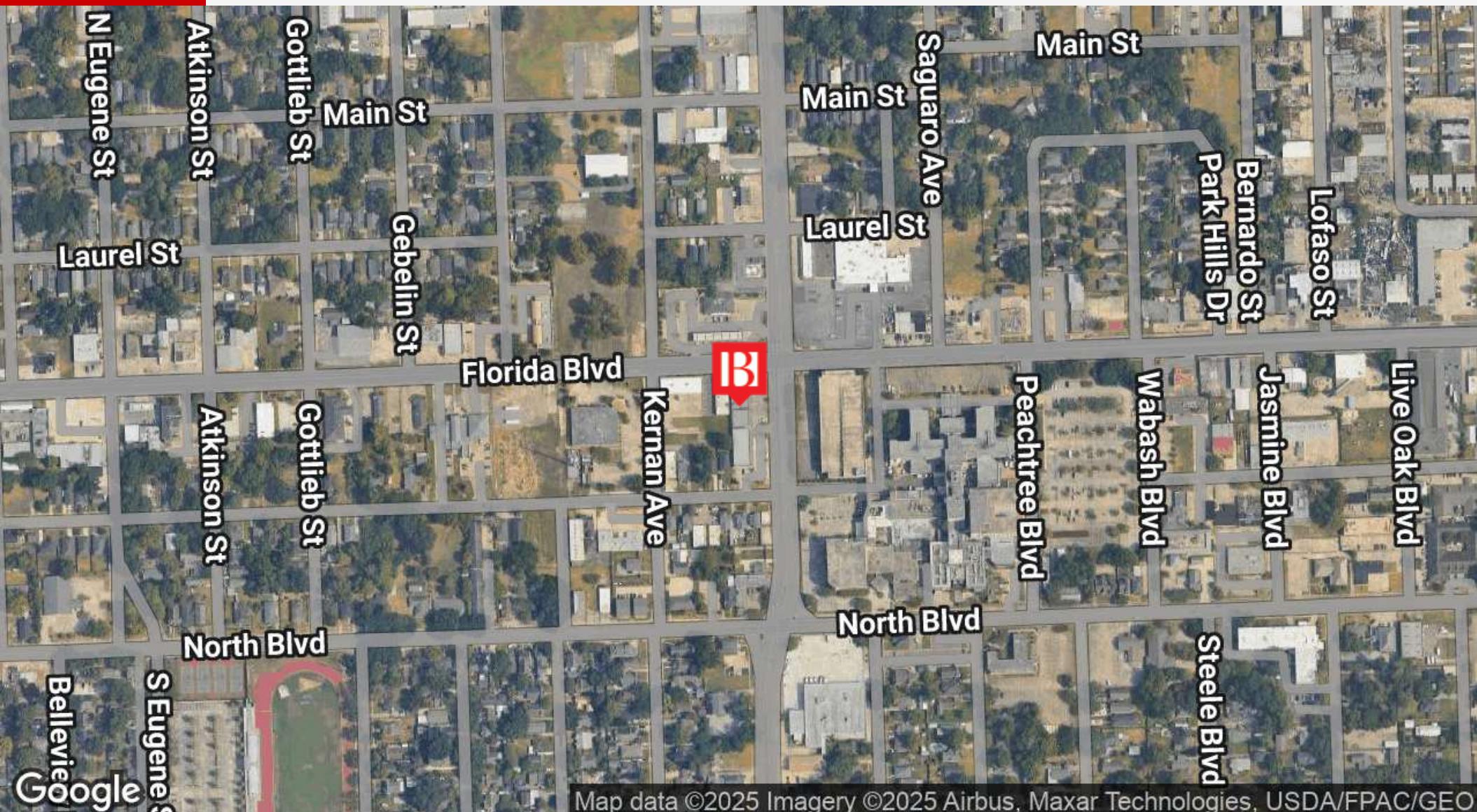
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LOCATION MAP



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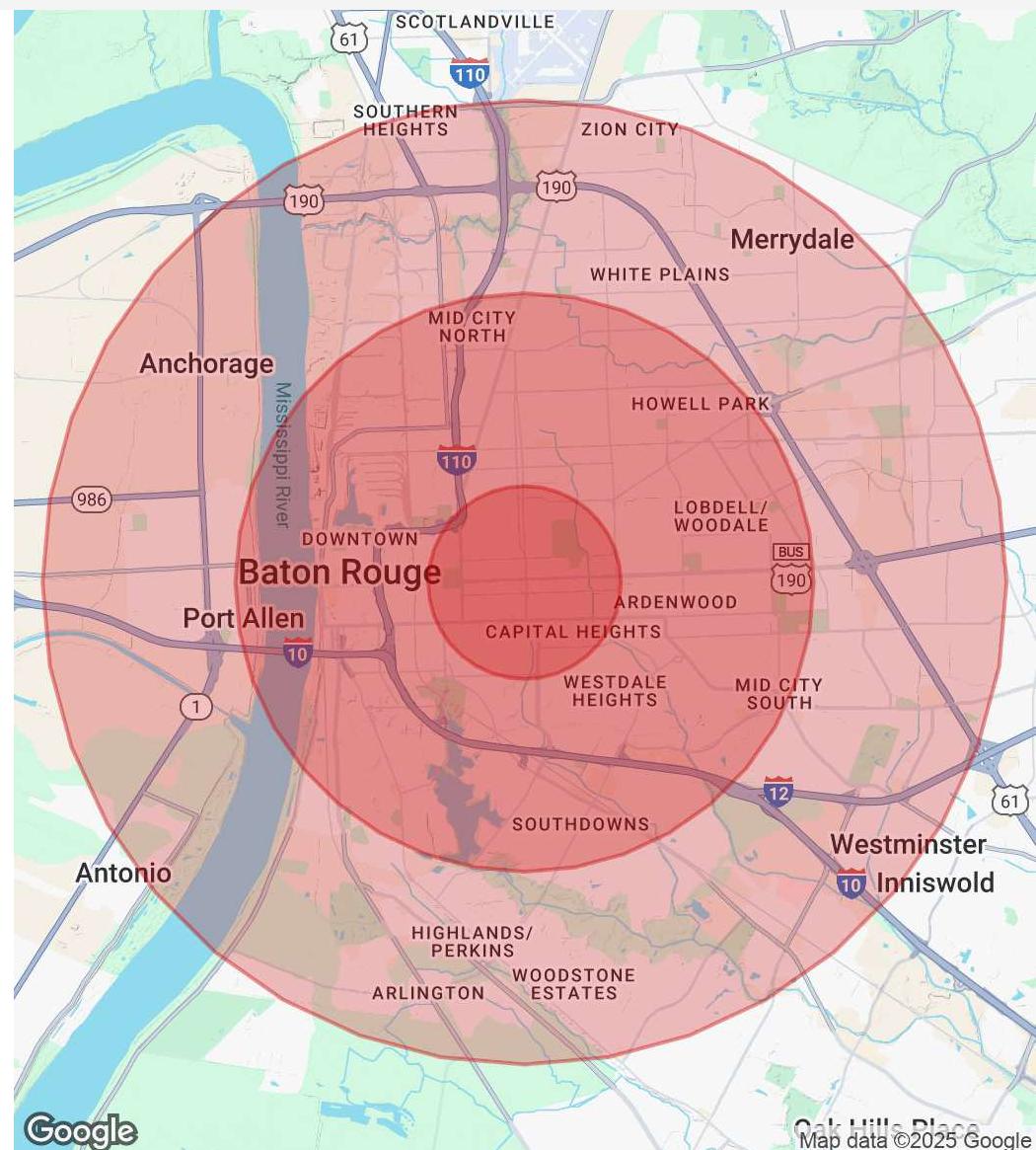
DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	14,061	90,766	181,939
Average Age	35.3	31.7	32.2
Average Age (Male)	33.1	29.6	30.2
Average Age (Female)	37.5	33.9	34.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,788	34,911	70,530
# Of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$55,367	\$51,904	\$55,863
Average House Value	\$175,550	\$220,823	\$250,730

2020 American Community Survey (ACS)



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