

16,530 SF End Cap Available For Lease

5840 Plank Rd, Baton Rouge, LA 70805

PROPERTY SUMMARY



Property Highlights

- 16,430 SF End Cap Available For Lease
- Available January 2022
- 0.28 Miles North Of Airline Hwy
- Open Floor Plan
- Signalized Access Into Shopping Center
- Co-Tenants Include The General Auto Insurance, Go Auto Insurance, and Healthy Smiles Dentistry
- +/- 57 Parking Spaces With 6 Handicapped Spaces
- Glass Frontage With Roll Up Window Security Shutters
- Monument Sign And Large Billboard Sign Available

Offering Summary

Lease Rate:	\$7.50 PSF
Lease Type:	NNN
Building Size:	25,063 SF
Available SF:	16,430 SF
Plank Rd Frontage:	379.17 Ft
Traffic Count:	11,209 VPD
Zoning:	Heavy Commercial (C2)

Reiss Weil
504.810.9844
rweil@beaubox.com

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LOCATION MAP



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RETAILER MAP



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PHOTO



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ADDITIONAL PHOTOS



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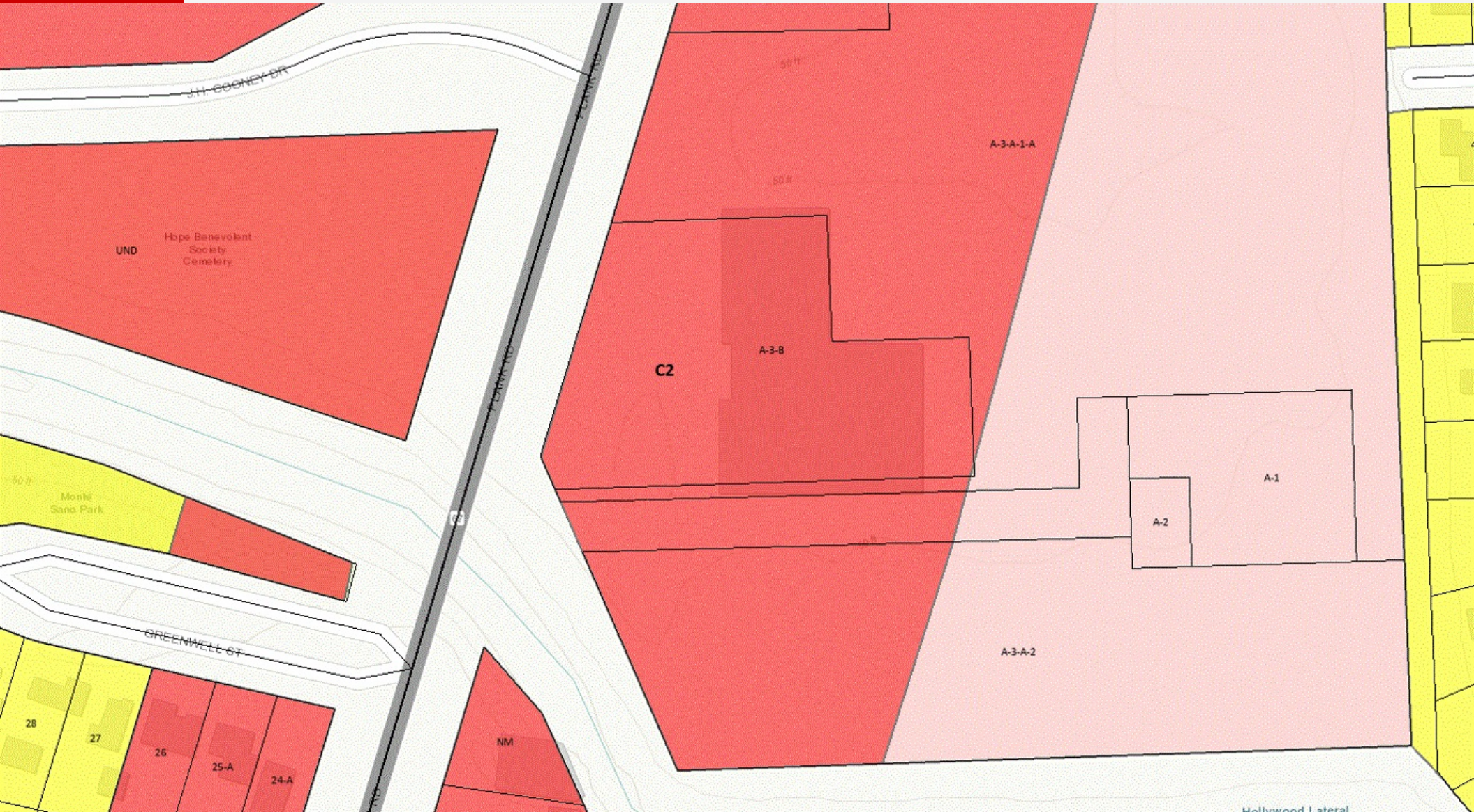
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ZONING MAP



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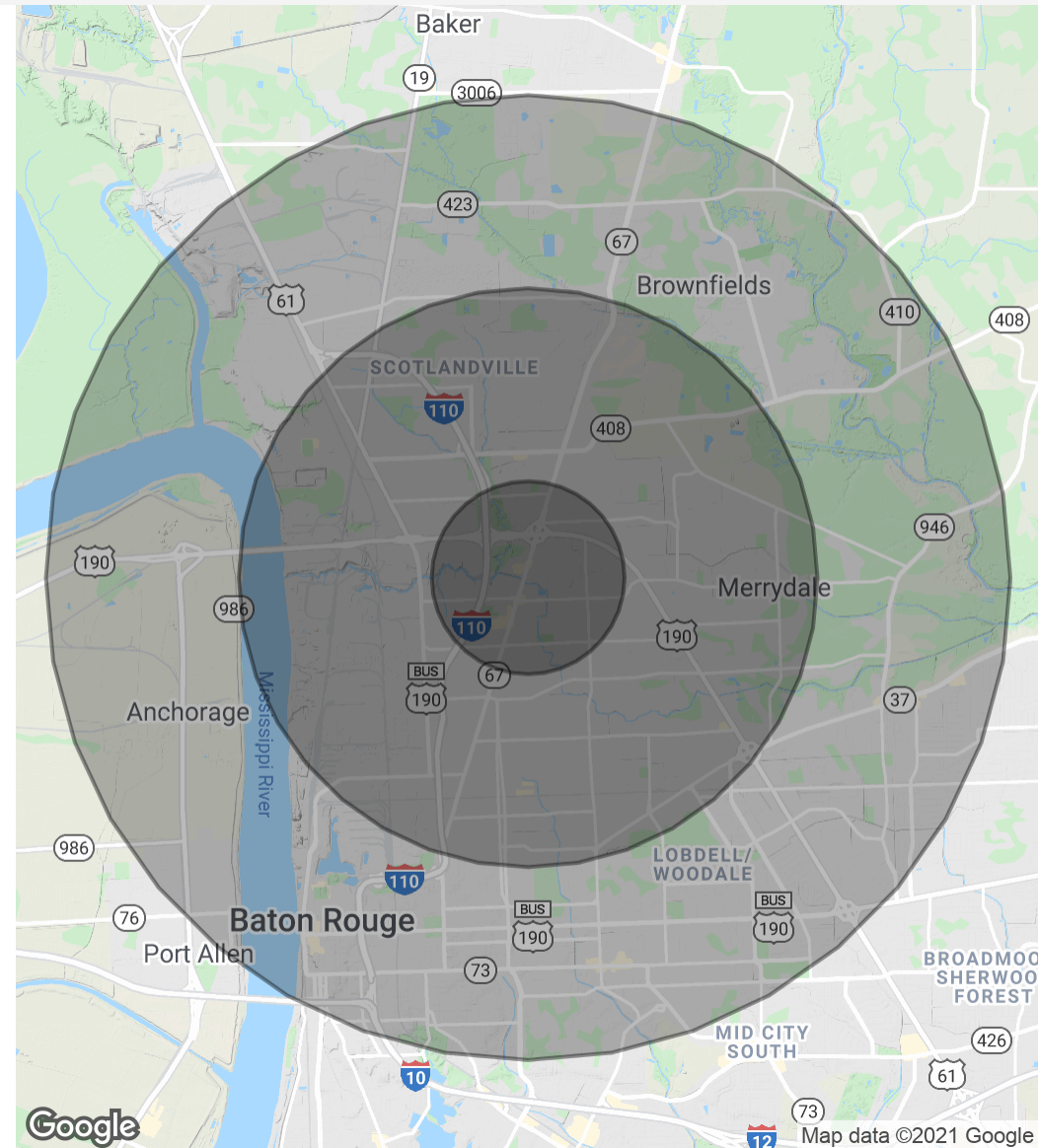
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	11,204	71,895	147,814
Average Age	29.2	31.3	32.5
Average Age (Male)	26.7	28.7	30.3
Average Age (Female)	32.1	33.9	34.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,679	24,300	53,876
# Of Persons Per HH	3.0	3.0	2.7
Average HH Income	\$33,364	\$35,571	\$44,490
Average House Value		\$84,601	\$160,642

* Demographic data derived from 2010 US Census



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