



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# READY TO GO #3

17070 GREENWELL SPRINGS ROAD, GREENWELL SPRINGS, LA 70739

2,500 - 3,577 SF

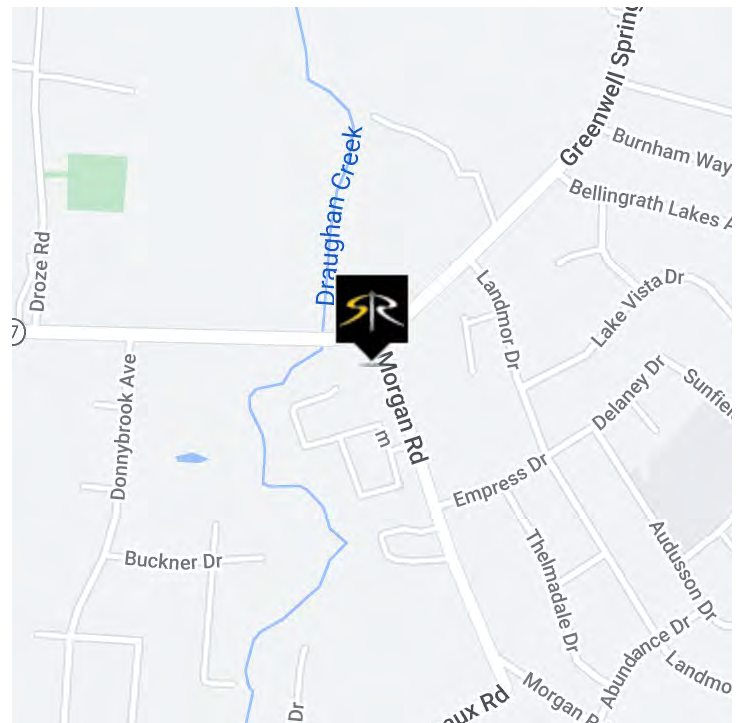


## OFFERING SUMMARY

Lease Rate:	\$10.00 - 14.40 SF/yr (MG)	
Building Size:	11,879 SF	
Available SF:	2,500 - 3,577 SF	
- Suite C+D:	2,500 SF	\$14.40 SF/yr (MG)
- Suite E:	3,577 SF	\$10.00/SF/yr (MG)

## PROPERTY HIGHLIGHTS

- Ready To Go #3
- Convenience Currently Undergoing Renovations being Rebranded with Exxon Fuel
- Excellent Visibility
- Located between Donnybrook Ave and Morgan Road



**BOB KIRBY**  
Commercial Investment Specialist  
(D)225.413.6162  
bob@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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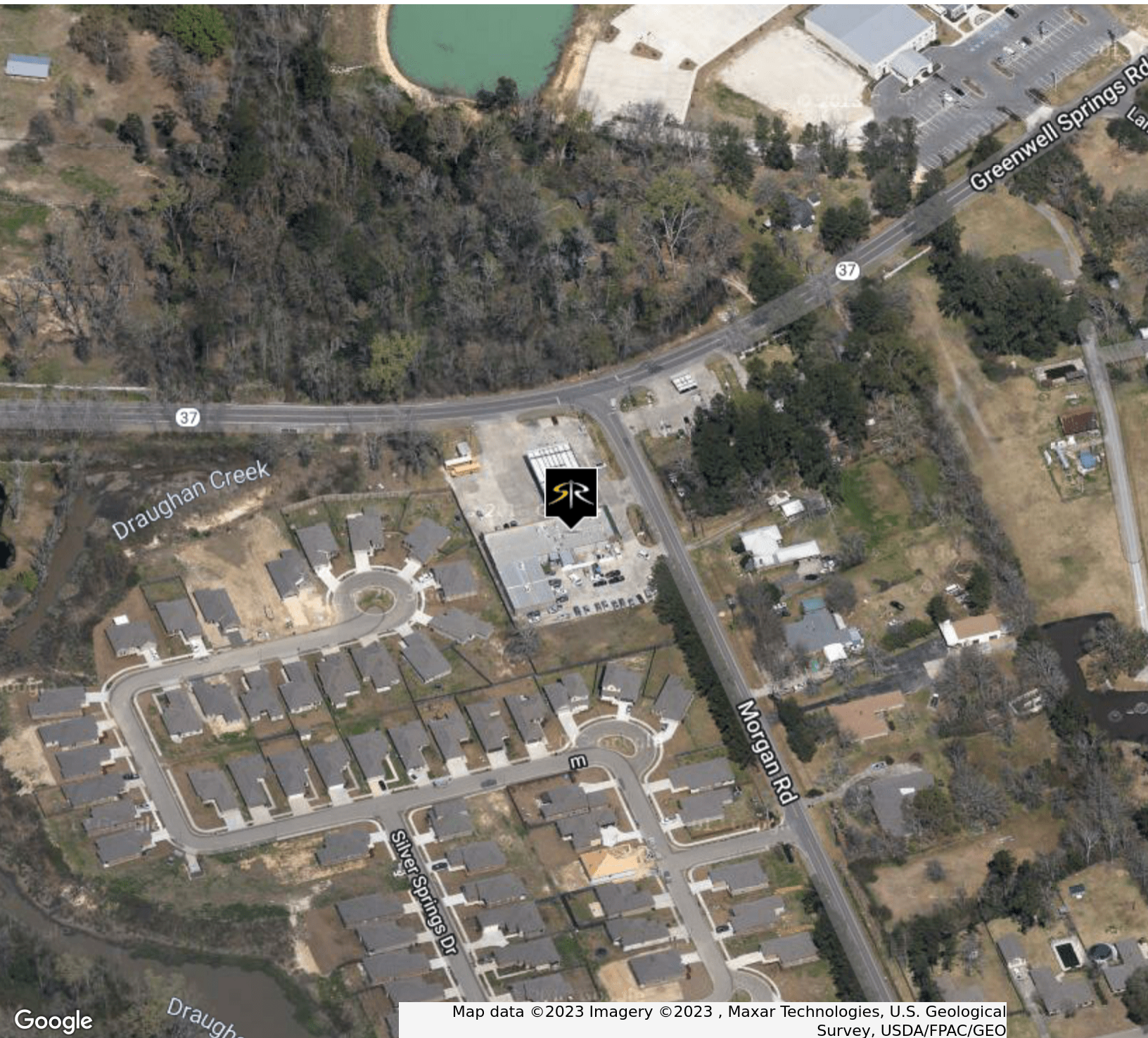
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AERIAL OVERVIEW

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Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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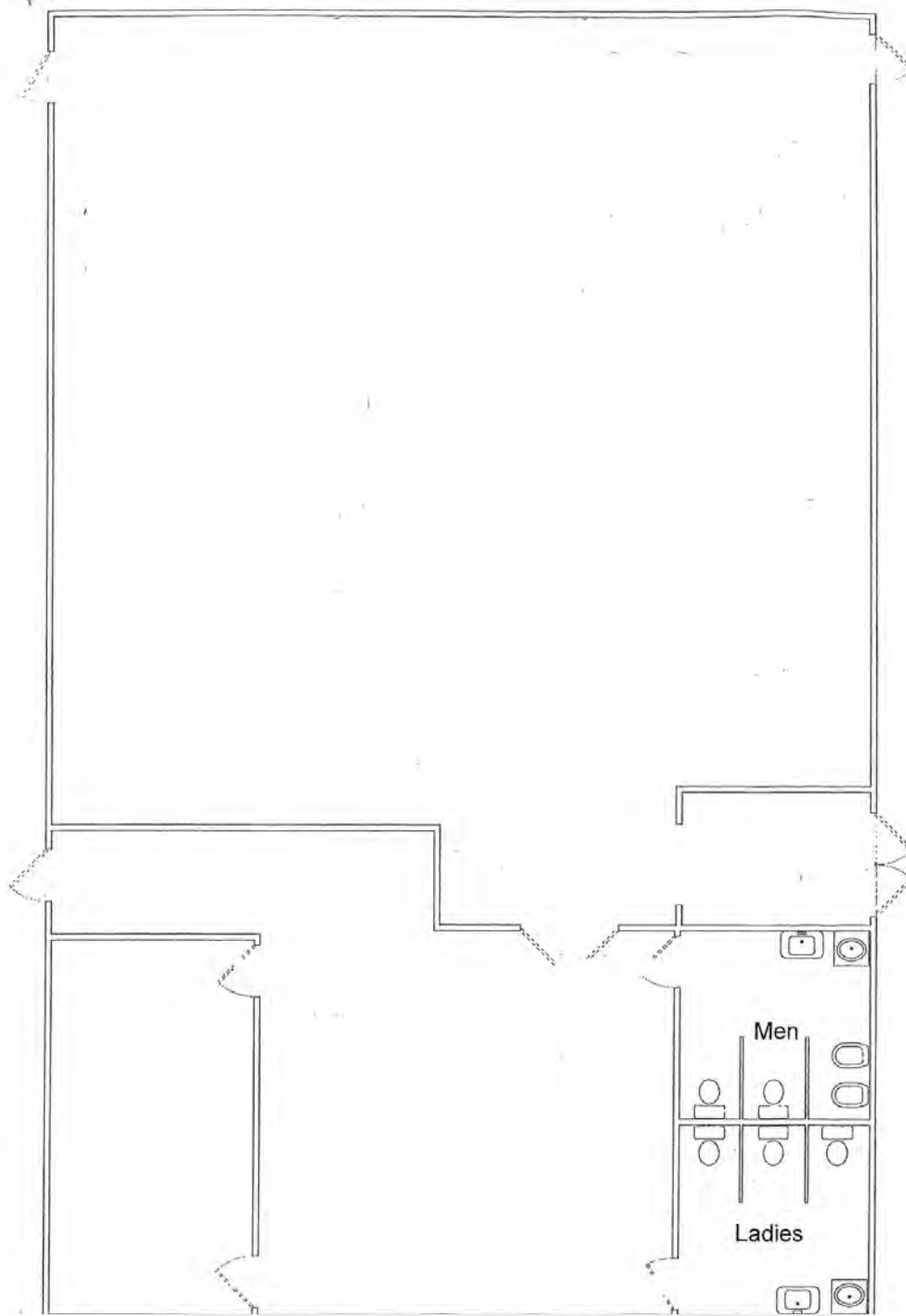
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SUITE E FLOOR PLAN

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**Suite E Floor Plan**

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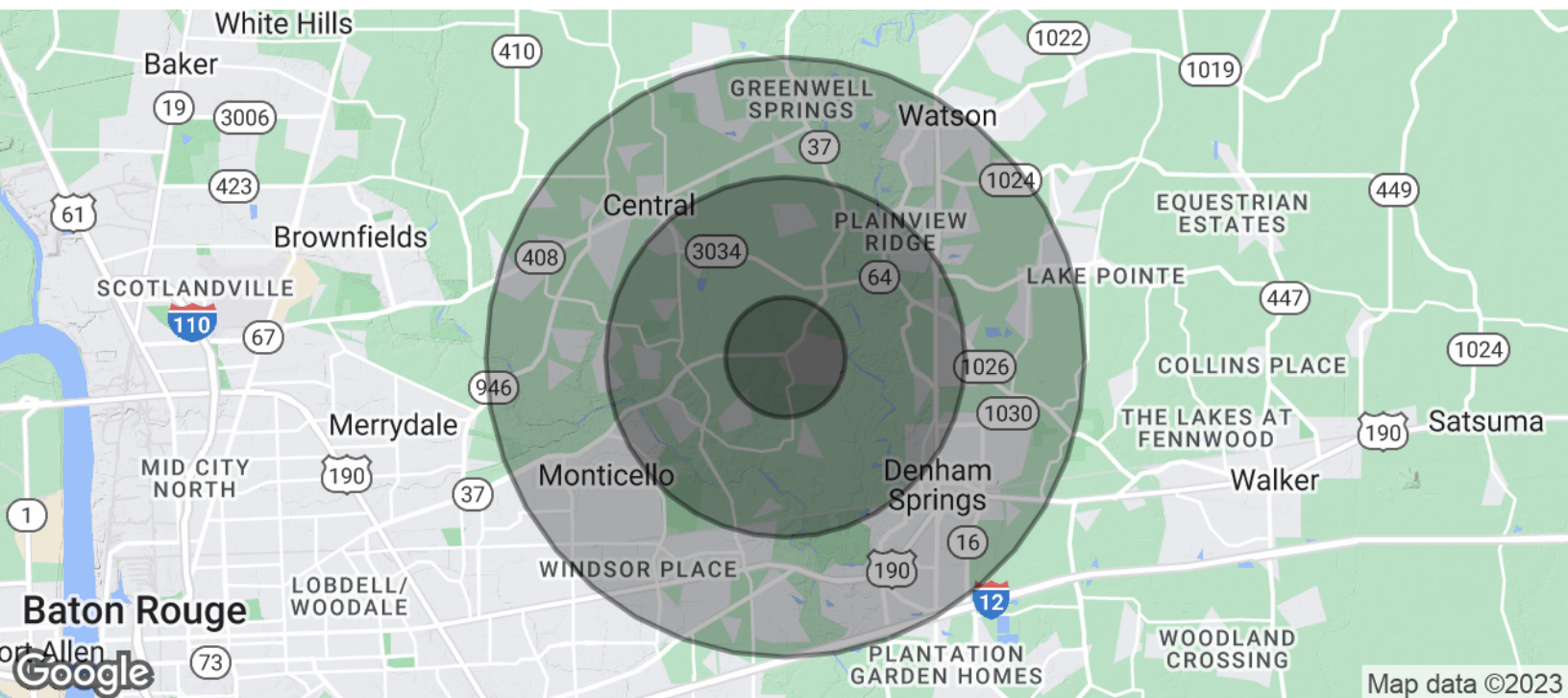
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DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	2,698	18,282	74,518
Average Age	37.0	37.7	36.9
Average Age (Male)	33.9	36.0	33.9
Average Age (Female)	40.0	40.9	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	949	7,697	30,694
# Of Persons Per HH	2.8	2.4	2.4
Average HH Income	\$119,320	\$81,940	\$70,628
Average House Value	\$352,198	\$259,739	\$198,175

\* Demographic data derived from 2020 ACS - US Census

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