

## MARKET PLAZA GARDEN-STYLE OFFICE

4021 W E HECK CT, H-2, BATON ROUGE, LA 70816

**SUITE H-2 | 1,500 SF**

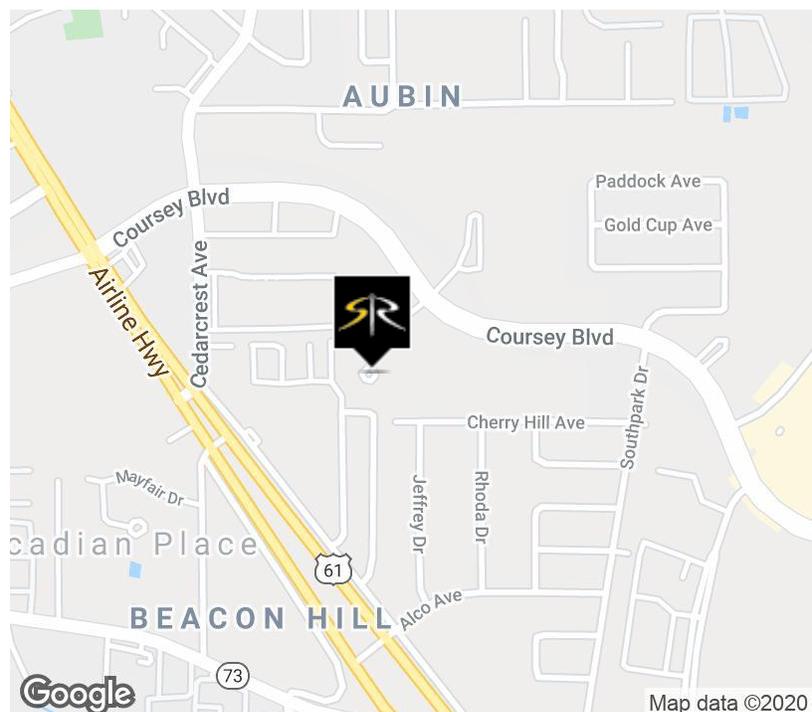


### OFFERING SUMMARY

<b>Suite H-2:</b>	<b>1,500 SF</b>
<b>Lease Rate:</b>	<b>\$1,250 per Month (NNN)</b>
<b>CAM/Expenses:</b>	<b>\$437.50 per Month + Electrical</b>
<b>Year Built:</b>	<b>2017</b>
<b>Zoning:</b>	<b>C-2</b>

### PROPERTY HIGHLIGHTS

- High-end construction with custom interior finishes and tall ceilings.
- Suite includes welcoming reception area, 2 ADA restrooms, nice kitchen/breakroom, 4 private offices, large conference room and ample storage.
- New construction Garden-style offices with Bluebonnet level custom finishes at Coursey Blvd. prices. A must see!



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FOR LEASE

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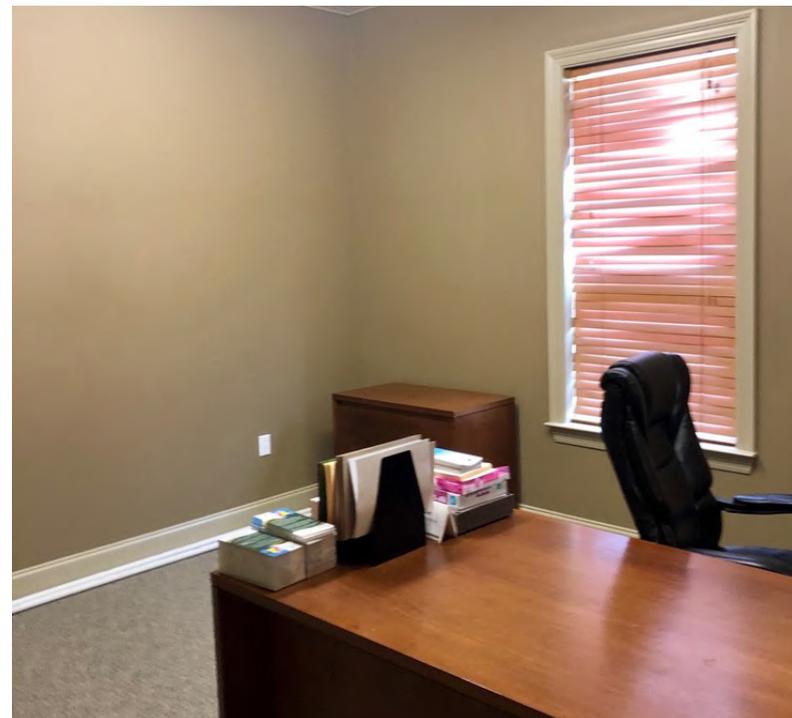
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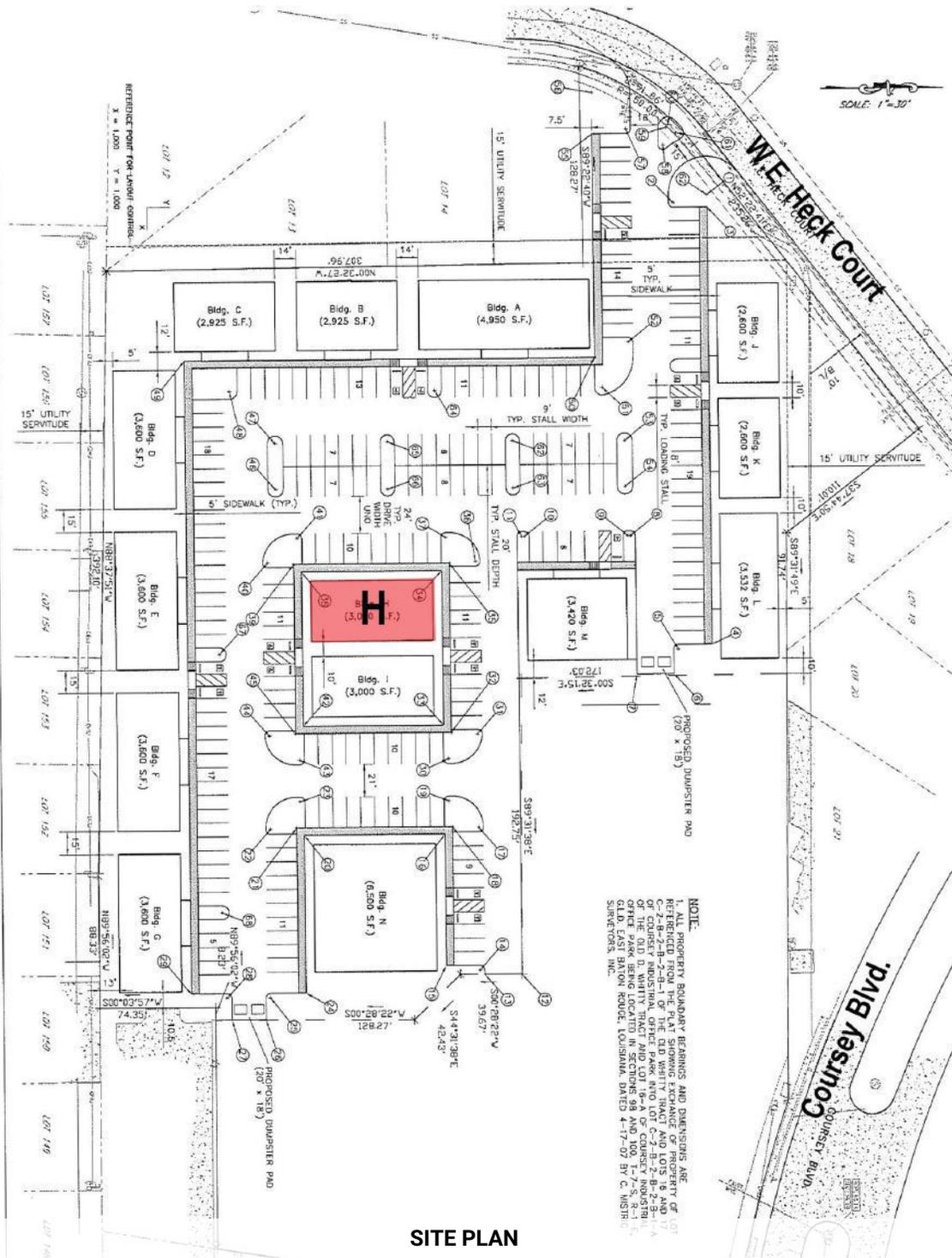
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**SITE PLAN**

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**SITE PLAN**

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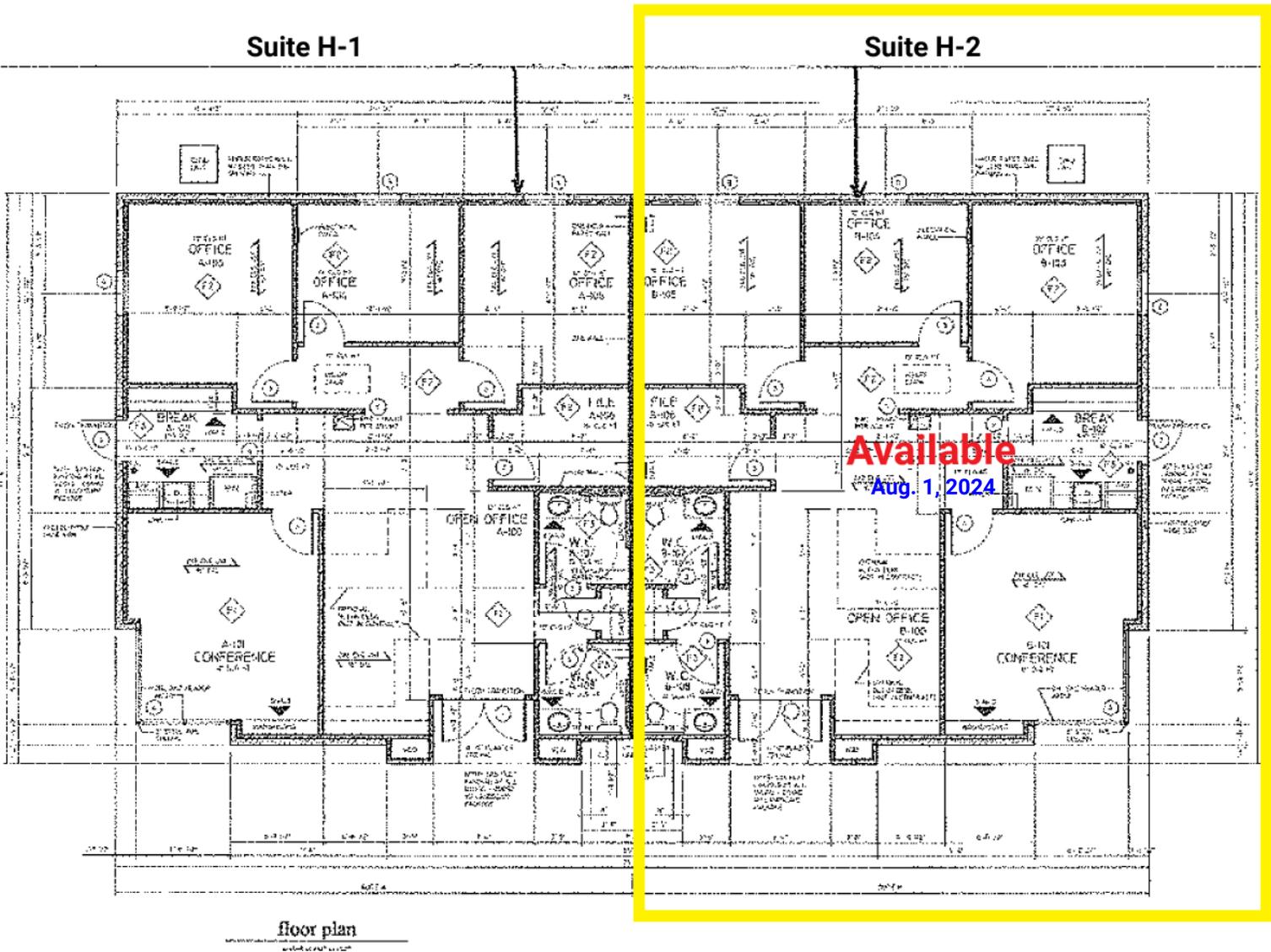
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FLOOR PLAN: H-2

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**SUITE H-2 | 1,500 SF**



FLOOR PLAN, H-1 & H-2

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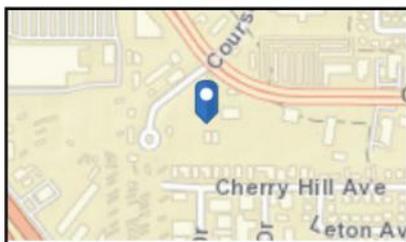
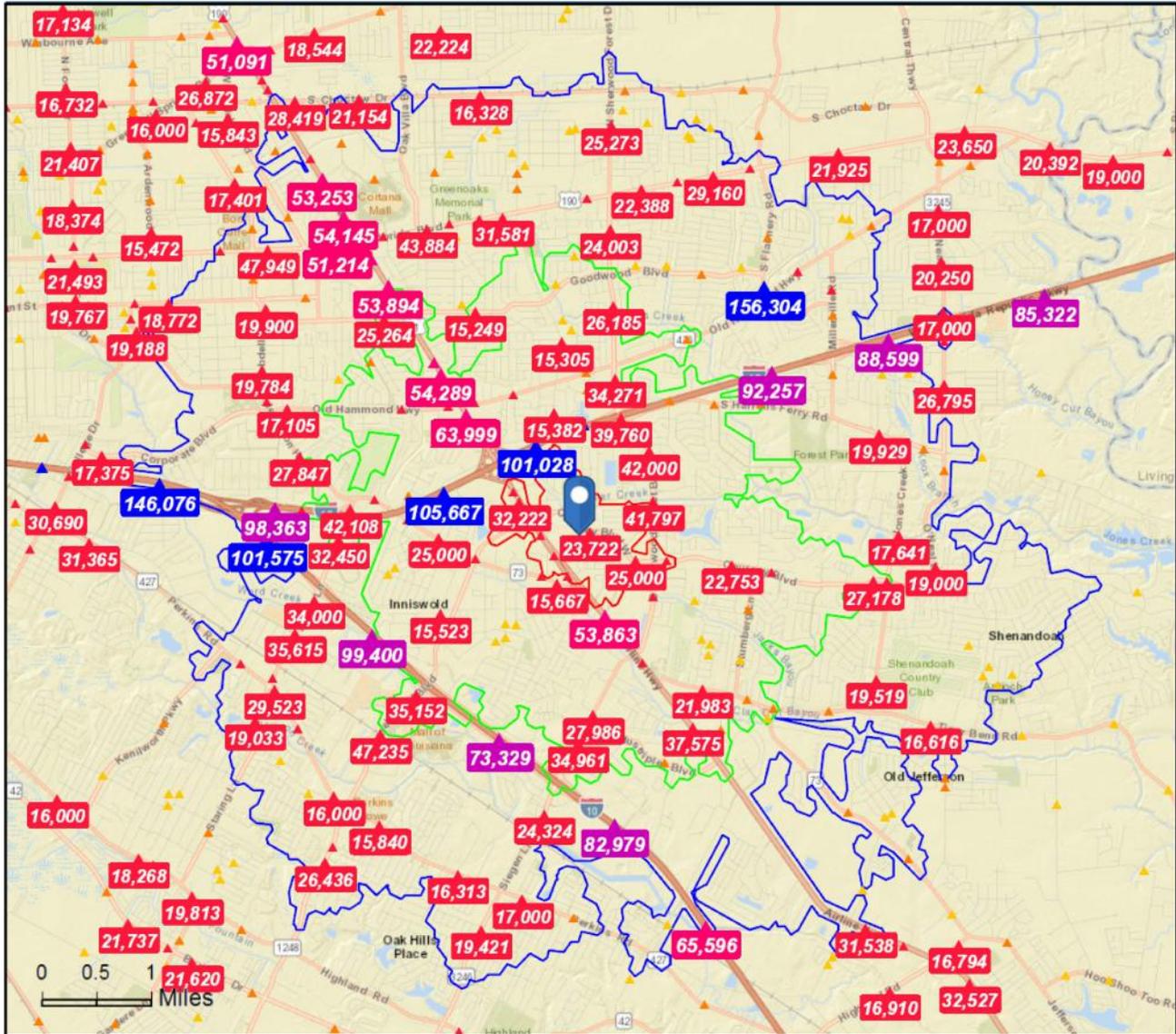
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

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SUITE H-2 | 1,500 SF



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

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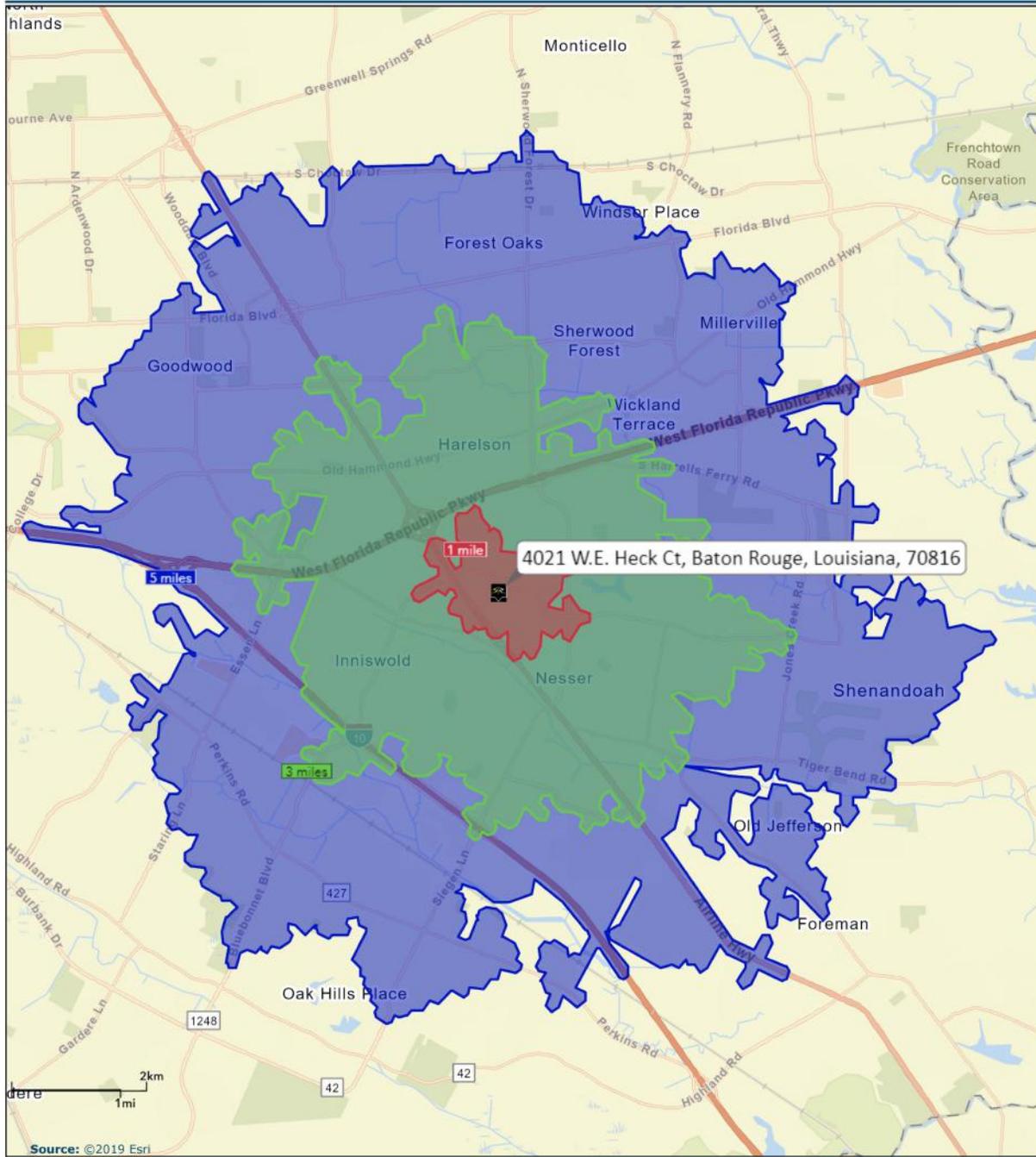
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**DRIVE TIME MAP: 1, 3, 5 MILE RADII**

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December 31, 2019

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FOR LEASE

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Google

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## Executive Summary

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,025	36,867	110,760
2010 Population	3,241	39,740	122,836
2019 Population	3,321	40,598	127,560
2024 Population	3,332	41,251	129,654
2000-2010 Annual Rate	0.69%	0.75%	1.04%
2010-2019 Annual Rate	0.26%	0.23%	0.41%
2019-2024 Annual Rate	0.07%	0.32%	0.33%
2019 Male Population	51.6%	47.5%	47.5%
2019 Female Population	48.4%	52.5%	52.5%
2019 Median Age	29.9	38.6	37.6

In the identified area, the current year population is 127,560. In 2010, the Census count in the area was 122,836. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 129,654 representing a change of 0.33% annually from 2019 to 2024. Currently, the population is 47.5% male and 52.5% female.

### Median Age

The median age in this area is 29.9, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	36.0%	63.4%	57.0%
2019 Black Alone	44.7%	26.7%	32.2%
2019 American Indian/Alaska Native Alone	0.4%	0.2%	0.3%
2019 Asian Alone	3.2%	5.0%	5.9%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	12.2%	2.5%	2.6%
2019 Two or More Races	3.6%	2.2%	2.1%
2019 Hispanic Origin (Any Race)	23.8%	6.5%	6.4%

Persons of Hispanic origin represent 6.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.0 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	49	97	101
2000 Households	1,500	16,298	46,134
2010 Households	1,416	17,799	52,231
2019 Total Households	1,394	18,098	53,961
2024 Total Households	1,390	18,354	54,768
2000-2010 Annual Rate	-0.57%	0.88%	1.25%
2010-2019 Annual Rate	-0.17%	0.18%	0.35%
2019-2024 Annual Rate	-0.06%	0.28%	0.30%
2019 Average Household Size	2.38	2.21	2.34

The household count in this area has changed from 52,231 in 2010 to 53,961 in the current year, a change of 0.35% annually. The five-year projection of households is 54,768, a change of 0.30% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2010. The number of families in the current year is 31,315 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

December 31, 2019



## Executive Summary

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Drive Distance: 1, 3, 5 mile radii

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Longitude: -91.06265

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	16.8%	16.8%	15.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$52,436	\$64,908	\$66,295
2024 Median Household Income	\$59,621	\$73,044	\$74,610
2019-2024 Annual Rate	2.60%	2.39%	2.39%
<b>Average Household Income</b>			
2019 Average Household Income	\$65,427	\$87,171	\$89,034
2024 Average Household Income	\$76,500	\$97,751	\$99,190
2019-2024 Annual Rate	3.18%	2.32%	2.18%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$27,442	\$38,712	\$37,614
2024 Per Capita Income	\$31,886	\$43,316	\$41,856
2019-2024 Annual Rate	3.05%	2.27%	2.16%

### Households by Income

Current median household income is \$66,295 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$74,610 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$89,034 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$99,190 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$37,614 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$41,856 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	147	148	159
2000 Total Housing Units	1,591	17,312	49,054
2000 Owner Occupied Housing Units	369	9,393	28,850
2000 Renter Occupied Housing Units	1,131	6,905	17,284
2000 Vacant Housing Units	91	1,014	2,920
2010 Total Housing Units	1,550	18,919	56,386
2010 Owner Occupied Housing Units	348	10,354	31,577
2010 Renter Occupied Housing Units	1,068	7,445	20,654
2010 Vacant Housing Units	134	1,120	4,155
2019 Total Housing Units	1,557	19,230	58,371
2019 Owner Occupied Housing Units	326	9,891	30,947
2019 Renter Occupied Housing Units	1,068	8,207	23,014
2019 Vacant Housing Units	163	1,132	4,410
2024 Total Housing Units	1,572	19,639	59,753
2024 Owner Occupied Housing Units	332	10,252	32,066
2024 Renter Occupied Housing Units	1,058	8,102	22,701
2024 Vacant Housing Units	182	1,285	4,985

Currently, 53.0% of the 58,371 housing units in the area are owner occupied; 39.4%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 56,386 housing units in the area - 56.0% owner occupied, 36.6% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$213,330, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.60% annually to \$230,895.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



# Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 1 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

Summary	Census 2010	2019	2024
Population	3,241	3,321	3,332
Households	1,416	1,394	1,390
Families	722	684	673
Average Household Size	2.28	2.38	2.39
Owner Occupied Housing Units	348	326	332
Renter Occupied Housing Units	1,068	1,068	1,058
Median Age	29.2	29.9	29.2
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.07%	0.41%	0.77%
Households	-0.06%	0.43%	0.75%
Families	-0.32%	0.26%	0.68%
Owner HHs	0.37%	0.73%	0.92%
Median Household Income	2.60%	2.01%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	113	8.1%	91	6.5%
\$15,000 - \$24,999	174	12.5%	138	9.9%
\$25,000 - \$34,999	181	13.0%	155	11.2%
\$35,000 - \$49,999	187	13.4%	165	11.9%
\$50,000 - \$74,999	293	21.0%	299	21.5%
\$75,000 - \$99,999	180	12.9%	190	13.7%
\$100,000 - \$149,999	155	11.1%	197	14.2%
\$150,000 - \$199,999	98	7.0%	136	9.8%
\$200,000+	14	1.0%	19	1.4%
Median Household Income	\$52,436		\$59,621	
Average Household Income	\$65,427		\$76,500	
Per Capita Income	\$27,442		\$31,886	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	274	8.4%	256	7.7%	268	8.0%
5 - 9	227	7.0%	216	6.5%	212	6.4%
10 - 14	165	5.1%	192	5.8%	180	5.4%
15 - 19	195	6.0%	211	6.4%	200	6.0%
20 - 24	405	12.5%	378	11.4%	439	13.2%
25 - 34	734	22.6%	730	22.0%	730	21.9%
35 - 44	425	13.1%	473	14.2%	433	13.0%
45 - 54	350	10.8%	337	10.1%	340	10.2%
55 - 64	231	7.1%	248	7.5%	249	7.5%
65 - 74	141	4.3%	159	4.8%	167	5.0%
75 - 84	73	2.3%	92	2.8%	83	2.5%
85+	23	0.7%	29	0.9%	32	1.0%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,319	40.7%	1,194	36.0%	1,123	33.7%
Black Alone	1,388	42.8%	1,483	44.7%	1,509	45.3%
American Indian Alone	13	0.4%	13	0.4%	13	0.4%
Asian Alone	83	2.6%	105	3.2%	117	3.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	338	10.4%	404	12.2%	433	13.0%
Two or More Races	99	3.1%	121	3.6%	135	4.1%
Hispanic Origin (Any Race)	685	21.1%	790	23.8%	851	25.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

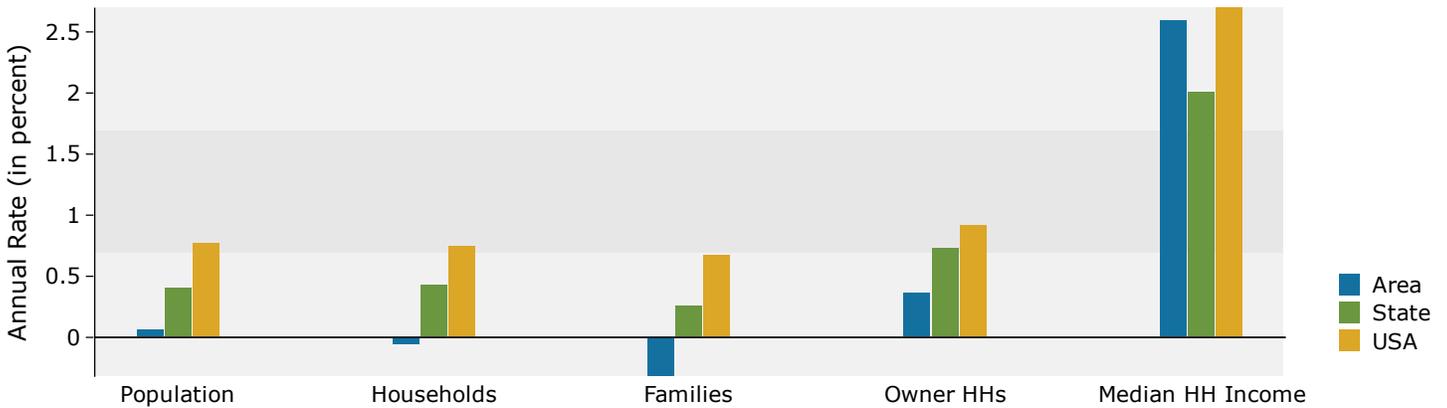


# Demographic and Income Profile

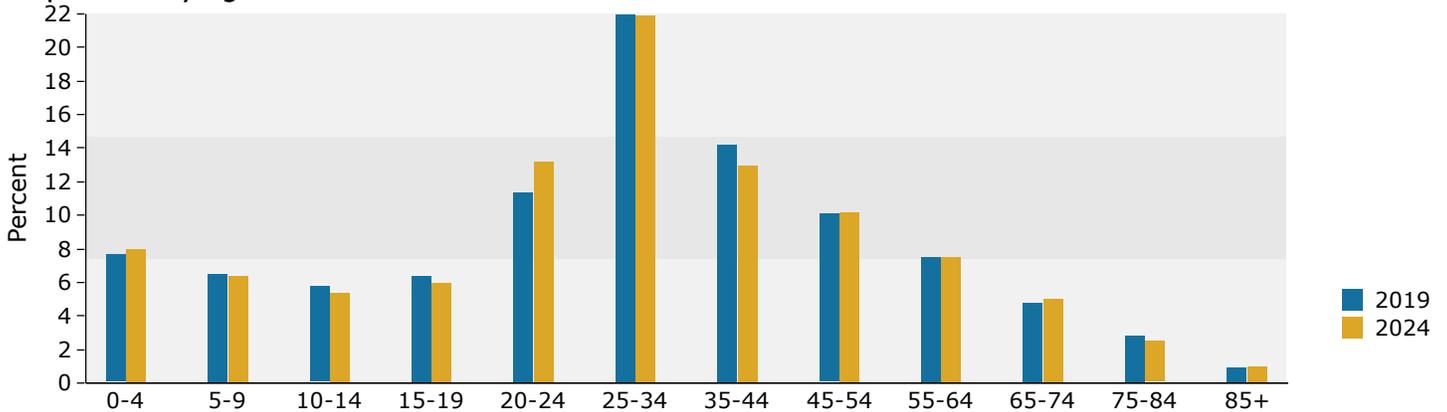
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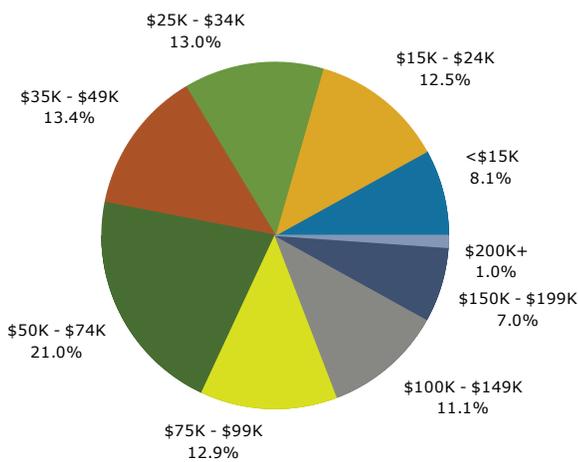
## Trends 2019-2024



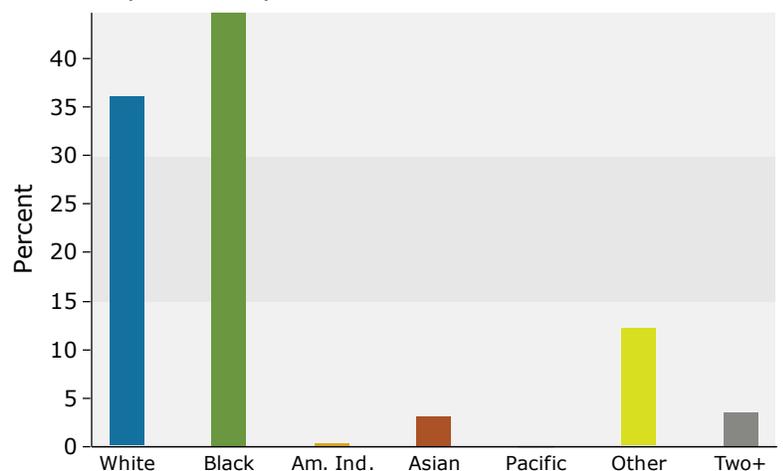
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 23.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

Summary	Census 2010	2019	2024
Population	39,740	40,598	41,251
Households	17,799	18,098	18,354
Families	10,116	9,946	9,971
Average Household Size	2.20	2.21	2.22
Owner Occupied Housing Units	10,354	9,891	10,252
Renter Occupied Housing Units	7,445	8,207	8,102
Median Age	36.6	38.6	39.6
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.32%	0.41%	0.77%
Households	0.28%	0.43%	0.75%
Families	0.05%	0.26%	0.68%
Owner HHs	0.72%	0.73%	0.92%
Median Household Income	2.39%	2.01%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,344	7.4%	1,156	6.3%
\$15,000 - \$24,999	1,468	8.1%	1,249	6.8%
\$25,000 - \$34,999	1,638	9.1%	1,481	8.1%
\$35,000 - \$49,999	2,313	12.8%	2,119	11.5%
\$50,000 - \$74,999	3,348	18.5%	3,360	18.3%
\$75,000 - \$99,999	2,413	13.3%	2,416	13.2%
\$100,000 - \$149,999	3,214	17.8%	3,692	20.1%
\$150,000 - \$199,999	1,272	7.0%	1,641	8.9%
\$200,000+	1,089	6.0%	1,240	6.8%
Median Household Income	\$64,908		\$73,044	
Average Household Income	\$87,171		\$97,751	
Per Capita Income	\$38,712		\$43,316	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,440	6.1%	2,256	5.6%	2,311	5.6%
5 - 9	2,193	5.5%	2,186	5.4%	2,220	5.4%
10 - 14	2,044	5.1%	2,135	5.3%	2,151	5.2%
15 - 19	2,075	5.2%	2,011	5.0%	2,035	4.9%
20 - 24	3,332	8.4%	2,555	6.3%	2,659	6.4%
25 - 34	7,017	17.7%	6,846	16.9%	6,334	15.4%
35 - 44	4,697	11.8%	5,657	13.9%	6,209	15.1%
45 - 54	5,203	13.1%	4,453	11.0%	4,501	10.9%
55 - 64	4,962	12.5%	4,900	12.1%	4,499	10.9%
65 - 74	2,944	7.4%	4,219	10.4%	4,459	10.8%
75 - 84	1,942	4.9%	2,260	5.6%	2,721	6.6%
85+	891	2.2%	1,119	2.8%	1,152	2.8%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,323	68.8%	25,732	63.4%	24,839	60.2%
Black Alone	9,374	23.6%	10,825	26.7%	11,701	28.4%
American Indian Alone	92	0.2%	90	0.2%	88	0.2%
Asian Alone	1,492	3.8%	2,035	5.0%	2,405	5.8%
Pacific Islander Alone	16	0.0%	16	0.0%	16	0.0%
Some Other Race Alone	800	2.0%	1,014	2.5%	1,142	2.8%
Two or More Races	644	1.6%	888	2.2%	1,060	2.6%
Hispanic Origin (Any Race)	2,138	5.4%	2,639	6.5%	3,006	7.3%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



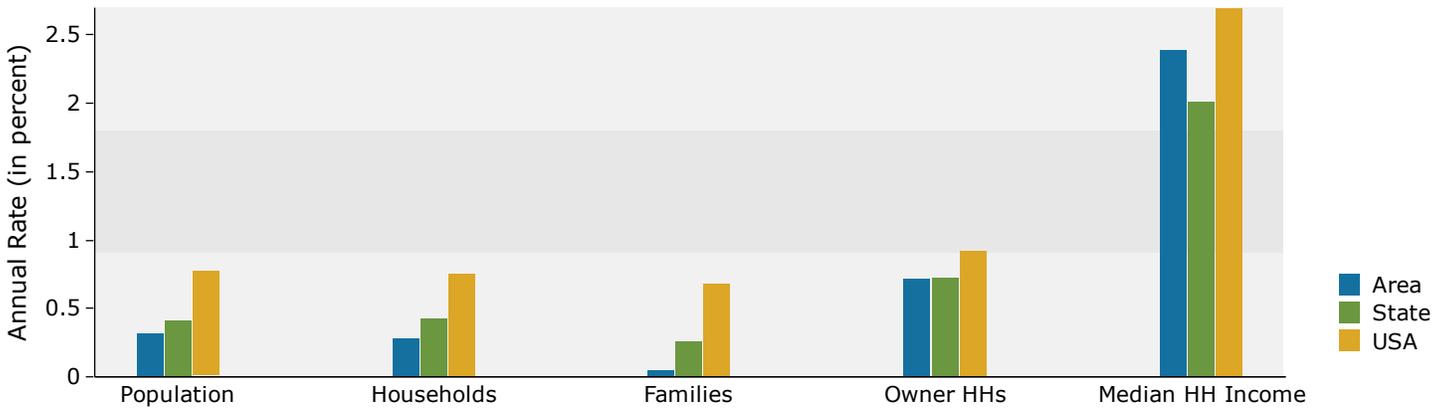
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COMMERCIAL REAL ESTATE

# Demographic and Income Profile

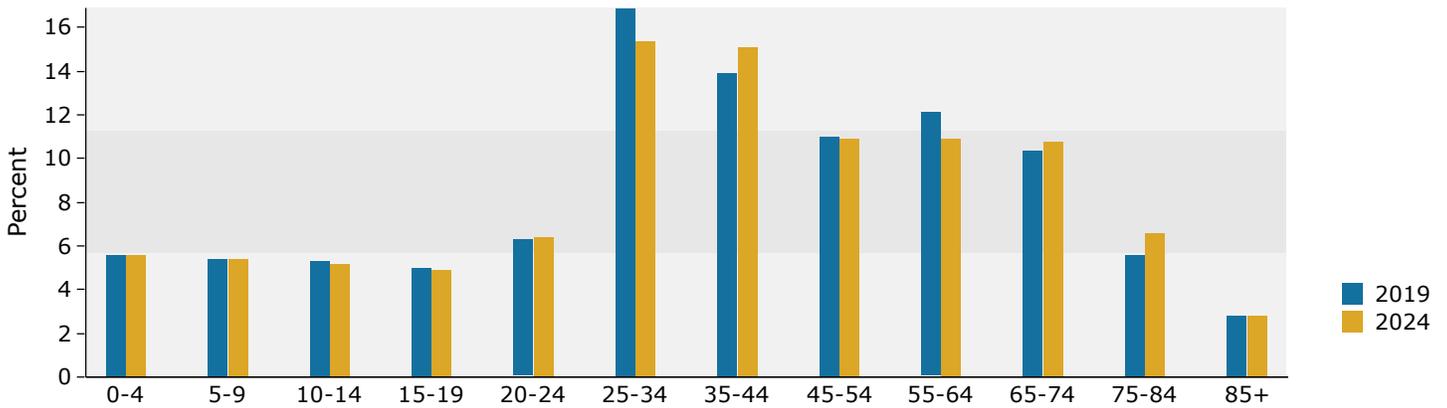
4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 3 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

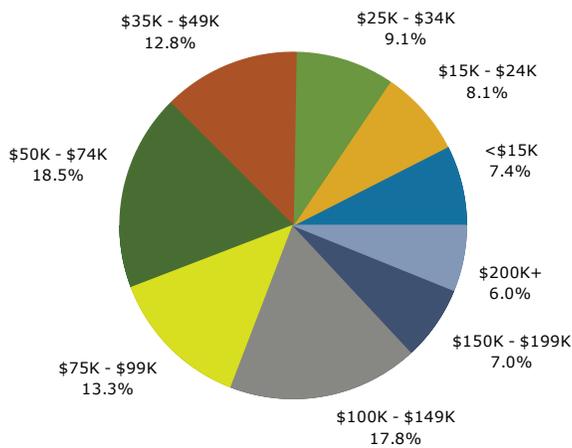
## Trends 2019-2024



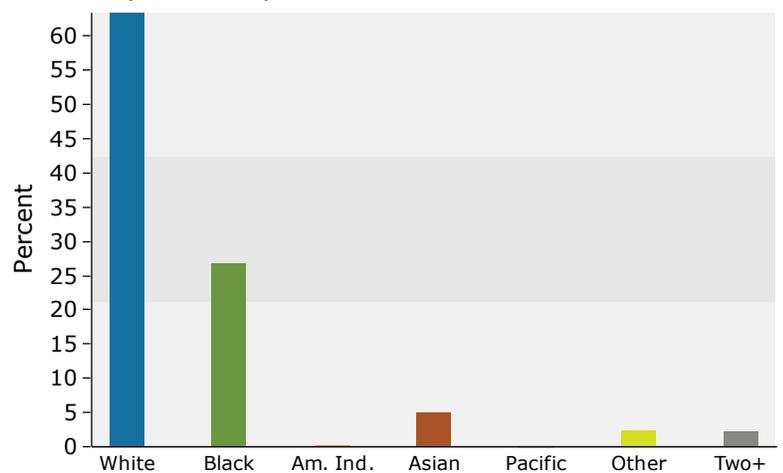
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



# Demographic and Income Profile

4021 W.E. Heck Ct, Baton Rouge, Louisiana, 70816  
Drive Distance: 5 mile radius

Prepared by Esri  
Latitude: 30.41445  
Longitude: -91.06265

Summary	Census 2010	2019	2024
Population	122,836	127,560	129,654
Households	52,231	53,961	54,768
Families	31,272	31,315	31,425
Average Household Size	2.33	2.34	2.35
Owner Occupied Housing Units	31,577	30,947	32,066
Renter Occupied Housing Units	20,654	23,014	22,701
Median Age	35.8	37.6	38.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.33%	0.41%	0.77%
Households	0.30%	0.43%	0.75%
Families	0.07%	0.26%	0.68%
Owner HHs	0.71%	0.73%	0.92%
Median Household Income	2.39%	2.01%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	5,032	9.3%	4,425	8.1%
\$15,000 - \$24,999	4,214	7.8%	3,689	6.7%
\$25,000 - \$34,999	4,692	8.7%	4,319	7.9%
\$35,000 - \$49,999	6,328	11.7%	5,824	10.6%
\$50,000 - \$74,999	9,213	17.1%	9,230	16.9%
\$75,000 - \$99,999	7,079	13.1%	7,015	12.8%
\$100,000 - \$149,999	10,113	18.7%	11,523	21.0%
\$150,000 - \$199,999	3,595	6.7%	4,607	8.4%
\$200,000+	3,694	6.8%	4,137	7.6%
Median Household Income	\$66,295		\$74,610	
Average Household Income	\$89,034		\$99,190	
Per Capita Income	\$37,614		\$41,856	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,890	6.4%	7,517	5.9%	7,721	6.0%
5 - 9	7,278	5.9%	7,285	5.7%	7,393	5.7%
10 - 14	7,209	5.9%	7,216	5.7%	7,230	5.6%
15 - 19	7,381	6.0%	6,851	5.4%	6,774	5.2%
20 - 24	9,842	8.0%	8,587	6.7%	8,384	6.5%
25 - 34	20,565	16.7%	21,407	16.8%	20,600	15.9%
35 - 44	14,872	12.1%	16,968	13.3%	18,797	14.5%
45 - 54	16,398	13.3%	14,202	11.1%	14,122	10.9%
55 - 64	14,969	12.2%	15,625	12.2%	14,355	11.1%
65 - 74	8,449	6.9%	12,443	9.8%	13,360	10.3%
75 - 84	5,510	4.5%	6,403	5.0%	7,791	6.0%
85+	2,471	2.0%	3,056	2.4%	3,125	2.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	76,303	62.1%	72,654	57.0%	69,969	54.0%
Black Alone	35,966	29.3%	41,035	32.2%	43,713	33.7%
American Indian Alone	361	0.3%	352	0.3%	345	0.3%
Asian Alone	5,611	4.6%	7,504	5.9%	8,716	6.7%
Pacific Islander Alone	46	0.0%	46	0.0%	47	0.0%
Some Other Race Alone	2,634	2.1%	3,300	2.6%	3,691	2.8%
Two or More Races	1,916	1.6%	2,670	2.1%	3,173	2.4%
Hispanic Origin (Any Race)	6,603	5.4%	8,140	6.4%	9,230	7.1%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



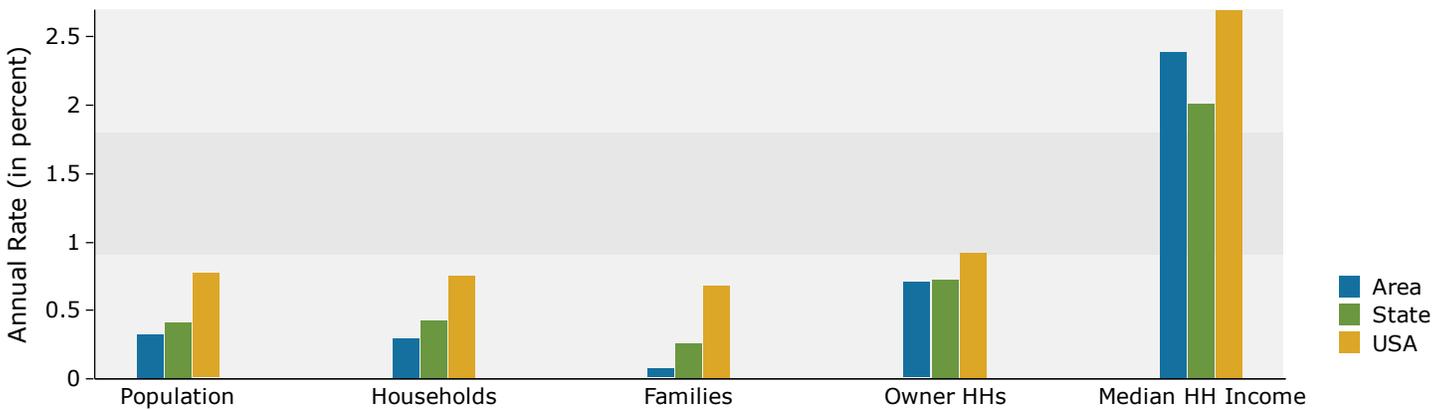
**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# Demographic and Income Profile

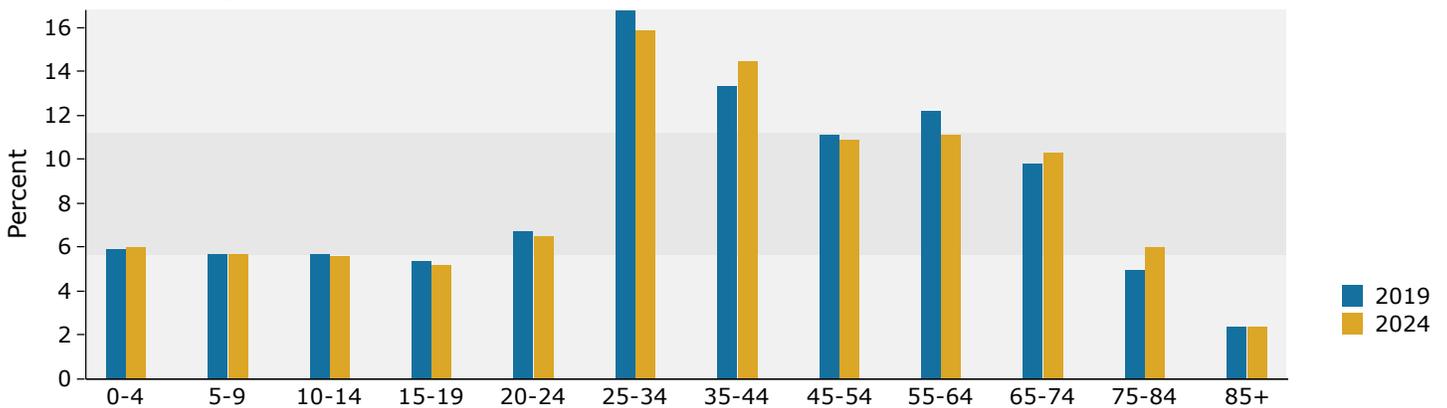
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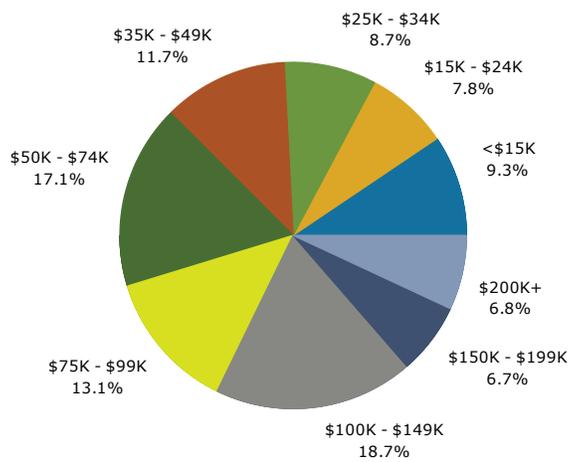
## Trends 2019-2024



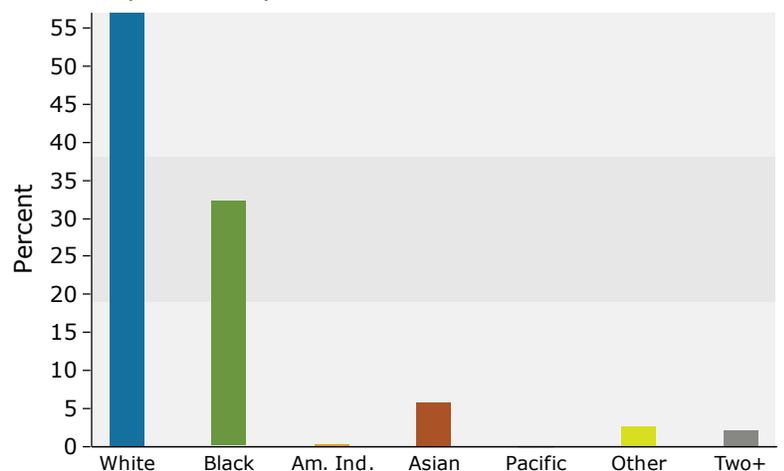
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 6.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.