

CONVENIENCE STORE AVAILABLE FOR LEASE



1443 Gardere Ln, Baton Rouge, LA 70810



OFFERING SUMMARY

AVAILABLE SF:	3,800 SF
LEASE RATE:	\$2,000.00 per month
LOT SIZE:	0.4 Acres

PROPERTY OVERVIEW

Convenience store on Gardere Lane. Available for immediate occupancy. Lease rate is in consideration of the property condition. Tenant shall be responsible for all tenant improvements. Equipment to remain in the premises for the tenant's enjoyment. Landlord pays property taxes and hazard insurance. 1/4-acre adjacent lot also available.

PROPERTY HIGHLIGHTS

- Abundant Parking
- Coolers in Place
- Vent Hood
- Cooking Equipment in Place
- NN Lease

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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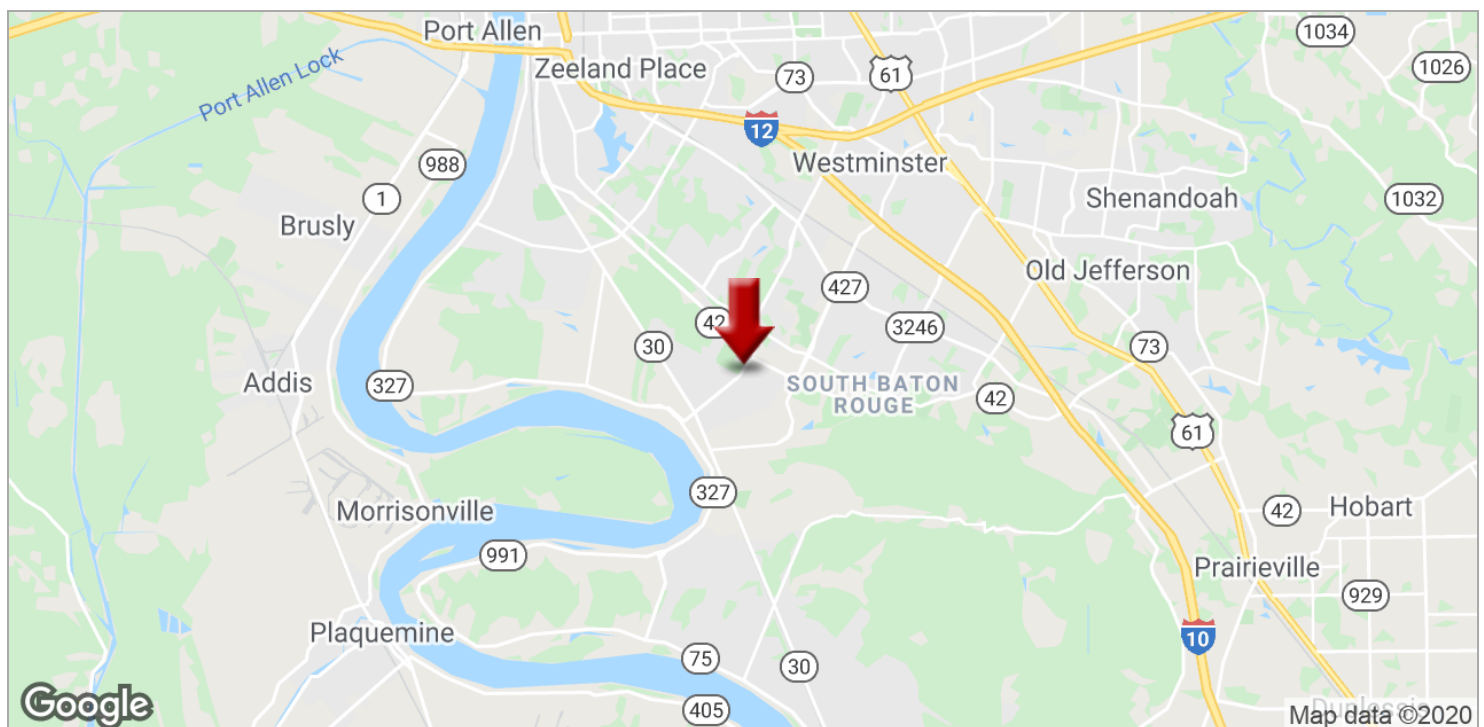
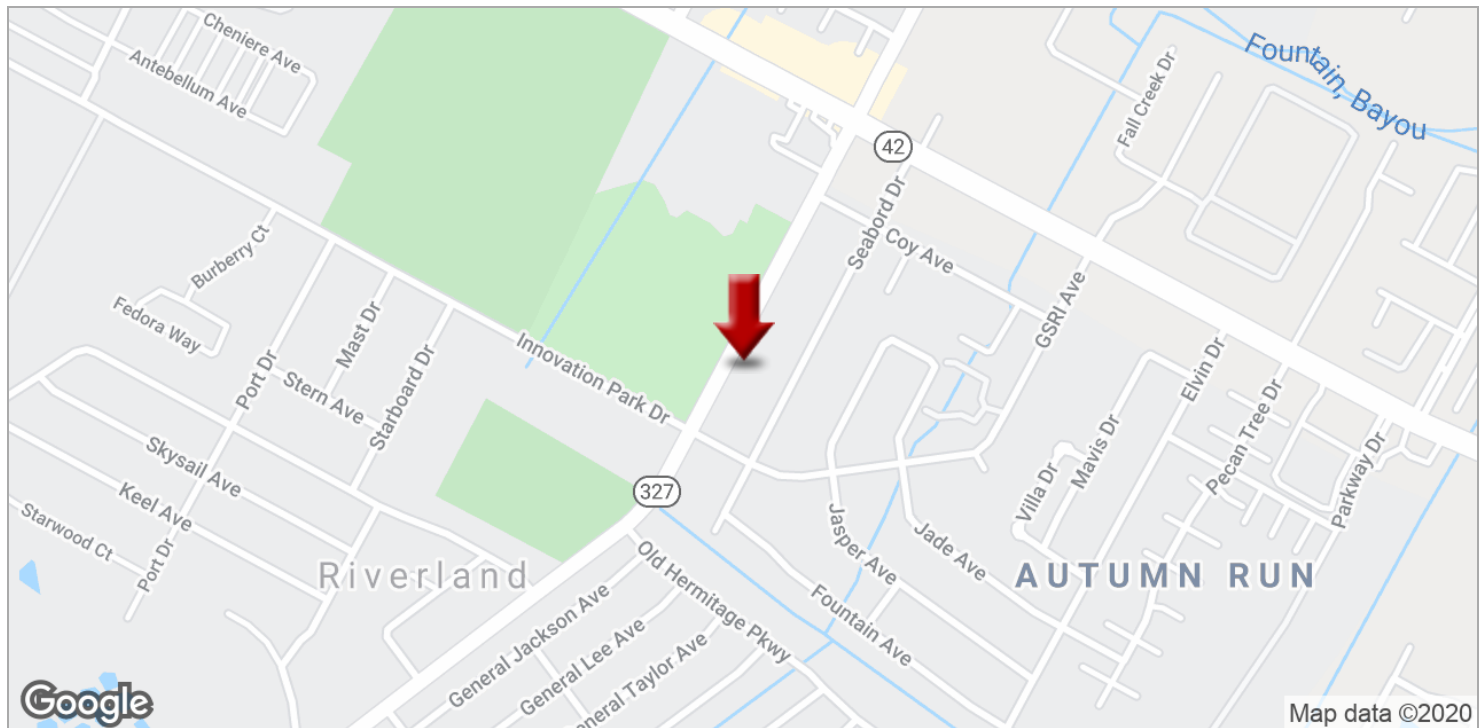
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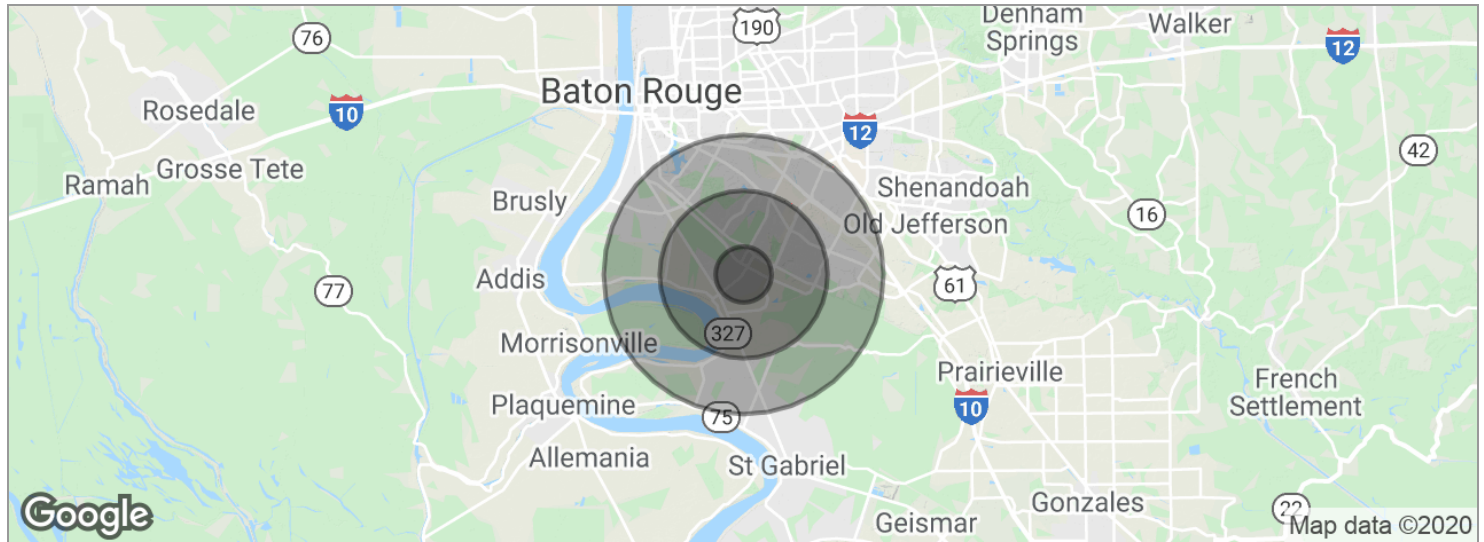
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,298	38,826	96,080
Median age	25.3	34.5	33.9
Median age (male)	23.6	32.3	32.0
Median age (Female)	26.6	36.9	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,006	15,356	38,233
# of persons per HH	2.8	2.5	2.5
Average HH income	\$53,435	\$89,428	\$88,841
Average house value	\$262,187	\$318,678	\$313,406

* Demographic data derived from 2010 US Census

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