

CANTERBURY SQUARE

148 MCGEEHEE DRIVE, BATON ROUGE, LA 70815



OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$590 - 1,520 per month (MG)
Building Size:	18,100 SF
Available SF:	880 - 2,280 SF
Lot Size:	1.2 Acres

PROPERTY OVERVIEW

Professional offices available for lease at a bargain rate. Located just off of Florida Boulevard on McGehee Drive.

Water is included in base rent. Tenant pays for data and utilities.

PROPERTY HIGHLIGHTS

- Efficient floor plans
- Pylon signage available
- Water included in base rent
- Ample parking



RE/MAX FIRST

Each office independently owned and operated

TROY BURTON

225.588.1256

troy.burton@remax.net

4750 Sherwood Common Blvd.
Baton Rouge, LA 70816

800.599.6769

REMAX.COM

FOR LEASE

OFFICE BUILDING

ADDITIONAL PHOTOS

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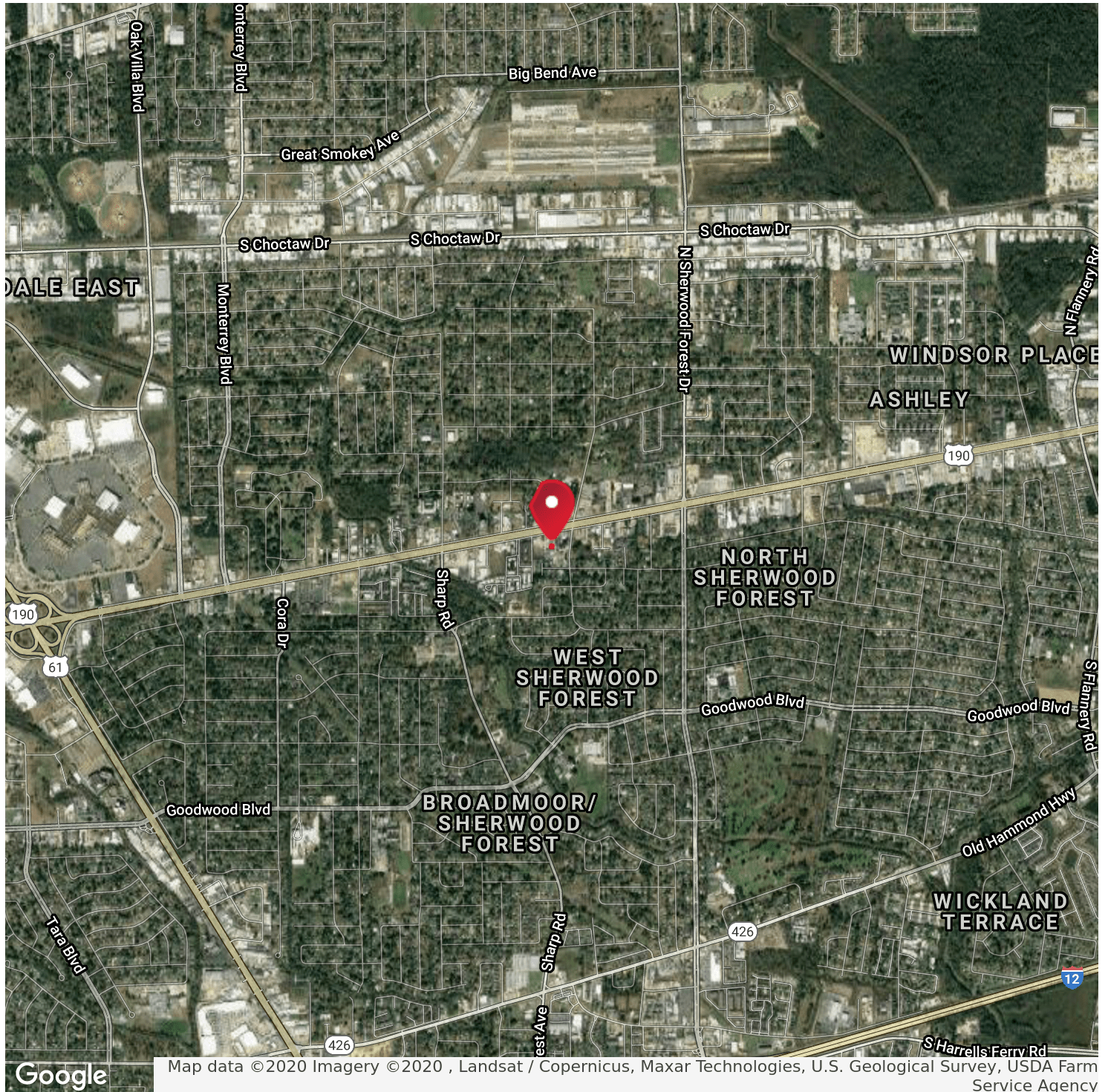
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LOCATION MAPS

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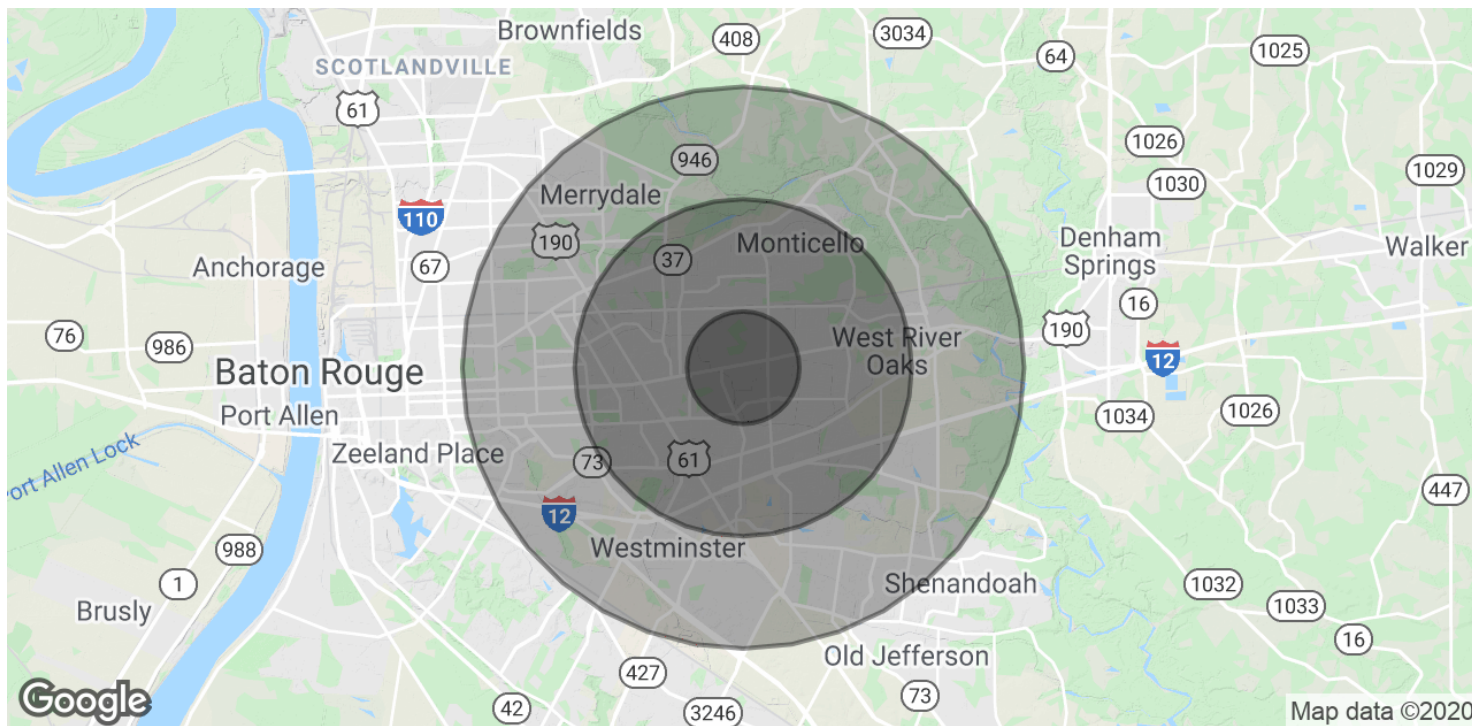
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	10,436	76,407	170,469
Average age	34.0	35.0	34.9
Average age (Male)	31.3	32.7	32.7
Average age (Female)	37.2	37.2	36.8

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	3,978	30,964	68,979
# of persons per HH	2.6	2.5	2.5
Average HH income	\$53,031	\$59,665	\$63,666
Average house value	\$135,707	\$155,430	\$202,646

* Demographic data derived from 2010 US Census



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