



PROPERTY DESCRIPTION

- Last Space Remaining, 2,470 SF
- Recently rehabbed shell. Concrete floors primed sheet rock walls. Suspended ceiling has been removed and the bottom of the interior roof has been spray foamed.

LOCATION DESCRIPTION

- Located On Westlake's Busiest Street
- Very Close Proximity To National Golf Club of Louisiana, Westlake High School, Pinederosa Park, Westlake Recreational Center and I-10

OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Number of Units:	3 / 1 available
Available SF:	2,470 SF
Lot Size:	3.1 Acres
Building Size:	12,056 SF
Address:	1620 Sampson Street Westlake, LA 70669

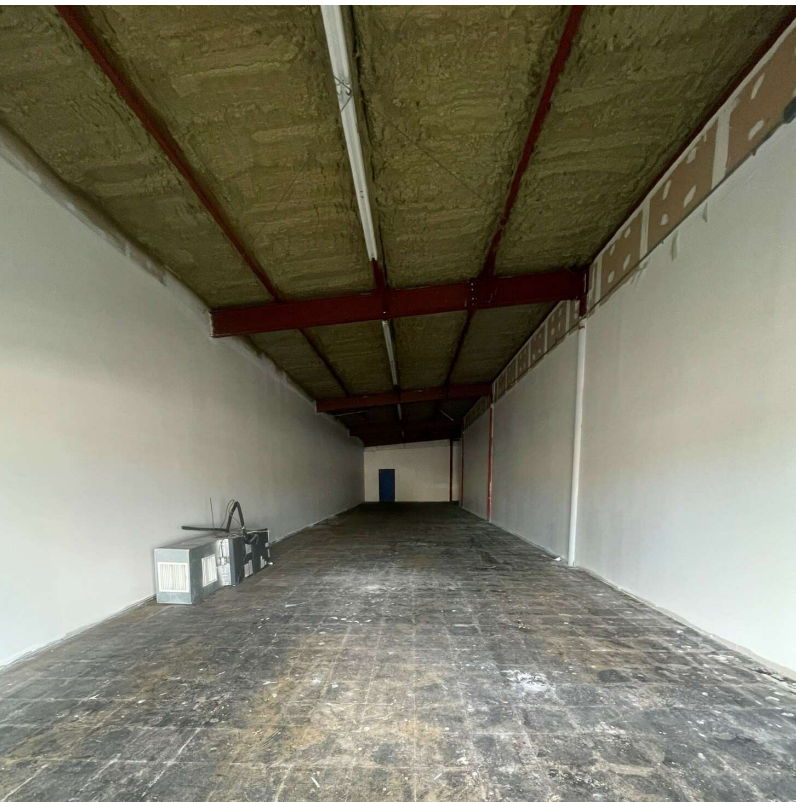
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,103	23,536	63,717
Total Population	10,161	57,777	163,010
Average HH Income	\$83,339	\$84,698	\$87,985

NVST Real Estate Solutions, LLC
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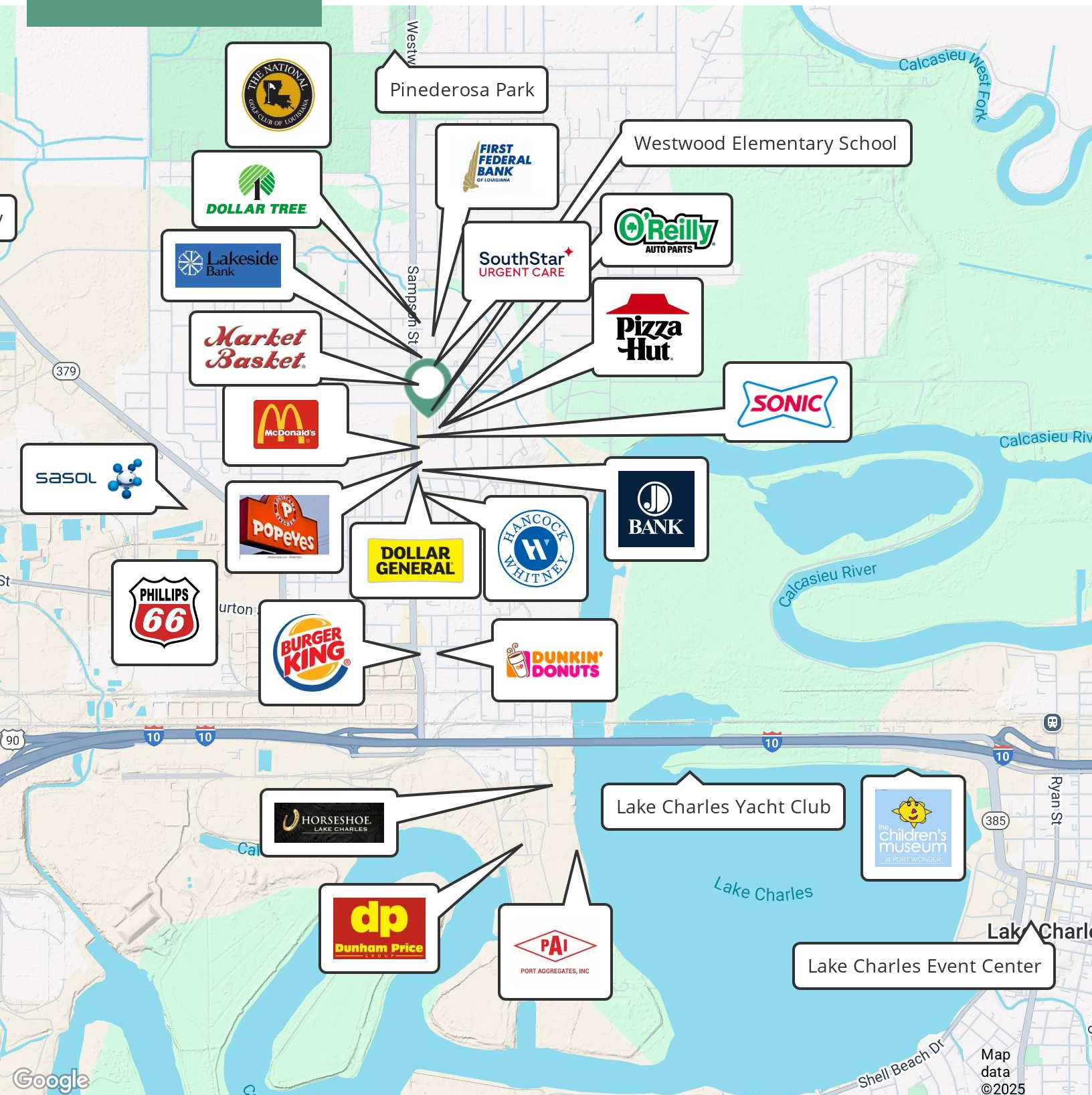


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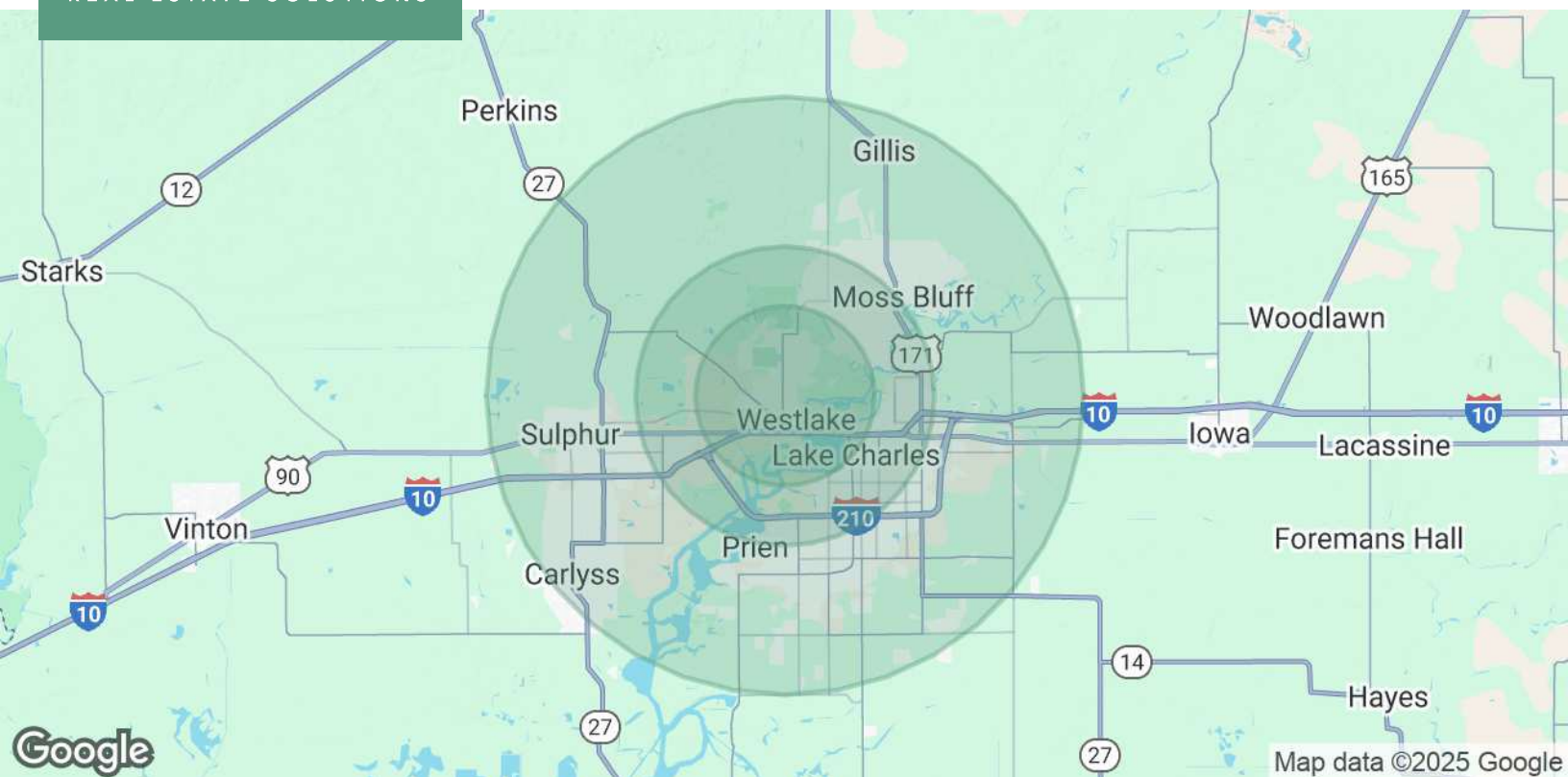
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,161	57,777	163,010
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,103	23,536	63,717
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$83,339	\$84,698	\$87,985
Average House Value	\$229,558	\$265,271	\$265,905

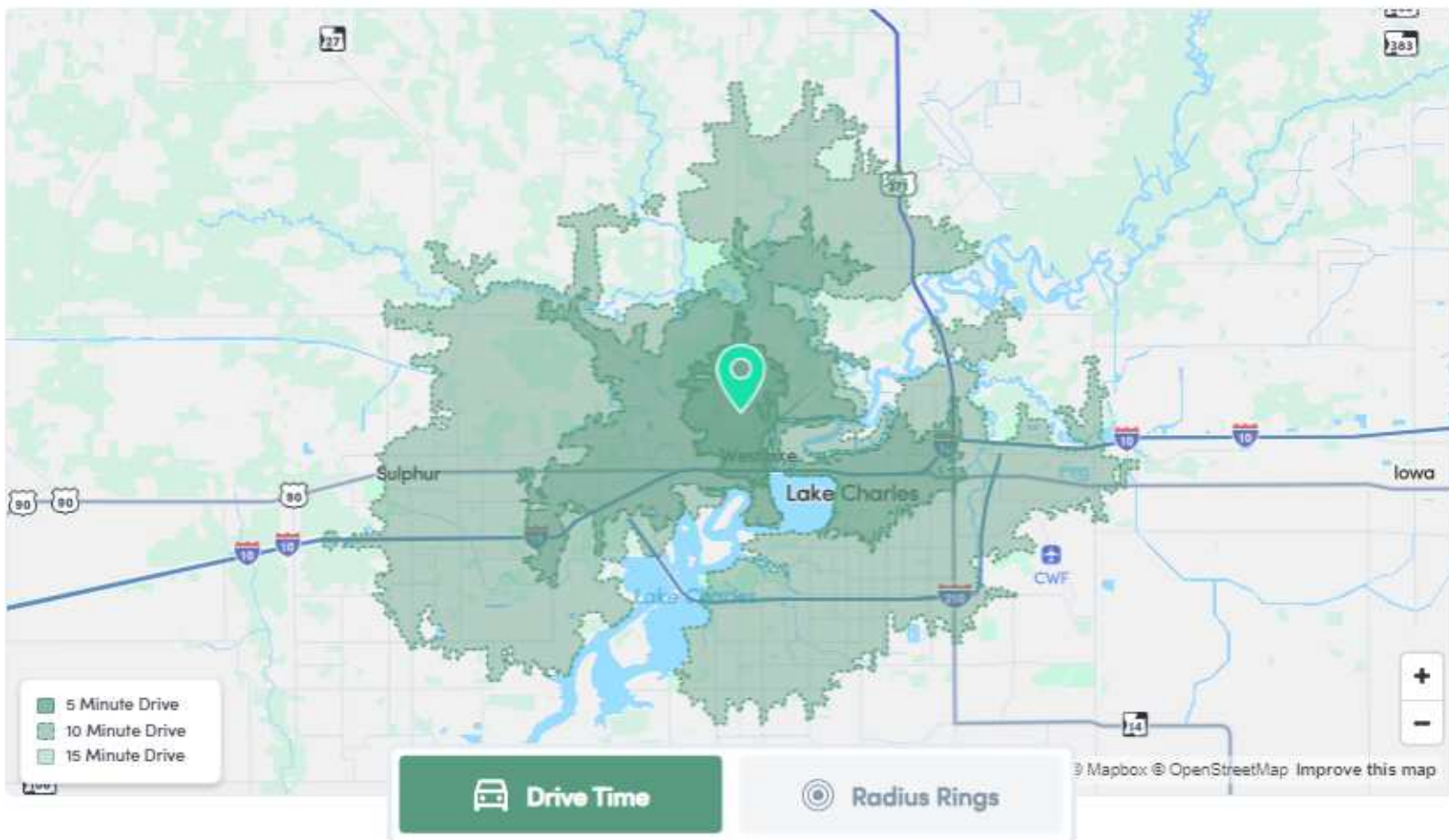
Demographics data derived from AlphaMap

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