



PROPERTY DESCRIPTION

Located at 1802 E. Burton Street in Sulphur, Louisiana, this office and warehouse property offers approx. 3,380 SF of total building area, including approx 1,835 SF of warehouse space.

The property features office space, warehouse space with three roll-up doors, a covered work/storage area, and an outdoor laydown area providing additional flexibility for equipment, materials, or vehicle storage.

Well-suited for contractors, service companies, construction-related businesses, industrial users, or other businesses needing a combination of office, warehouse, and outdoor storage space.

OFFERING SUMMARY

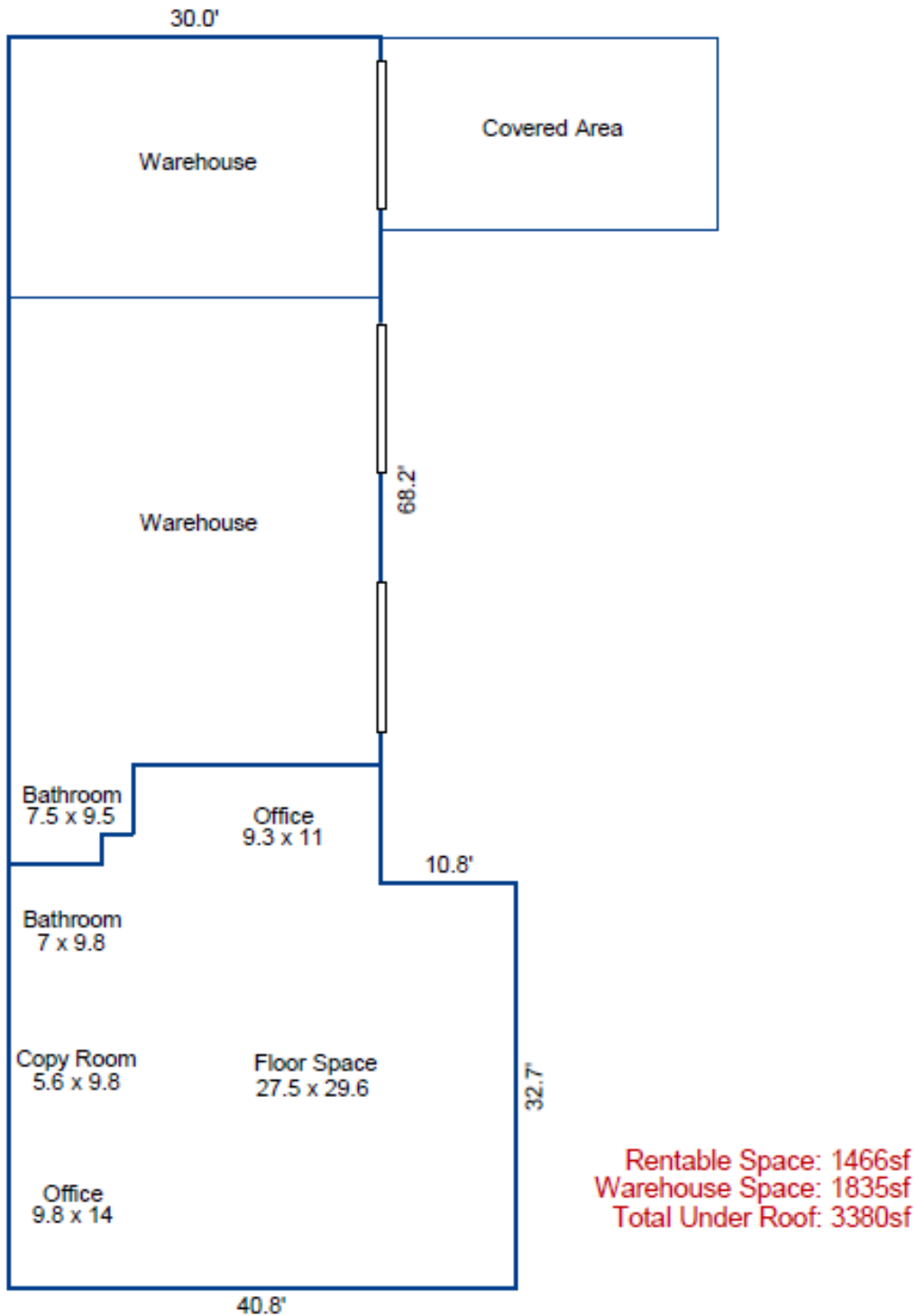
Sale Price:	\$589,000
Building Size:	3,380 SF
Warehouse Size:	1835 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,569	8,944	11,672
Total Population	3,508	22,800	30,592
Average HH Income	\$67,576	\$74,122	\$79,754

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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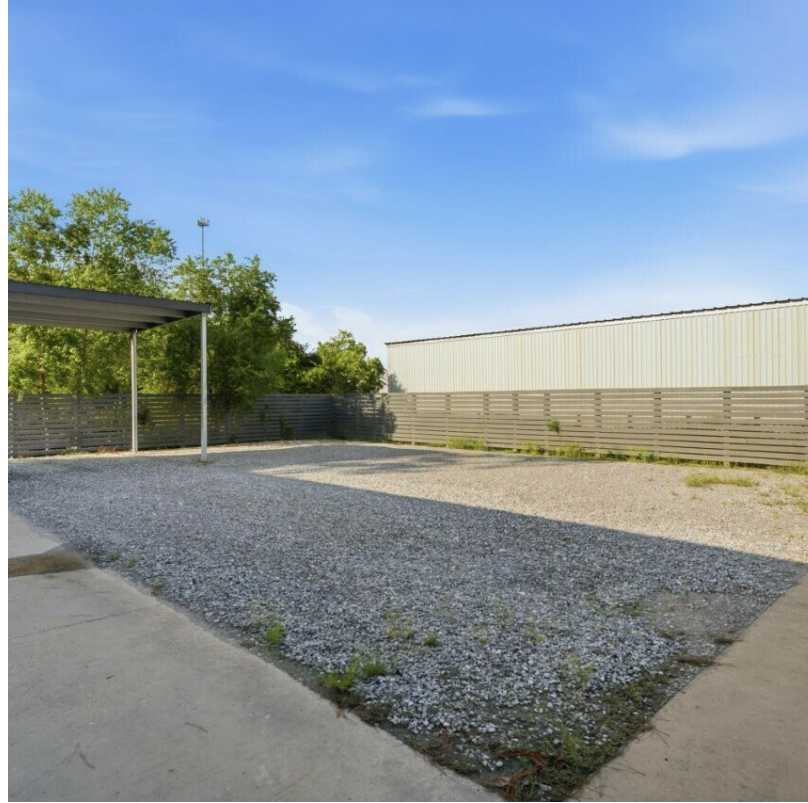


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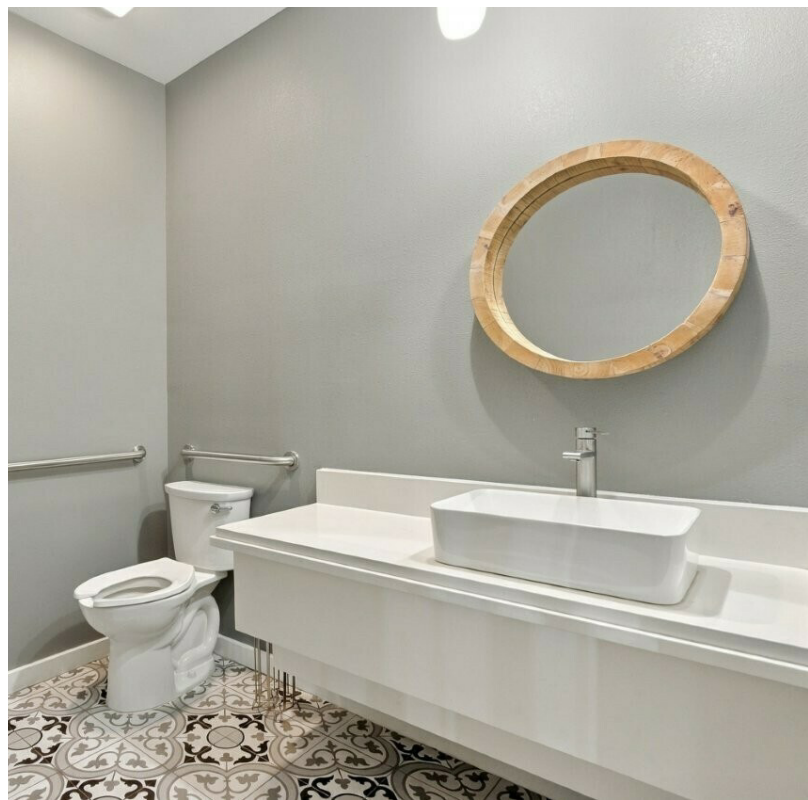
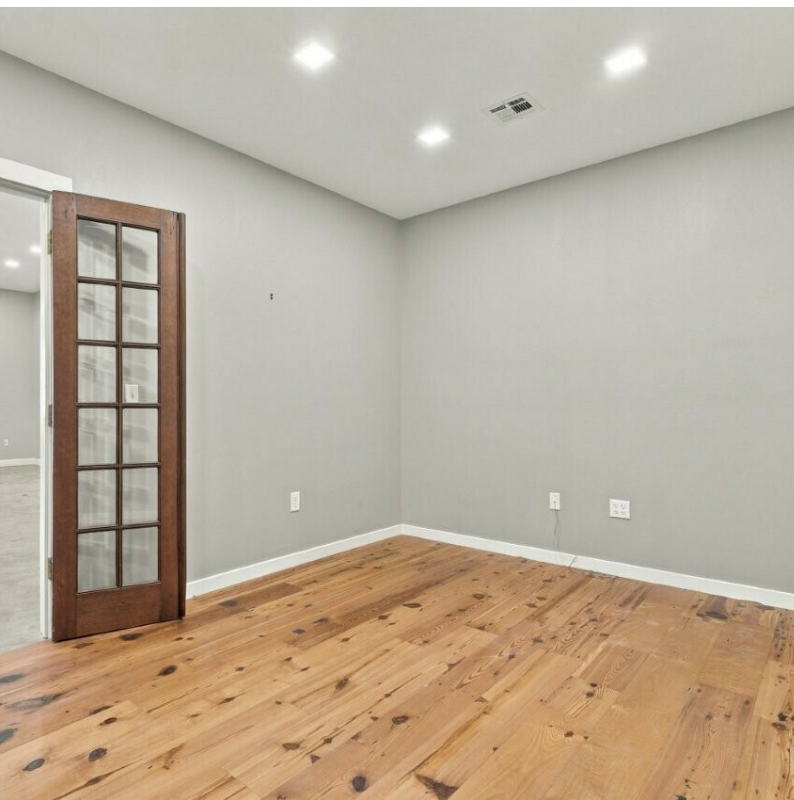
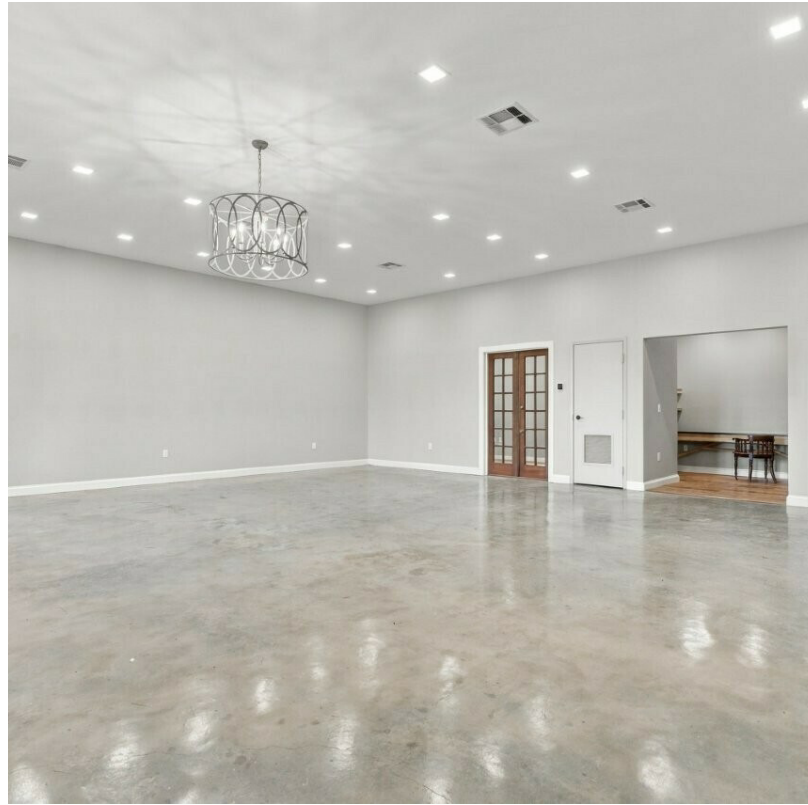
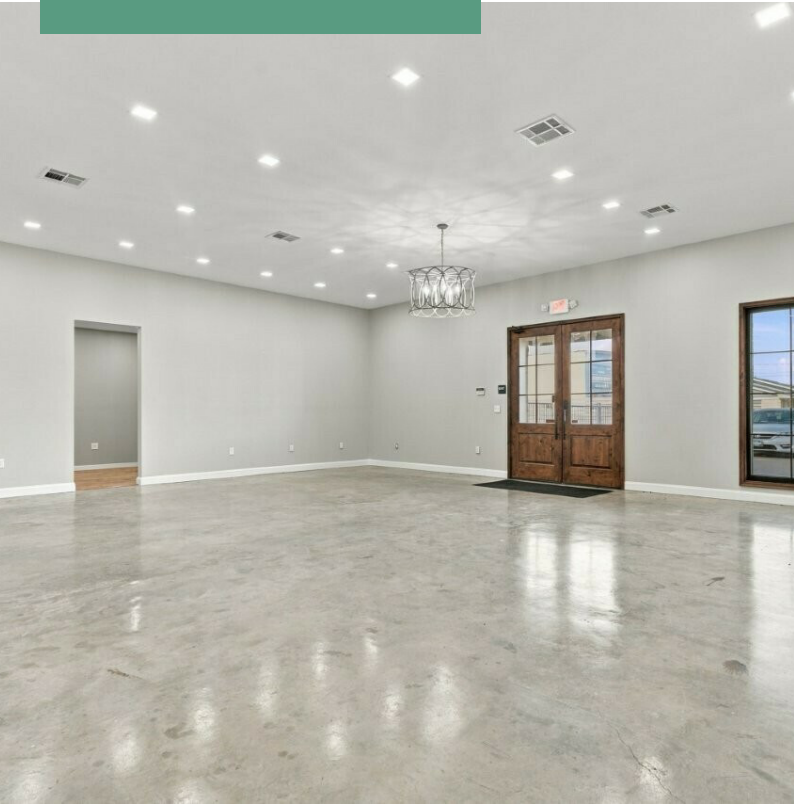


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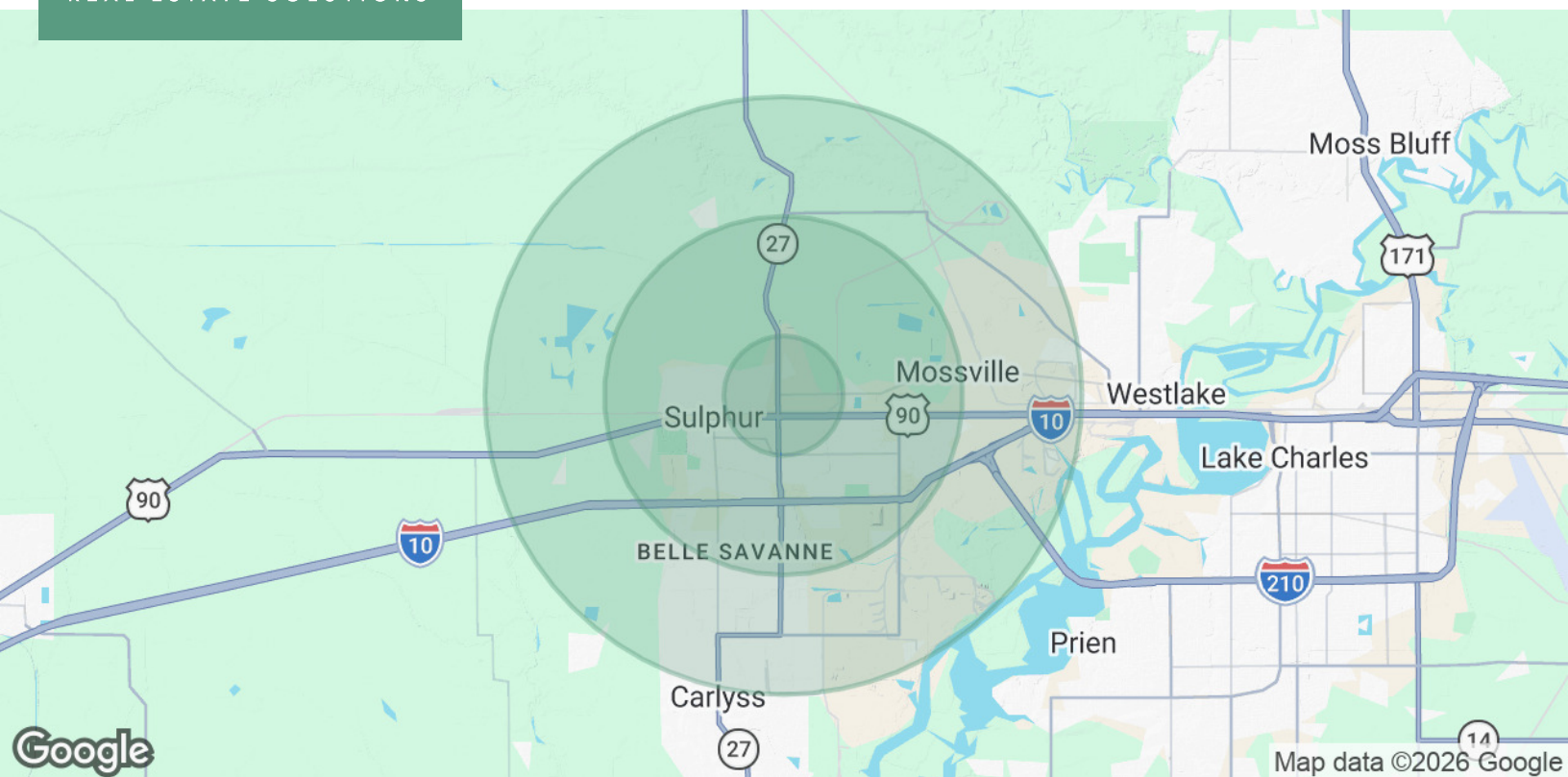


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,508	22,800	30,592
Average Age	37.8	38.3	37.3
Average Age (Male)	37.8	38.3	37.8
Average Age (Female)	39.3	39.0	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,569	8,944	11,672
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$67,576	\$74,122	\$79,754
Average House Value	\$156,347	\$176,190	\$184,791

2023 American Community Survey (ACS)

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