

# 228 Jared Drive

INDUSTRIAL PROPERTY FOR LEASE

228 Jared Dr Broussard, LA 70518

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PROPERTY SUMMARY



### Property Description

4,000 SF office/warehouse in Commercial Park South with full concrete yard area. The building has been very well maintained and has been lightly used. The office area is 3,125 SF. The warehouse area is 875 SF.

### Property Highlights

**Total: 4,000 SF**  
**Office: 3,125 SF**  
**Warehouse: 875 SF**  
**Parking: 6,980 SF+/-**

### Offering Summary

Lease Rate:	\$3,200.00 per month (NNN)
Available SF:	4,000 SF
Lot Size:	15,188 SF
Building Size:	4,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	65	437
Total Population	25	108	1,019
Average HH Income	\$51,136	\$55,901	\$61,890

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AERIAL MAP



**Mamie Hightower**

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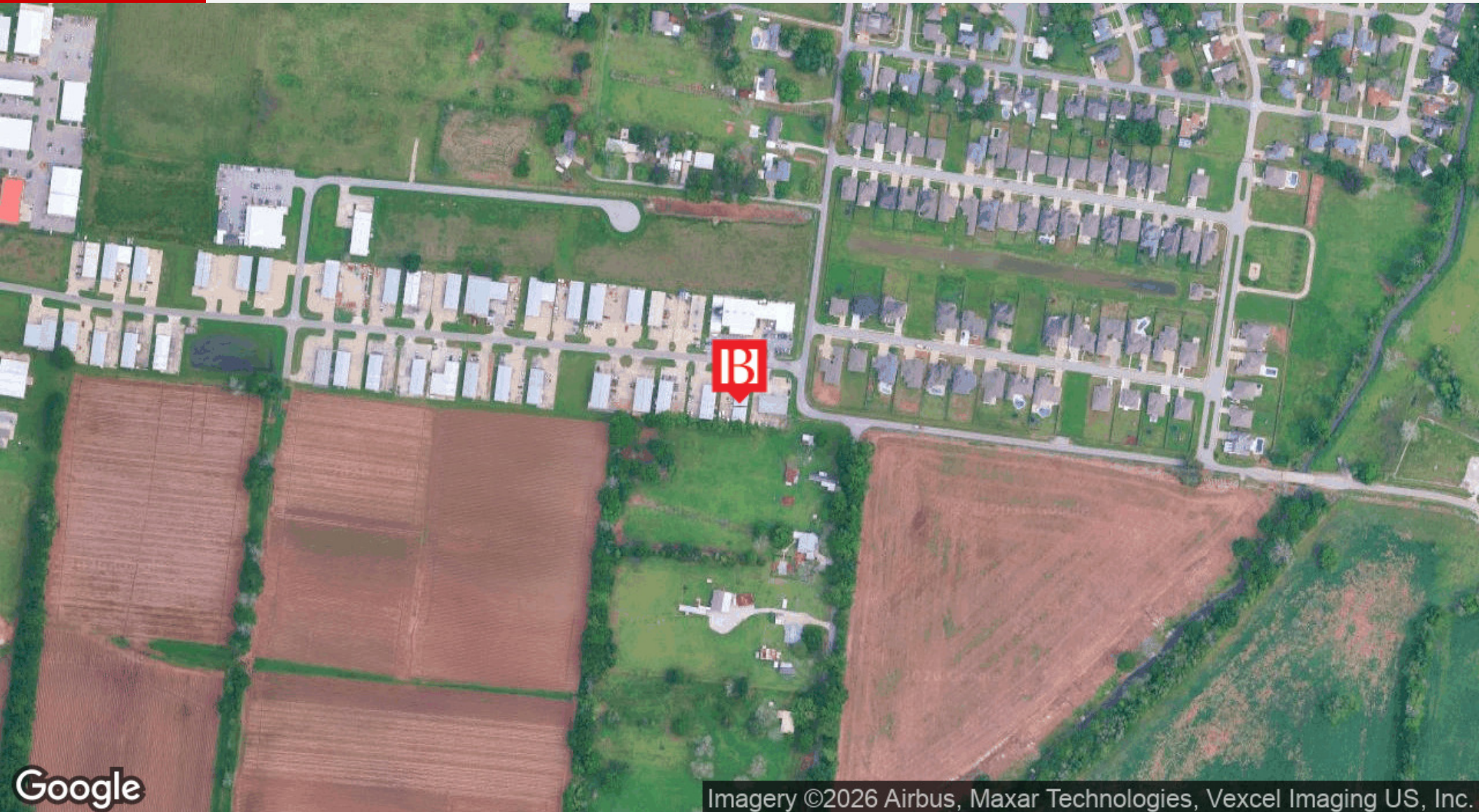
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LOCATION MAP



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**ADDITIONAL PHOTOS**



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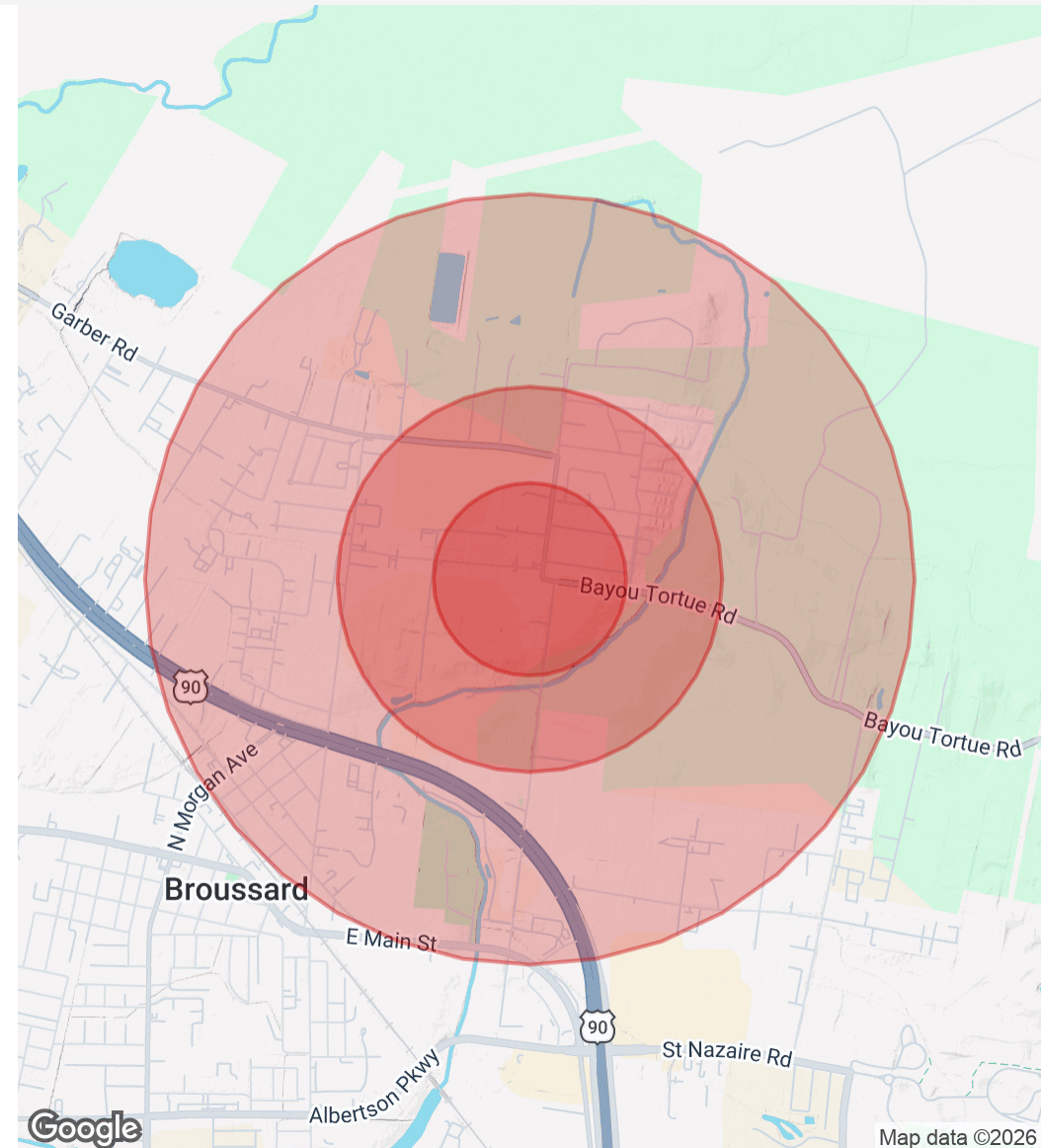
### DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	25	108	1,019
Average Age	29.7	30.7	33.6
Average Age (Male)	29.6	31.1	35.7
Average Age (Female)	33.8	34.0	33.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	65	437
# Of Persons Per HH	1.6	1.7	2.3
Average HH Income	\$51,136	\$55,901	\$61,890
Average House Value	\$120,210	\$142,288	\$155,116

2020 American Community Survey (ACS)



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