

*For Lease*

**SECOND GENERATION RESTAURANT**  
**13770 MILLERVILLE GREENS BLVD, BATON ROUGE, LA**

**\$175,000**  
**ABSOLUTE NET**



**PROPERTY INFO:**

- Building Area: 4,155 SF
- Land Area: 0.968 Acres
- Parking: 41 Spaces
- Located at a signalized intersection across from Target Super center
- Zoning: PUD
- Easy access to I-12 (118,000+ ADT)
- Single-story, stick-framed building
- Existing building allows for quick tenant conversion
- Monument signage available for strong visibility

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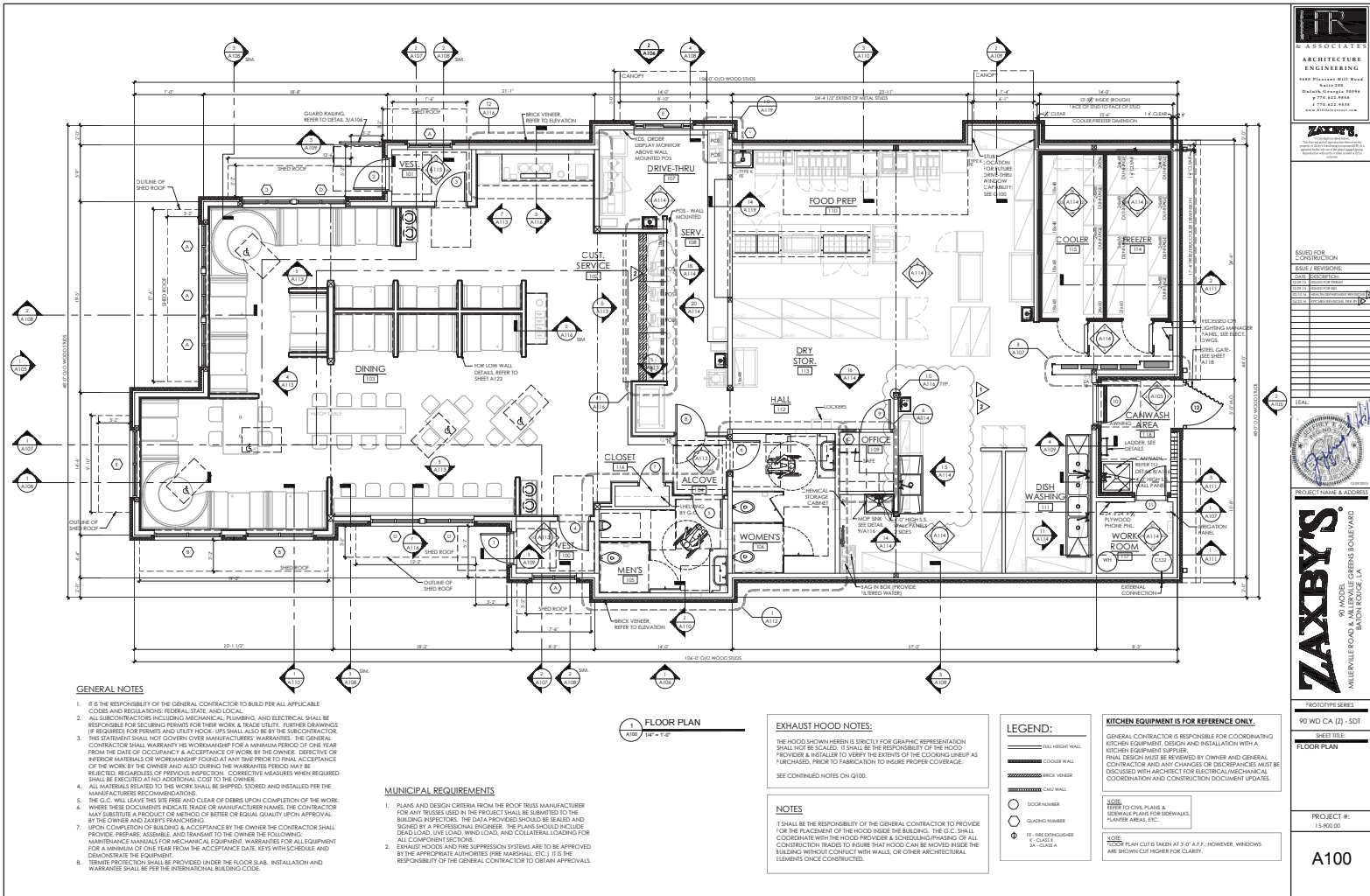
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**1 mi**    **3 mi**    **5 mi**  
**radius**    **radius**    **radius**

### Population

2025 Estimated Population	10,392	74,522	147,764
2030 Projected Population	10,053	72,024	143,447
2020 Census Population	10,232	72,646	146,068
2010 Census Population	9,714	73,725	146,506
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.5%	-	-
2025 Median Age	34.2	34.4	36.3

### Households

2025 Estimated Households	4,327	29,063	58,923
2030 Projected Households	4,332	28,995	58,903
2020 Census Households	4,428	29,870	60,175
2010 Census Households	4,058	29,525	58,875
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.4%	-0.1%	-

### Race and Ethnicity

2025 Estimated White	41.0%	38.8%	45.9%
2025 Estimated Black or African American	41.9%	43.1%	39.4%
2025 Estimated Asian or Pacific Islander	7.8%	6.9%	5.5%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.2%
2025 Estimated Other Races	9.1%	10.9%	8.9%
2025 Estimated Hispanic	9.1%	11.3%	9.3%

### Income

2025 Estimated Average Household Income	\$84,173	\$96,988	\$104,317
2025 Estimated Median Household Income	\$69,943	\$75,515	\$78,920
2025 Estimated Per Capita Income	\$35,086	\$37,911	\$41,681

### Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.6%	3.1%
2025 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.3%	3.6%
2025 Estimated High School Graduate	23.8%	26.6%	25.6%
2025 Estimated Some College	27.3%	23.0%	22.7%
2025 Estimated Associates Degree Only	5.8%	6.8%	6.6%
2025 Estimated Bachelors Degree Only	21.7%	22.0%	24.1%
2025 Estimated Graduate Degree	15.6%	13.8%	14.3%

### Business

2025 Estimated Total Businesses	352	4,146	10,420
2025 Estimated Total Employees	2,063	30,428	96,410
2025 Estimated Employee Population per Business	5.9	7.3	9.3
2025 Estimated Residential Population per Business	29.5	18.0	14.2

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