

RETAIL PROPERTY FOR LEASE

437 Hearthstone Drive

Baton Rouge, LA 70806

Presented By:

Will Champney

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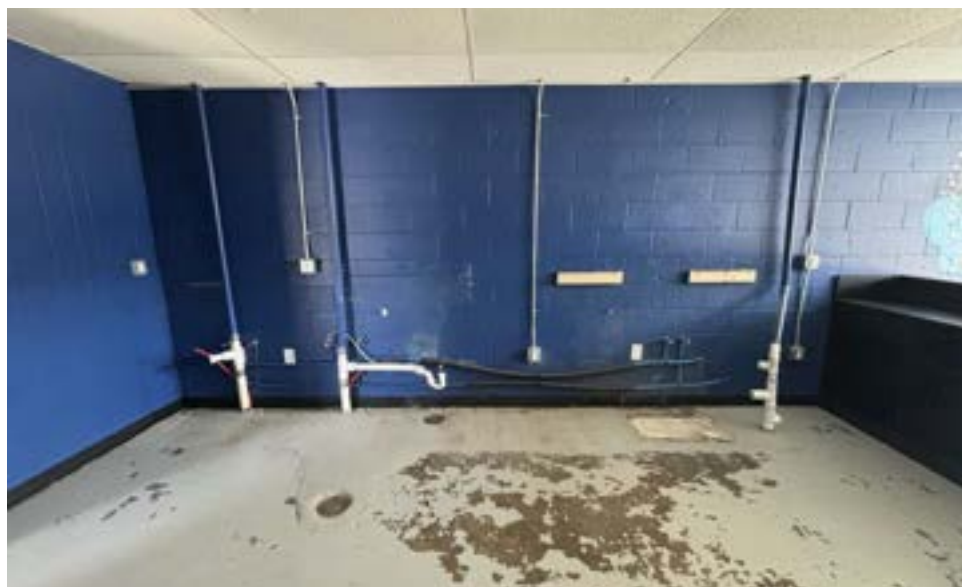
PROPERTY HIGHLIGHTS

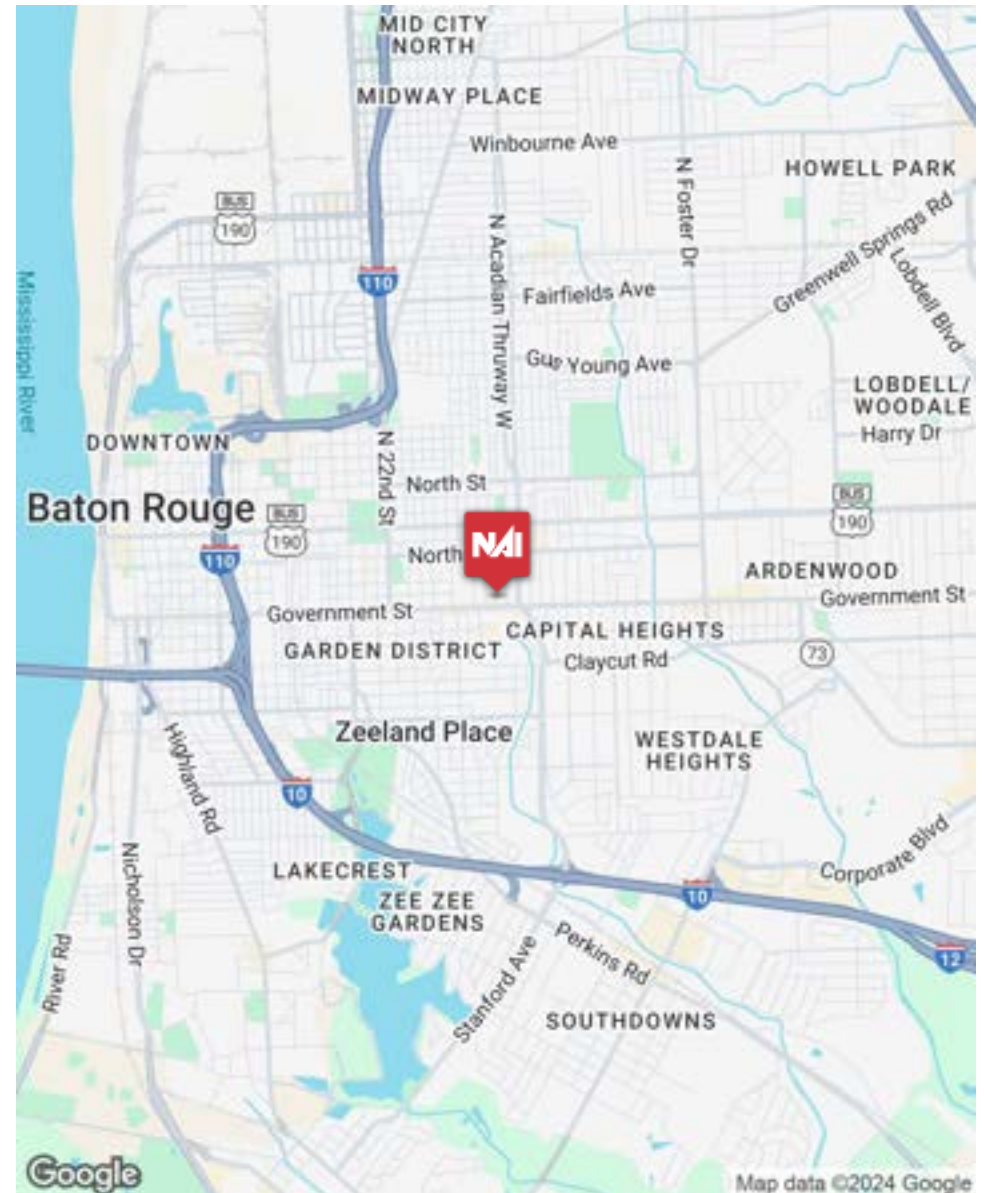
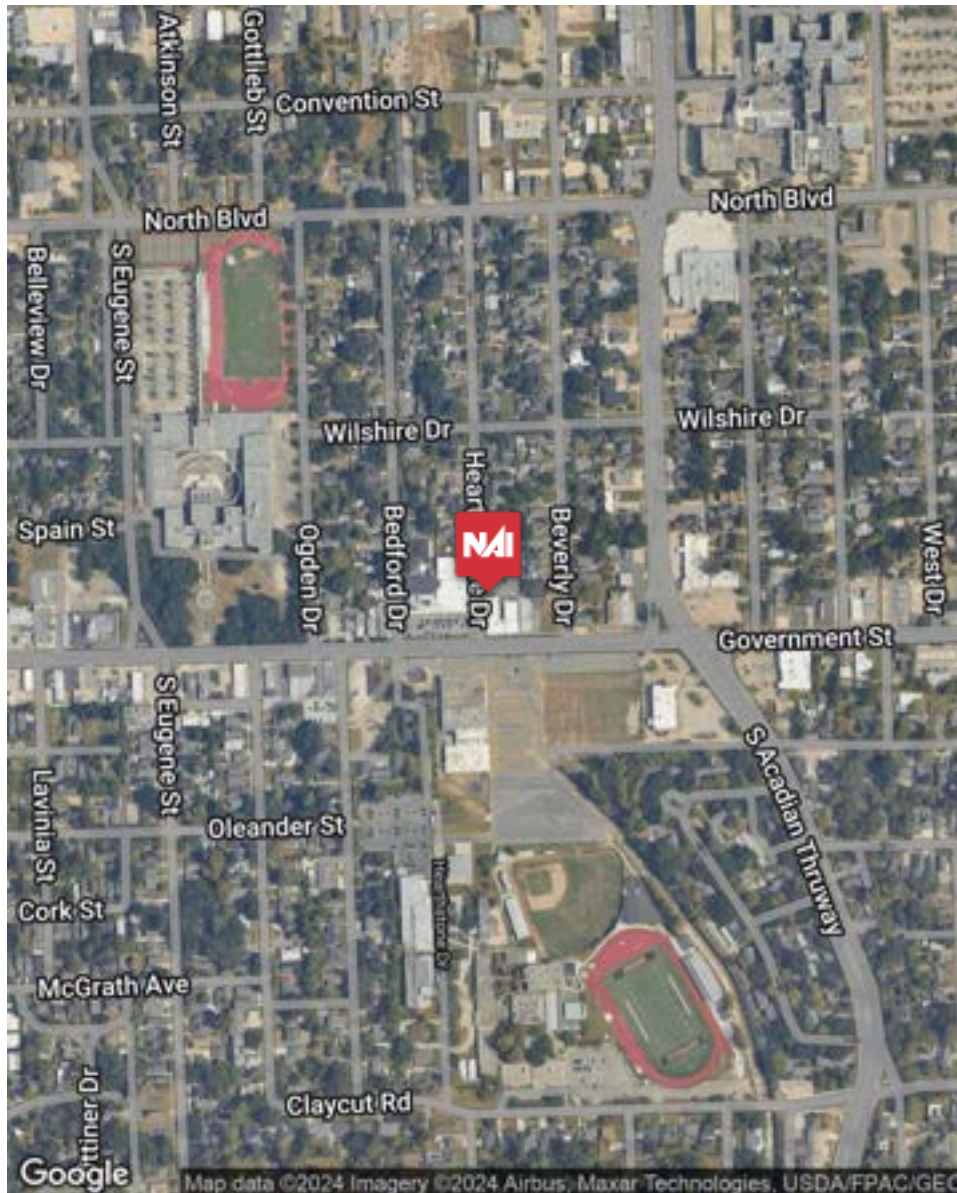
- ±800 SF retail space for Lease.
- Turnkey space for smoothie, milkshake, coffee, juice bar, or hair salon.
- The space can also be easily reconfigured for non food / beverage use.
- New HVAC, plumbing, electrical, and water heater have been installed.
- Located on Hearthstone Drive, just off Government Street, next to Elsie's.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	346	1,577	5,685
Total Population	641	3,061	12,249
Average HH Income	\$74,129	\$84,939	\$85,567







For More Information:

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