

12540 S Choctaw Dr

OFFICE BUILDING FOR LEASE

12540 S Choctaw Dr Baton Rouge, LA 70815

Beau Box, SIOR | 225.931.3200 | bbox@beaubox.com
Peter Kronenberger | 225.302.0302 | peterk@beaubox.com



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PROPERTY SUMMARY



Property Description

Available for lease is a ± 1.13 -acre industrial property with $\pm 201'$ of frontage on S Choctaw Dr. The site features a $\pm 5,400$ SF warehouse with office space and three roll-up doors, well suited for contractors, distribution, or light manufacturing tenants. The property also includes a fenced ± 0.45 -acre laydown yard, providing secure outdoor storage for equipment, materials, or vehicles. Zoned M1, the property offers flexibility for a wide range of industrial uses. Located in Flood Zones AE & X.

Property Highlights

- ± 1.13 Acres
- $\pm 5,400$ SF Warehouse
- $\pm 201'$ frontage on S Choctaw Dr
- Zoned M1
- Flood Zone AE & X

Offering Summary

Lease Rate:	\$10 SF/yr (NNN)
Available SF:	5,400 SF
Lot Size:	25,459 SF
Building Size:	5,400 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	224	819	2,866
Total Population	833	2,888	9,402
Average HH Income	\$45,501	\$47,905	\$61,364

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LOCATION MAP



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ADDITIONAL PHOTOS



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AERIAL



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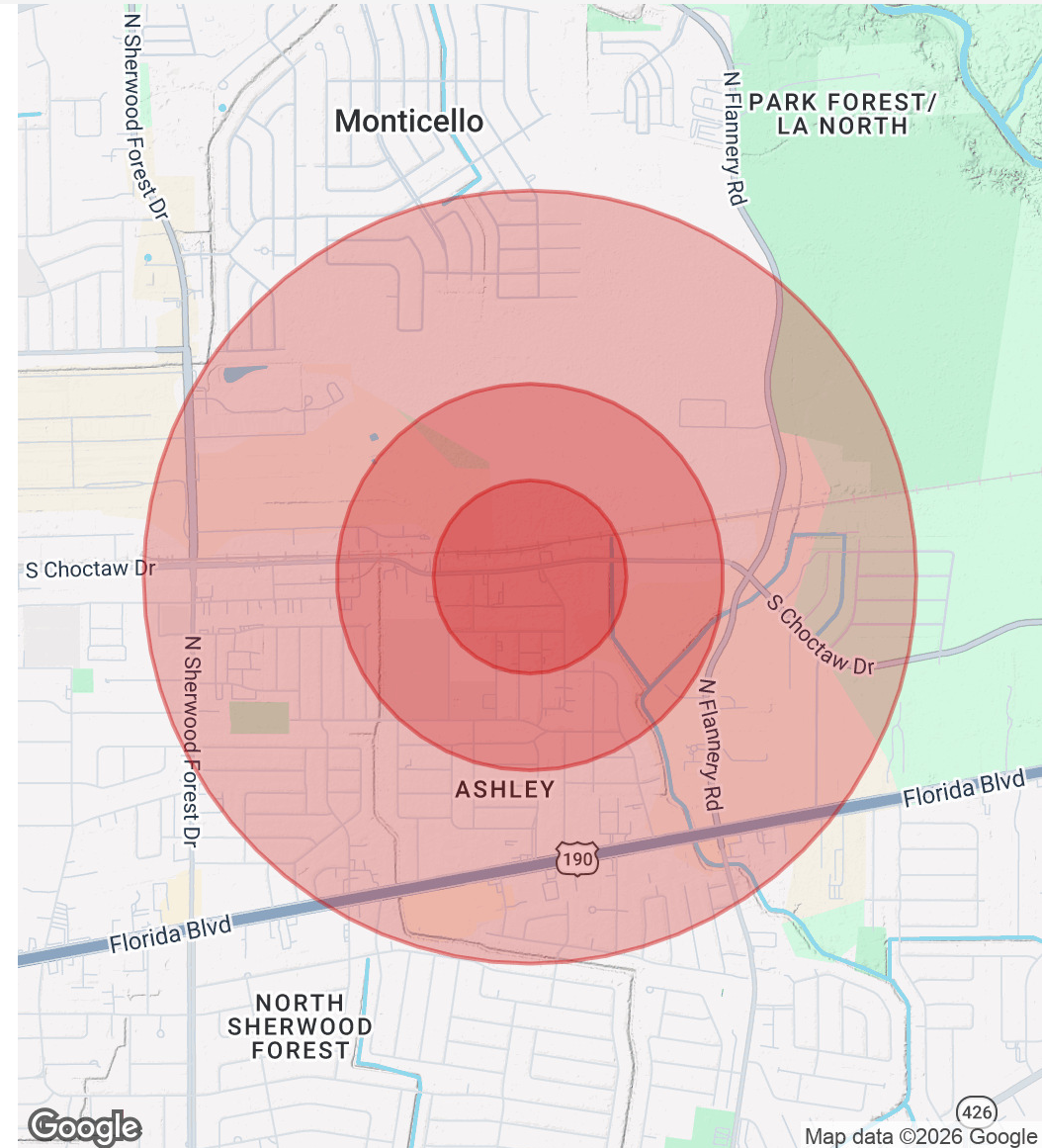
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	833	2,888	9,402
Average Age	18.6	21.6	27.0
Average Age (Male)	18.8	22.2	29.0
Average Age (Female)	17.6	20.4	26.0
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	224	819	2,866
# Of Persons Per HH	3.7	3.5	3.3
Average HH Income	\$45,501	\$47,905	\$61,364
Average House Value	\$135,536	\$126,302	\$166,678

2023 American Community Survey (ACS)



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