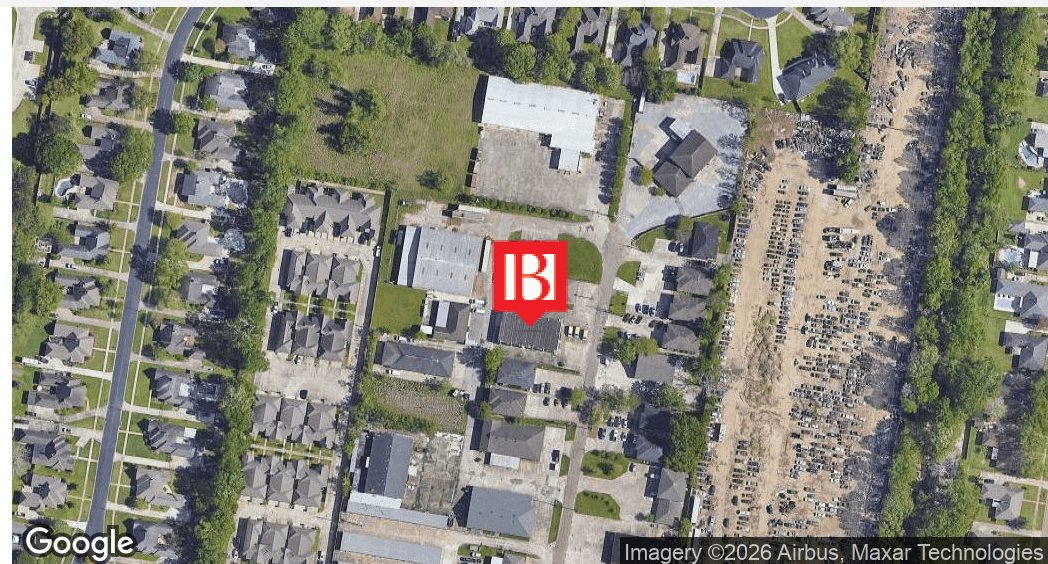


PROPERTY SUMMARY



Property Description

Explore this prime leasing opportunity at 6348 Quinn Drive, Baton Rouge, LA. This versatile office warehouse offers 2000 SF office space, 3000 SF Warehouse, modern amenities, ample parking, and a functional layout, making it an attractive choice for businesses seeking a professional and convenient location in Baton Rouge.

Property Highlights

- +/- 0.36 Acres
- 2 Roll up garage doors on each side measuring: 12 ft wide by 7'09 ft long
- 2 kitchenettes and 2 restrooms
- +/- 0.20 miles off Jefferson Highway/Tiger Bend Road
- +/- 0.35 North of Mason's Grill
- +/- 1.5 miles North of Women's Hospital

Will Gautreaux

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Offering Summary

Lease Rate:	\$9.50 SF/yr (Modified Gross)
Available SF:	5,000 SF
Building Size:	5,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,477	28,077	64,035
Total Population	8,629	68,803	159,905
Average HH Income	\$91,637	\$111,986	\$115,542



6348 Quinn Drive
Baton Rouge, LA 70817

LOCATION MAP



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6348 Quinn Drive
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ADDITIONAL PHOTOS



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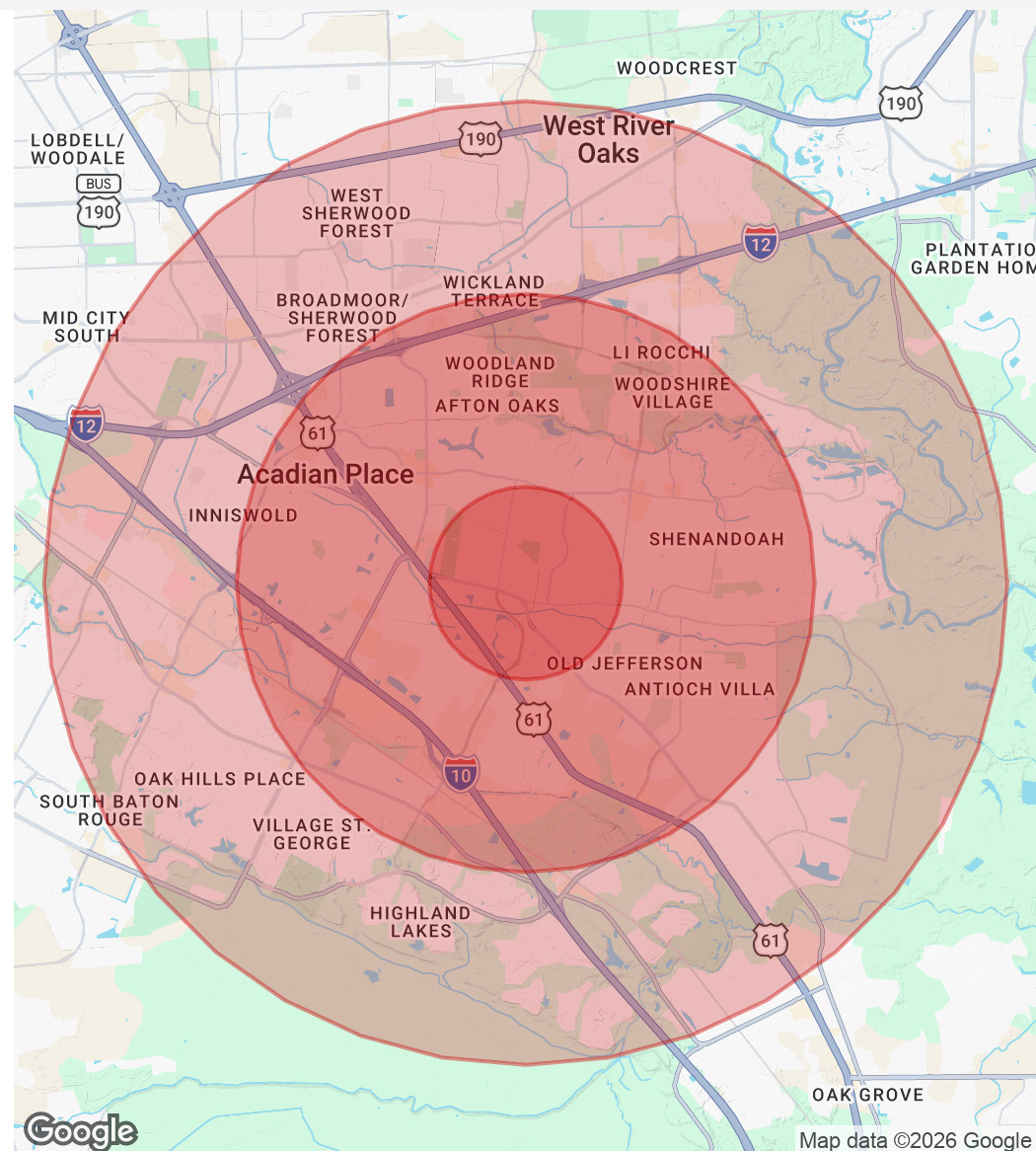


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	8,629	68,803	159,905
Average Age	35.6	37.6	37.9
Average Age (Male)	40.1	35.4	37.5
Average Age (Female)	30.2	38.4	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,477	28,077	64,035
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$91,637	\$111,986	\$115,542
Average House Value	\$272,517	\$298,319	\$329,142

2023 American Community Survey (ACS)



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