



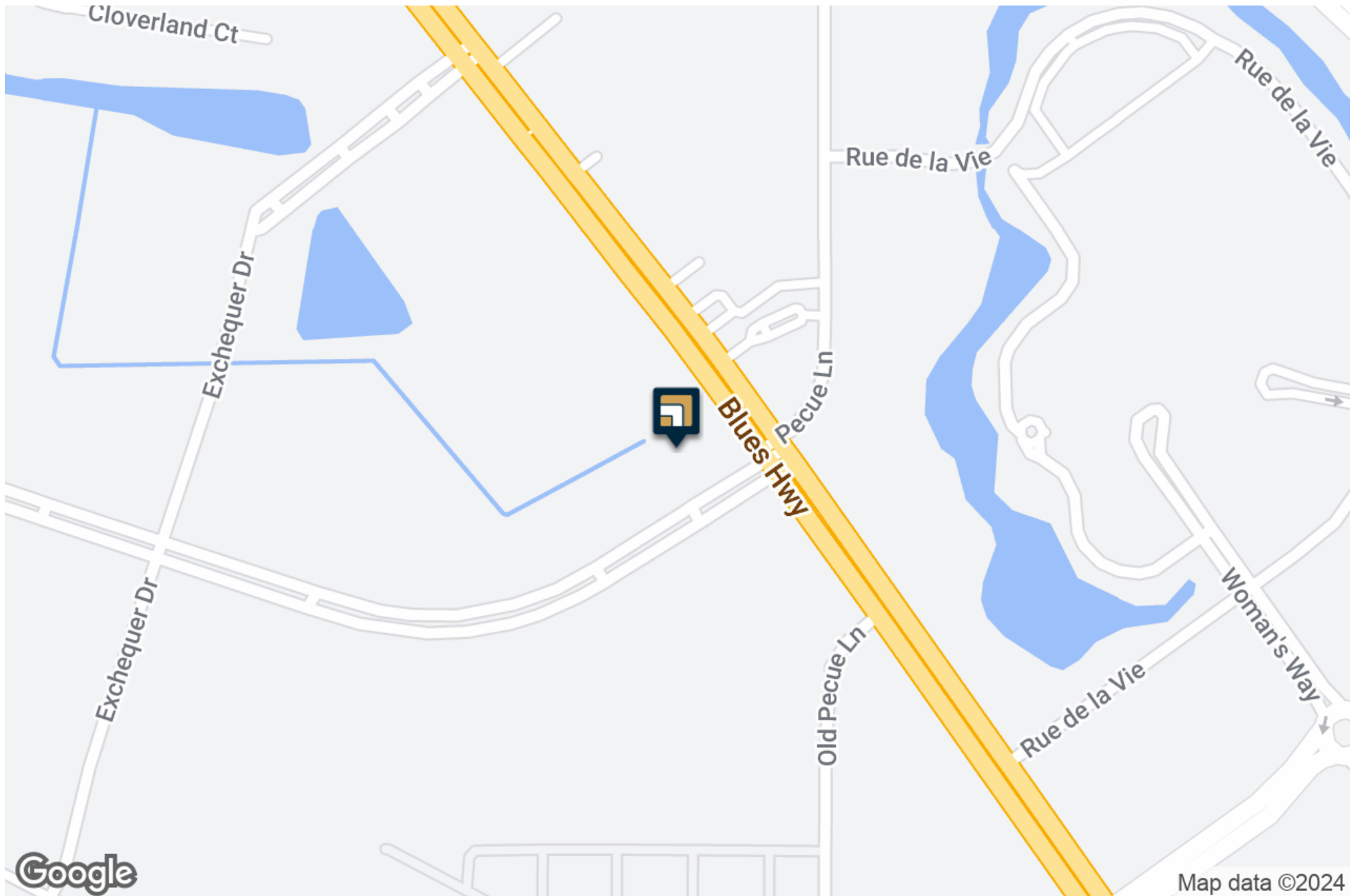
PROPERTY DESCRIPTION

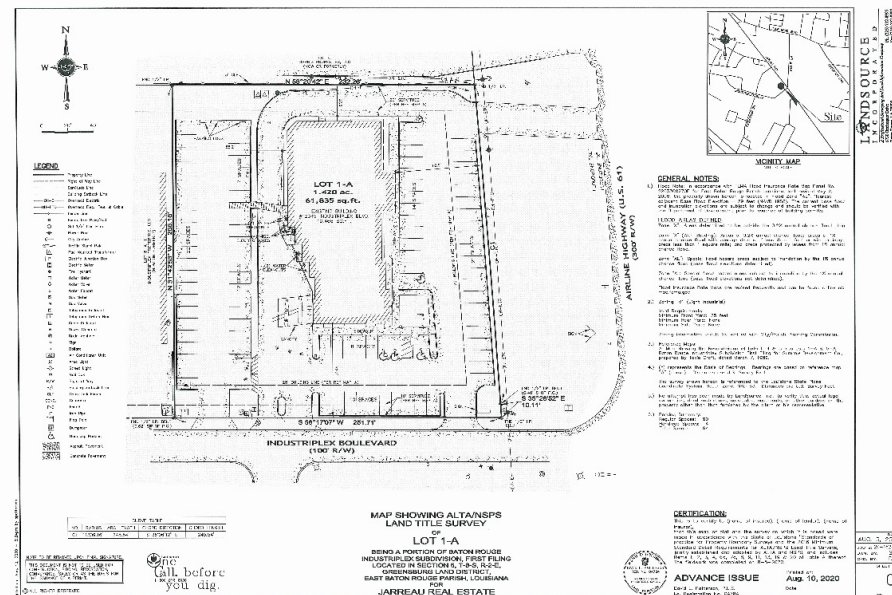
2,590 SF space with drive thru at the corner of Airline Hwy and Industriplex Blvd. Extremely high visibility with easy access. Located across Airline Hwy from Women's Hospital. Space is currently set up as a pharmacy and could easily be converted to office, medical, or retail.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,590 SF
Lot Size:	1.42 Acres
Building Size:	10,466 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	304	1,670
Total Population	182	741	4,028
Average HH Income	\$72,405	\$76,682	\$89,755

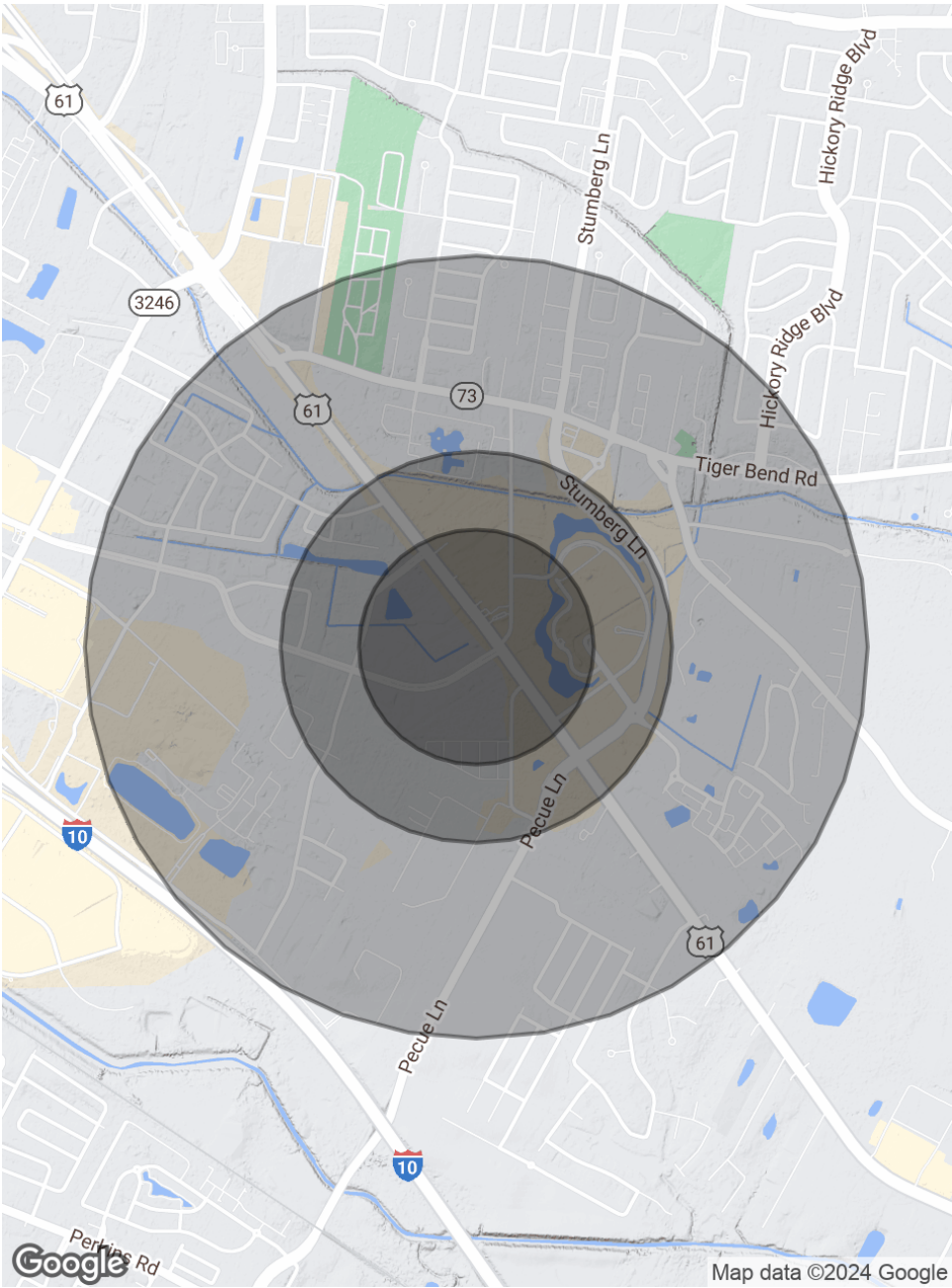




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	182	741	4,028
Average Age	37	37	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

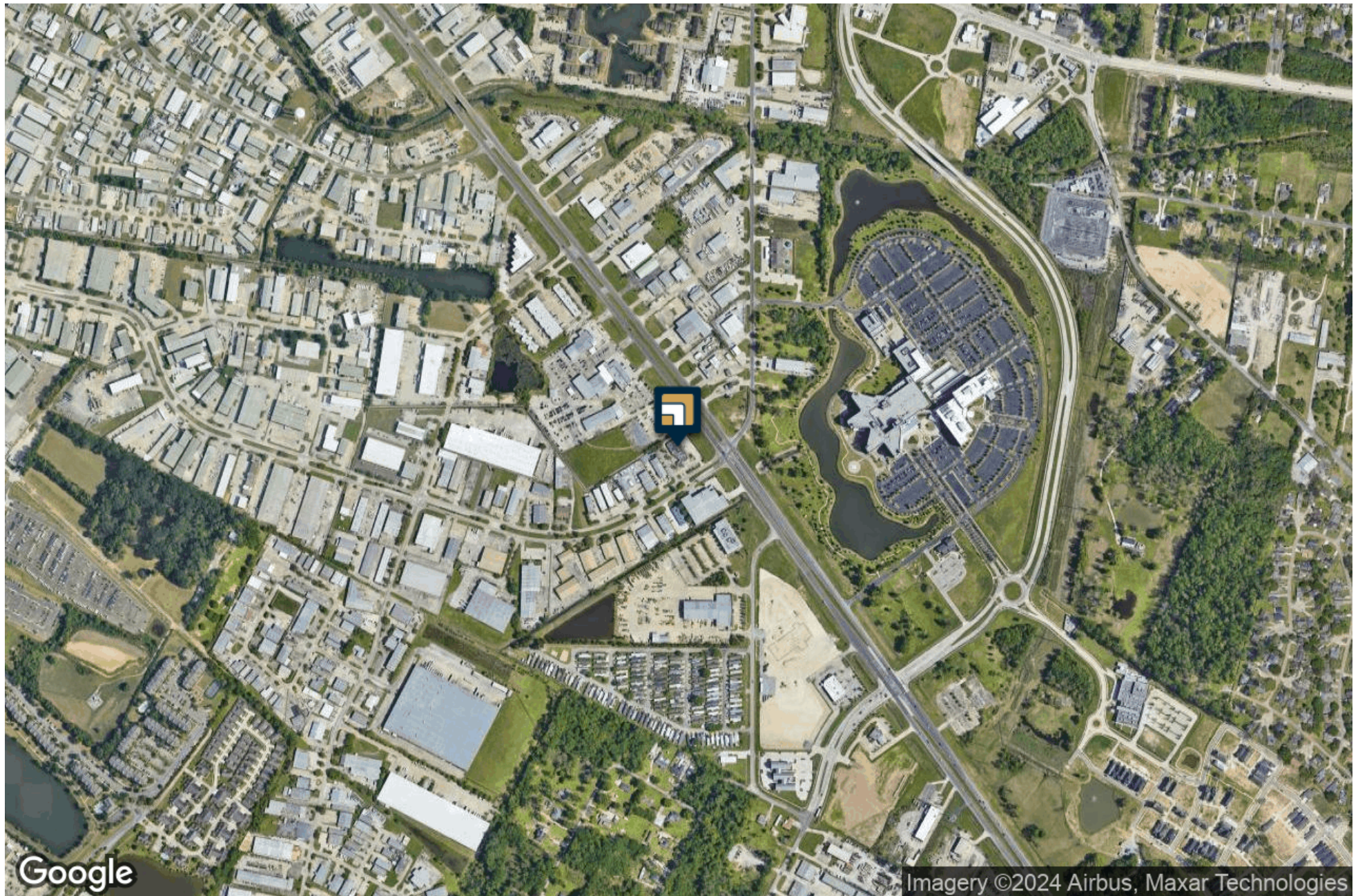
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	304	1,670
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,405	\$76,682	\$89,755
Average House Value	\$265,183	\$271,886	\$280,984

Demographics data derived from AlphaMap



FOR LEASE • HIGH VISIBILITY SPACE WITH DRIVE THRU

Aerial Map



16161 Perkins Road, Baton Rouge, LA 70810 • 225.573.9259 • gojre.com

ALEX KNIGHT

225.753.3573 alex@gojre.com