

PROPERTY SUMMARY



**Property Description**

Presenting a 6,320 SF office/office warehouse in Ponchatoula, LA. Built in 1995, this property offers a spacious layout and strategic location, making it an ideal investment for office/office warehouse investors seeking a valuable addition to their portfolio.

**Property Highlights**

**Offering Summary**

Sale Price:	\$390,000
Lease Rate:	\$4,200 a month NNN
Lot Size:	18,739 SF
Building Size:	6,320 SF

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	223	506	1,472
Total Population	559	1,268	3,666
Average HH Income	\$87,693	\$86,882	\$80,781

**Beau Box, SIOR**    **Will Gautreaux**  
225.931.3200    225.472.9210  
bbox@beaubox.com    wgautreaux@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 10, 2026



**41030 Eileen Ln**  
**Ponchatoula, LA 70454**

LOCATION MAP

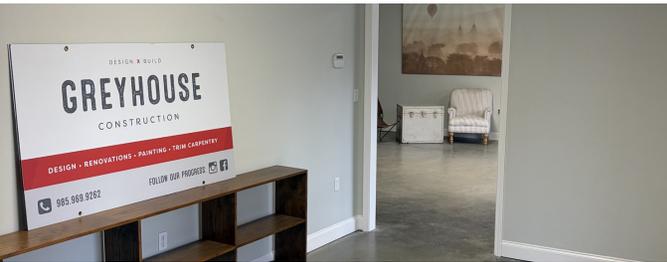


**Beau Box, SIOR**   **Will Gautreaux**  
225.931.3200   225.472.9210  
bbox@beaubox.com   wgautreaux@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 10, 2026



ADDITIONAL PHOTOS



**Beau Box, SIOR**    **Will Gautreaux**  
225.931.3200    225.472.9210  
bbox@beaubox.com    wgautreaux@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 10, 2026

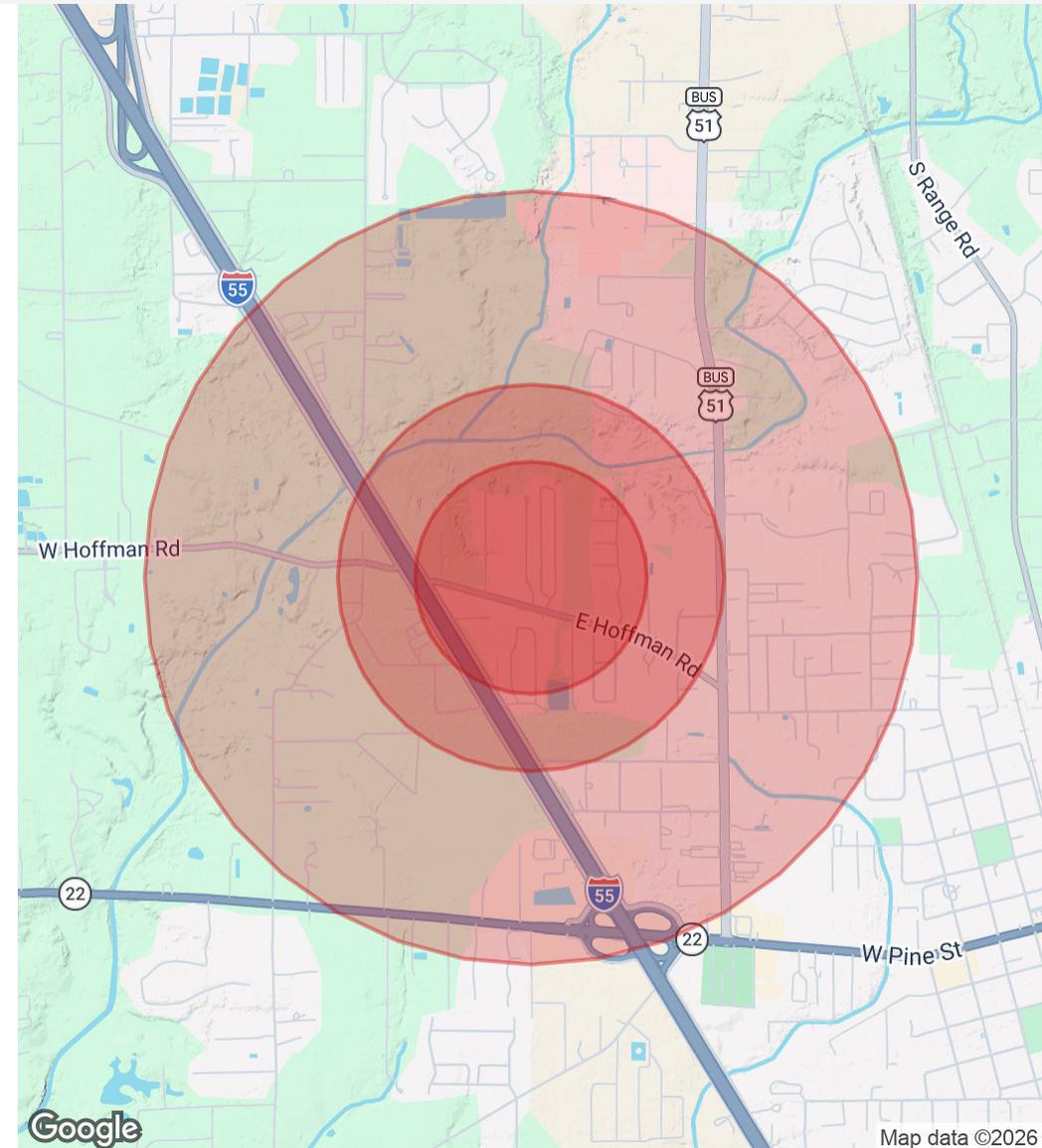


# 41030 Eileen Ln Ponchatoula, LA 70454

## DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	559	1,268	3,666
Average Age	45	45	42
Average Age (Male)	43	42	40
Average Age (Female)	47	46	44
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	223	506	1,472
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$87,693	\$86,882	\$80,781
Average House Value	\$213,694	\$218,274	\$229,952

*Demographics data derived from AlphaMap*

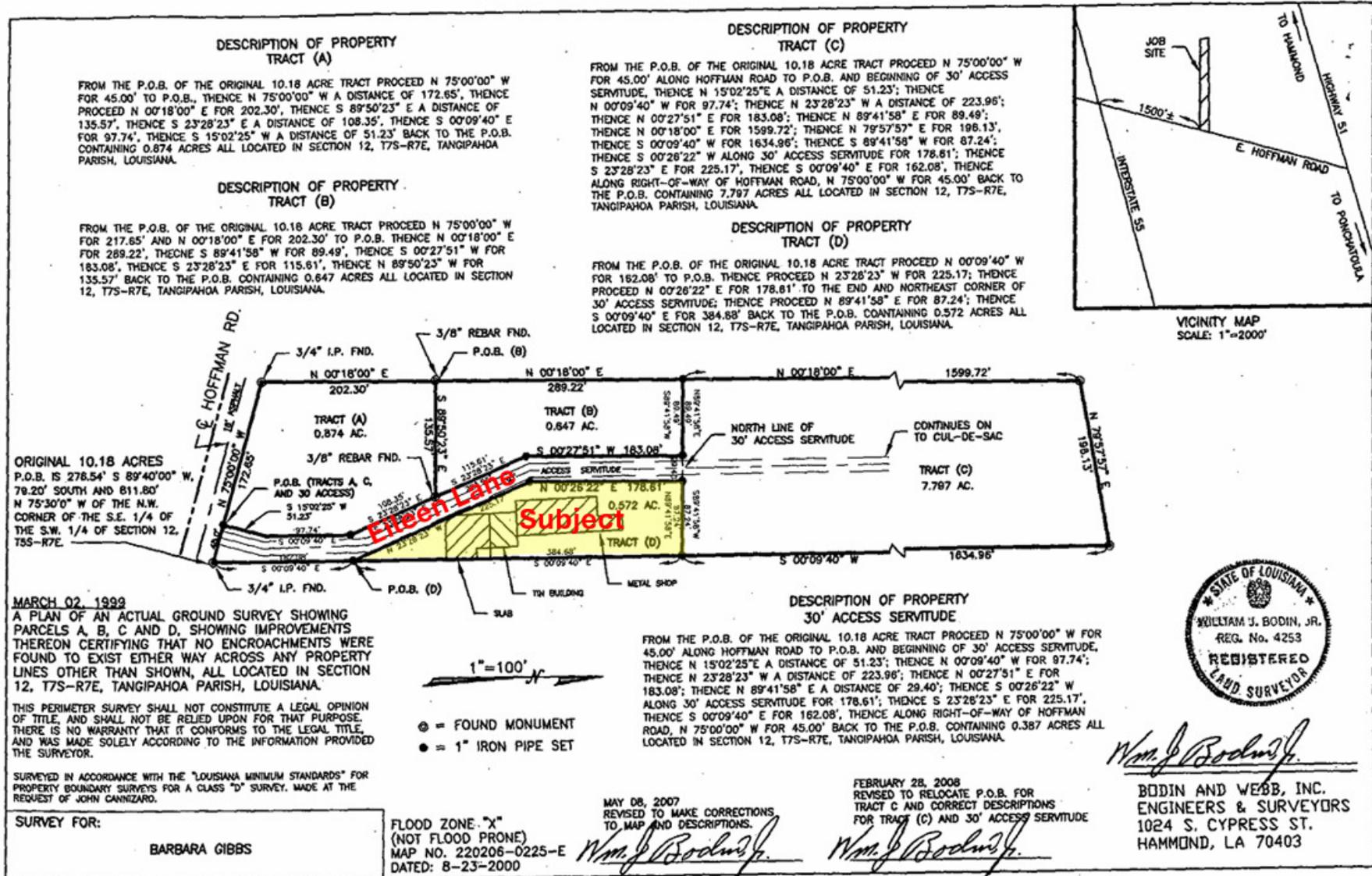


**Beau Box, SIOR**    **Will Gautreaux**  
 225.931.3200    225.472.9210  
 bbox@beaubox.com    wgautreaux@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 10, 2026



SURVEY



Beau Box, SIOR Will Gautreaux  
225.931.3200 225.472.9210  
bbox@beaubox.com wgautreaux@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 10, 2026

