



## STANDALONE OFFICE BUILDING WITH EXCESS LAND NEAR LFT AIRPORT

2010, 2008 W PINHOOK RD LAFAYETTE, LA 70508



# OFFERED: FOR SALE

## SALE PRICE: \$1,900,000

### ±6,670 SF BUILDING | ±50,000 SF TOTAL LAND SIZE

- Excess land (±25,000 SF), ideal for expansion or sell-off
- High visibility area with large traffic count
- Ideal for lawyers looking for signage on major streets
- Strategic positioning in Lafayette MSA area

#### CONTACT:

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640 Main St, Suite A, Baton Rouge, LA 70801

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now available for sale, 2010 W Pinhook Rd is a ±6,350 SF two-story standalone office building strategically located in a dense retail and office sector.
- The property also offers excess land (±25,000 SF) located directly adjacent to the building, ideal for expansion or sell-off.
- This office offers a large number of well maintained and customizable interior spaces, plenty of offices with natural light, a large waiting room, and a unique bathroom + shower setup on the second floor.
- The property also features monument signage on a high traffic street, perfect for attorneys, CPAs, and other professionals to advertise their business.
- This office is conveniently located just ±2.5 miles from Lafayette Regional Airport (LFT), and has quick access to Hwy 90.

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# ADDITIONAL PHOTOS

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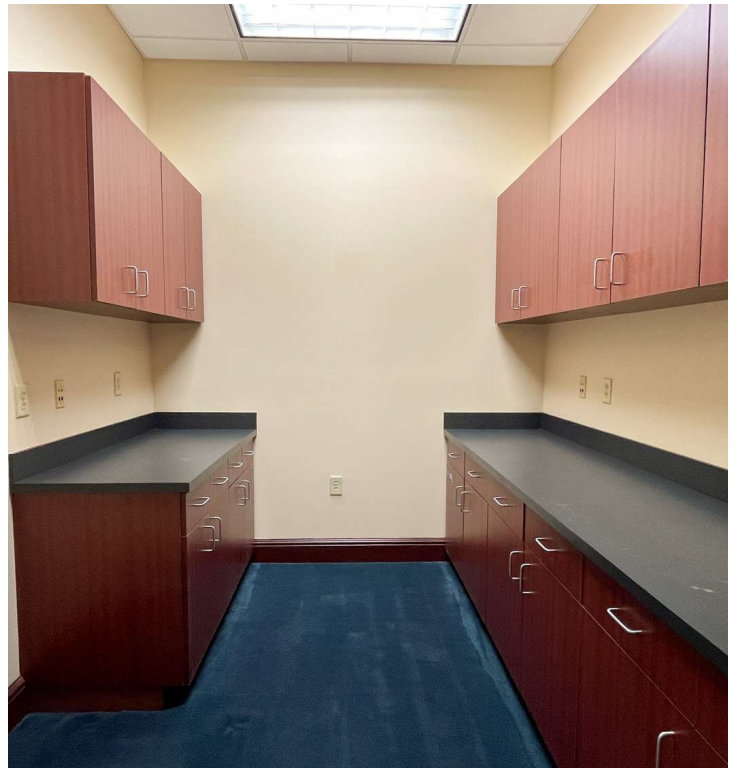
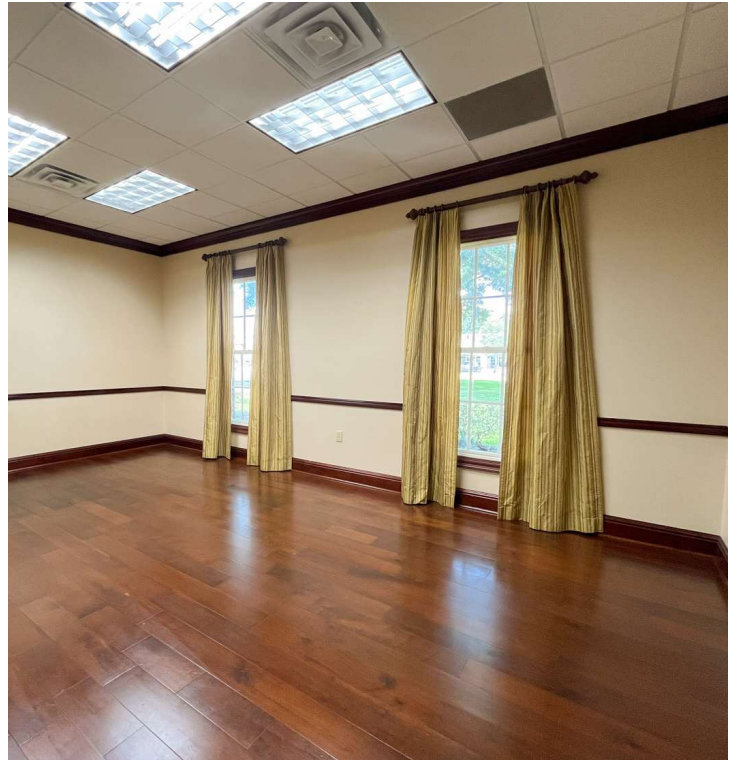
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# INTERIOR PHOTOS

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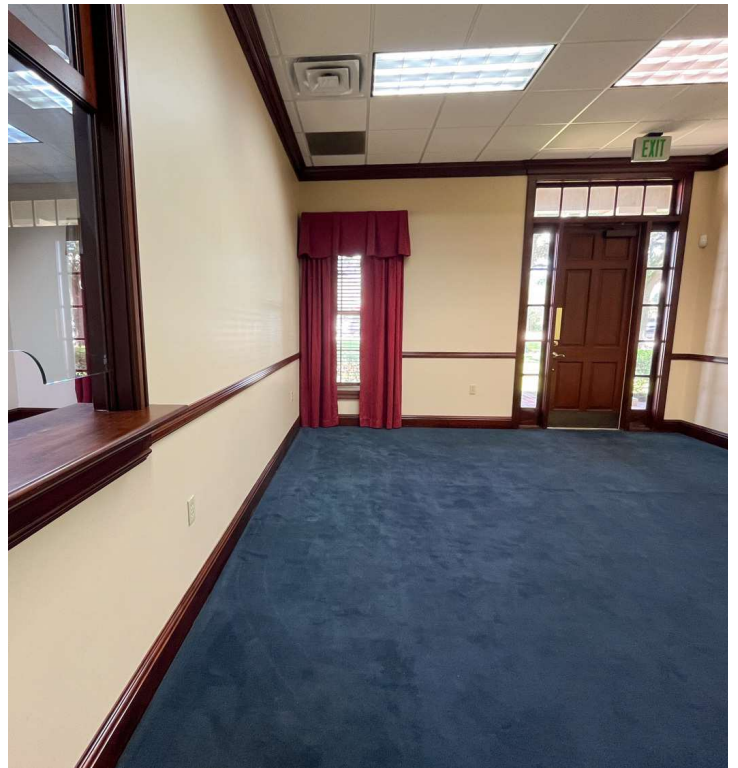
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# PROPERTY OUTLINE



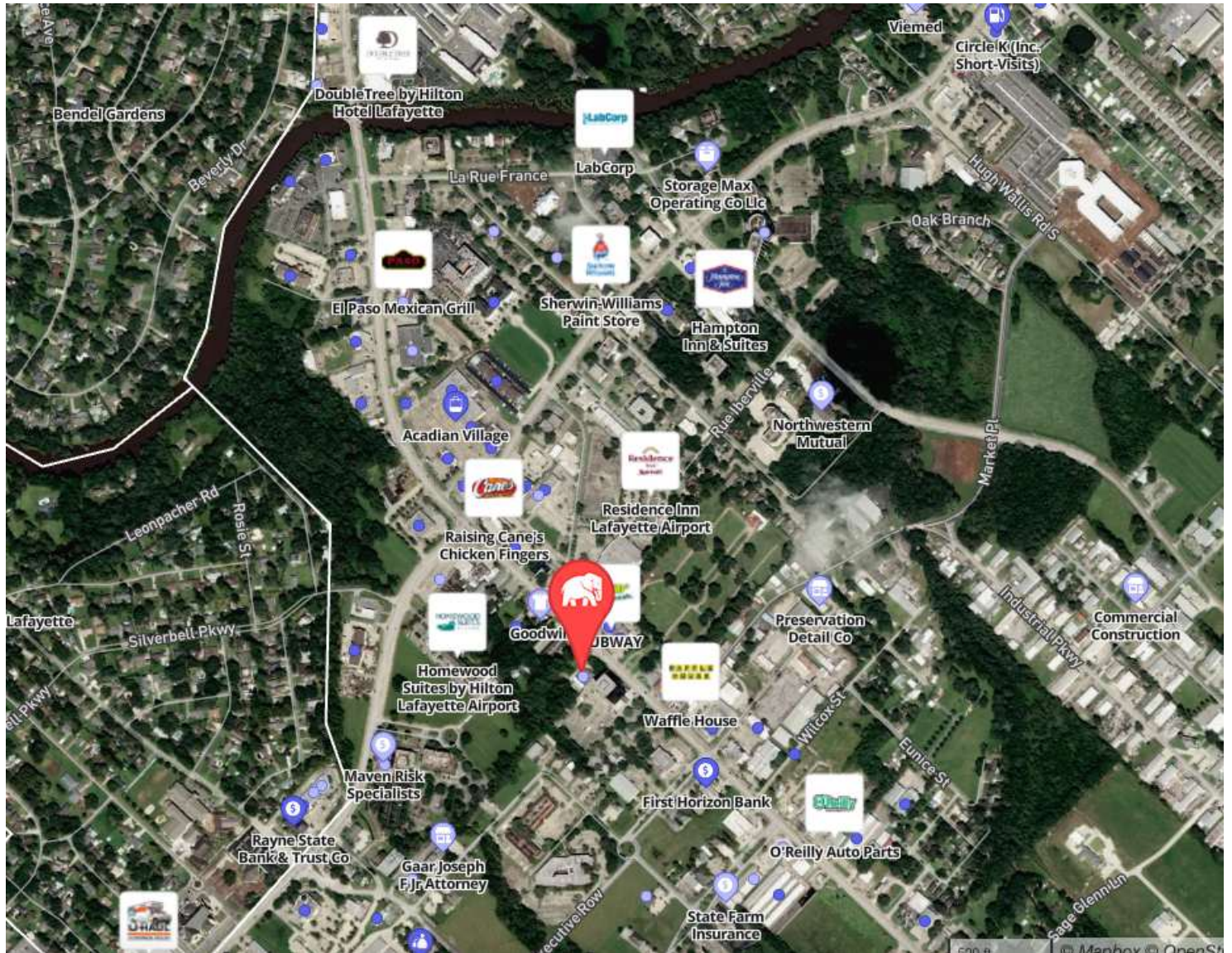
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# RETAIL MAP



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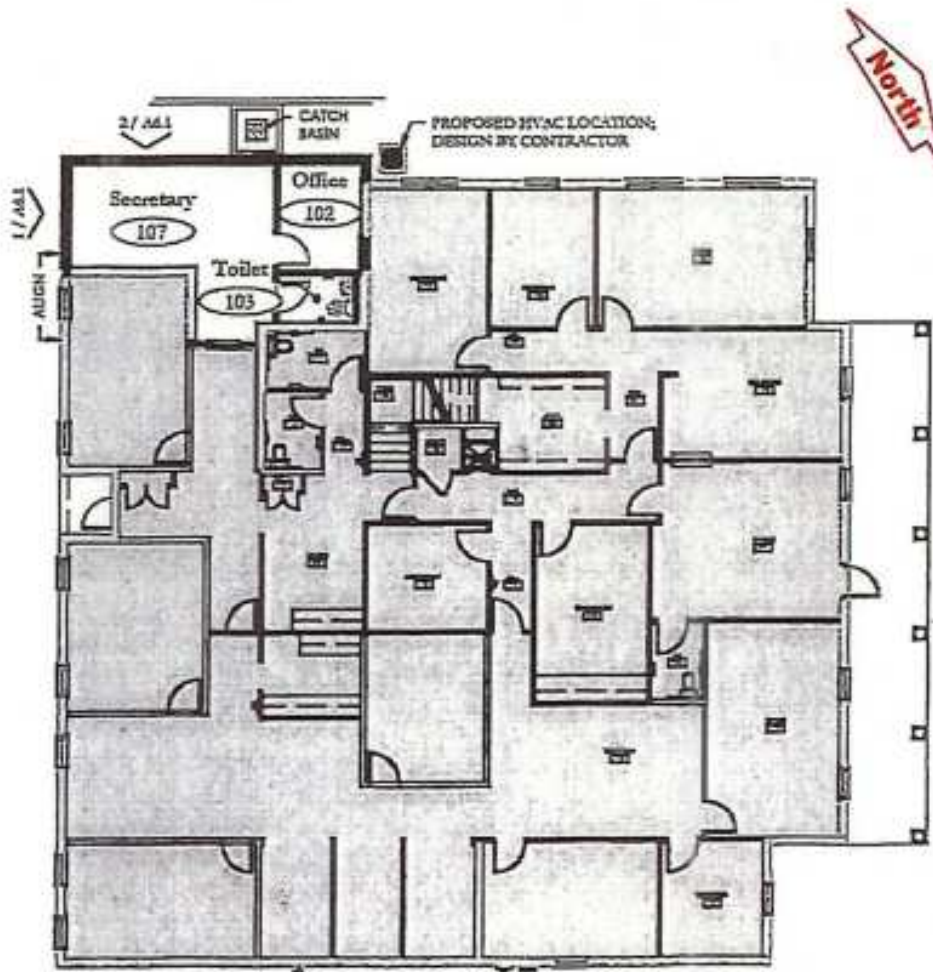
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# FLOOR PLAN

## ***BUILDING FLOOR PLAN SKETCH (GROUND LEVEL)*** ***(Source: Abell+Crozier Architects)***



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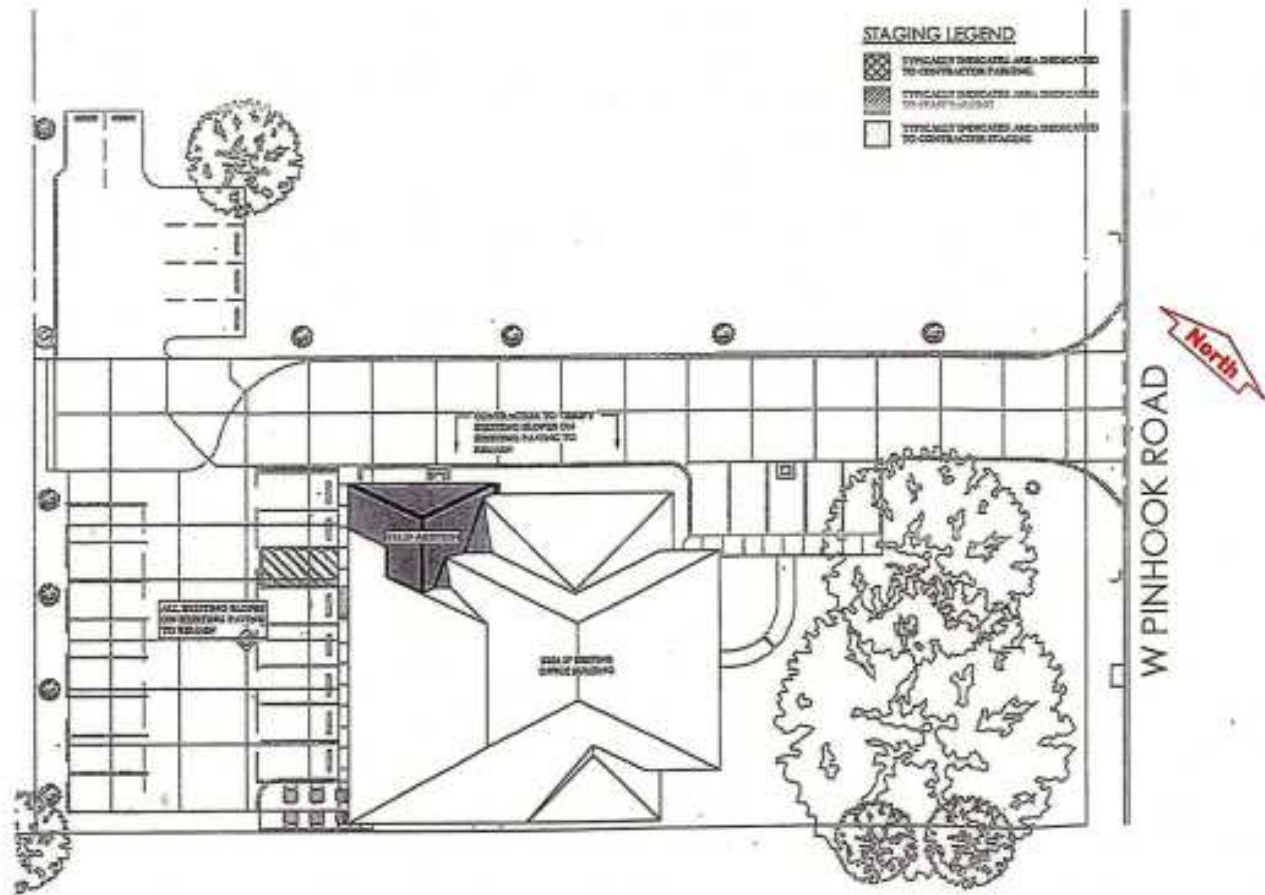
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# BUILDING SITE PLAN

## **BUILDING SITE PLAN** (Source: Abell+Crozier Architects)



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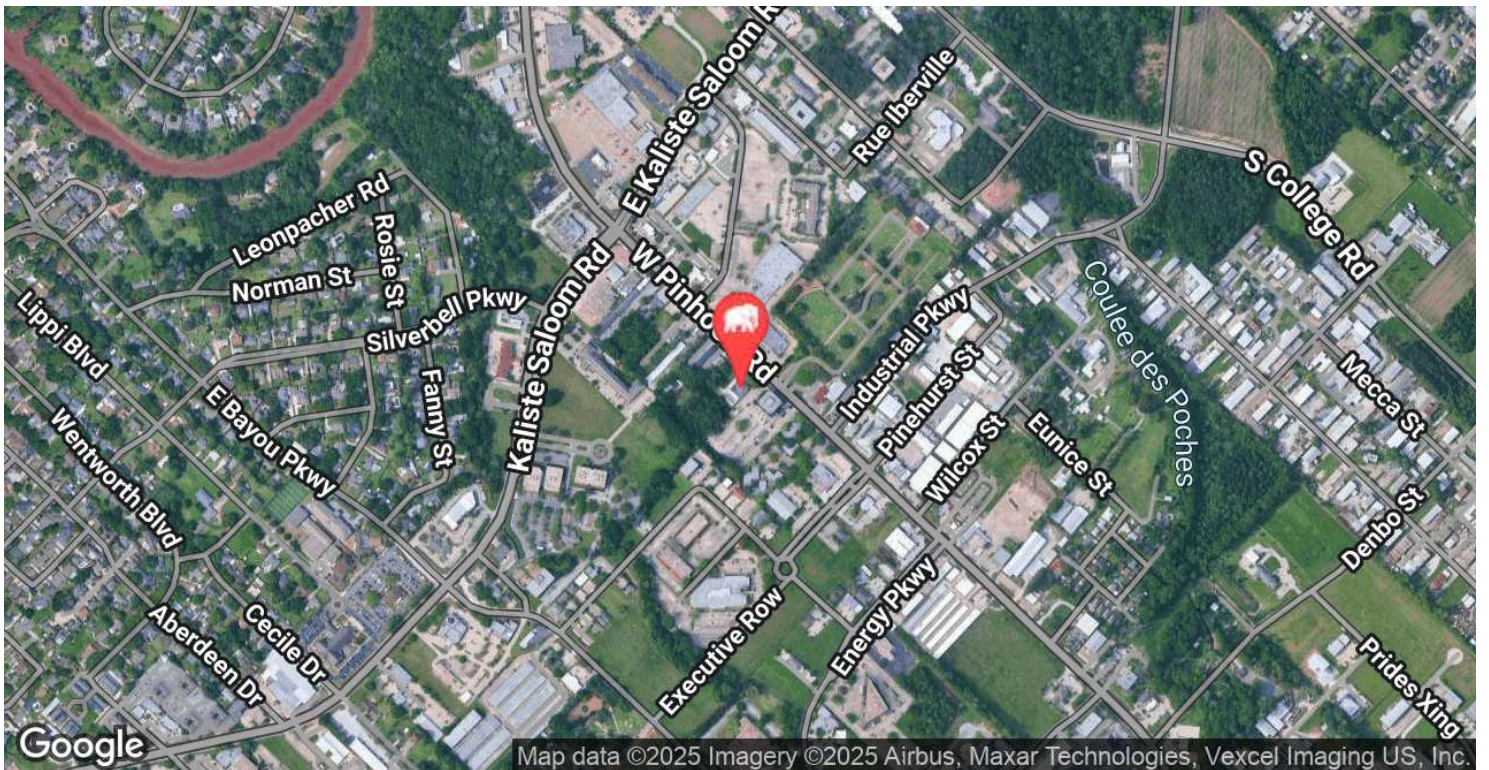
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# LOCATION MAP

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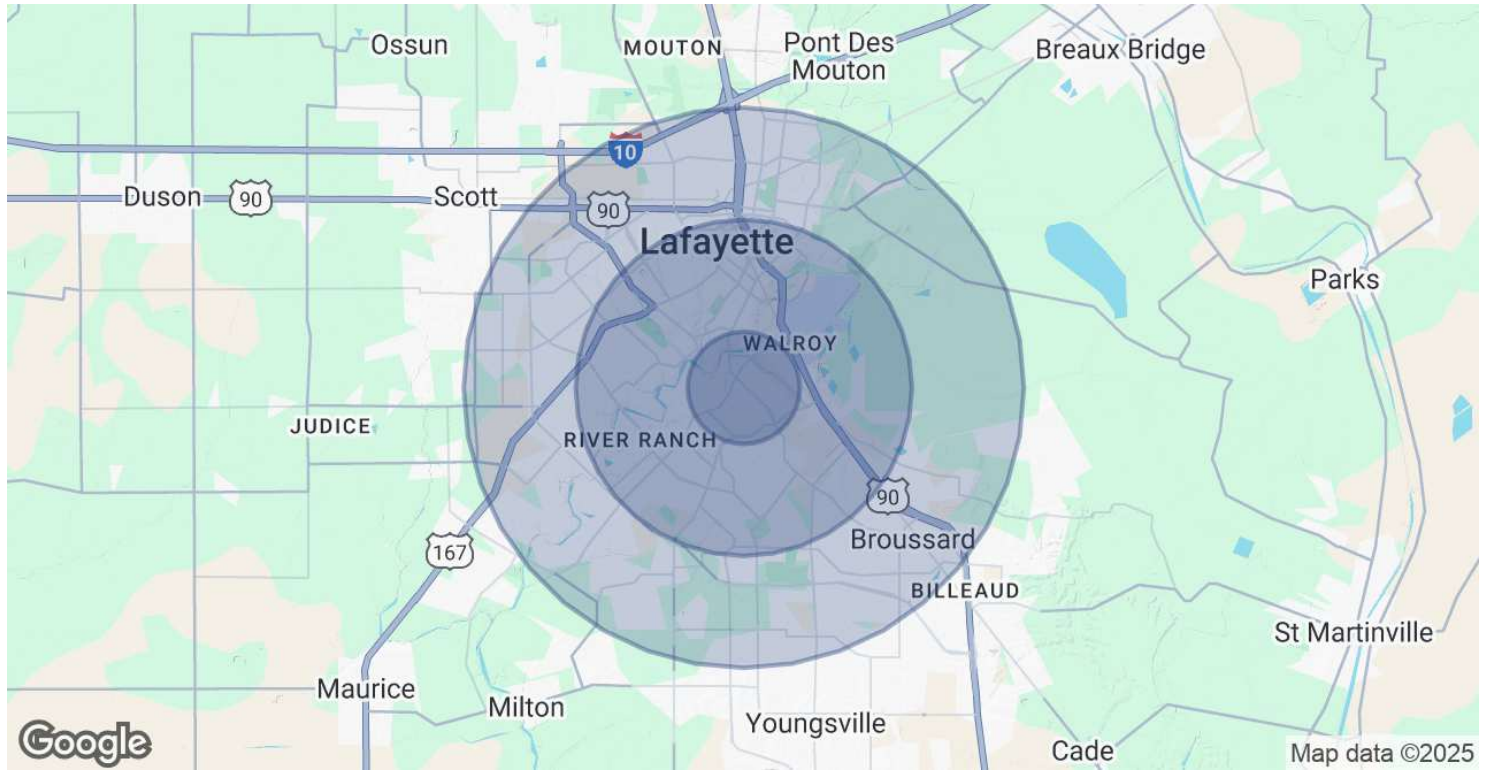
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,593	52,258	139,174
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,565	23,467	59,571
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$103,203	\$102,652	\$94,127
Average House Value	\$346,886	\$341,342	\$293,958

Demographics data derived from AlphaMap

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