

10,000 SF Conditioned Flex Space For Sale

5625 Salmen Street Elmwood, LA 70123

PROPERTY SUMMARY



Property Description

5626 Salmen Street consists of approximately 10,000 SF of fully conditioned flex space within the Elmwood industrial market. The building was comprehensively renovated in 2021 and is configured primarily with office and open work areas, supported by a loading area.

Improvements include HVAC throughout, updated interior finishes, 7 private offices, conference space, large cubicle area, kitchen, and 3 restrooms. The property is well suited for users seeking an office-forward facility within a light industrial zoning district.

Offering Summary

Sale Price:	\$1,400,000 (\$140.00 PSF)
Building Size:	10,000 SF
Lot Area:	19,035 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,774	97,723	248,794
Total Population	7,091	225,575	571,704
Average HH Income	\$87,396	\$92,987	\$91,567

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Burden Edmonds

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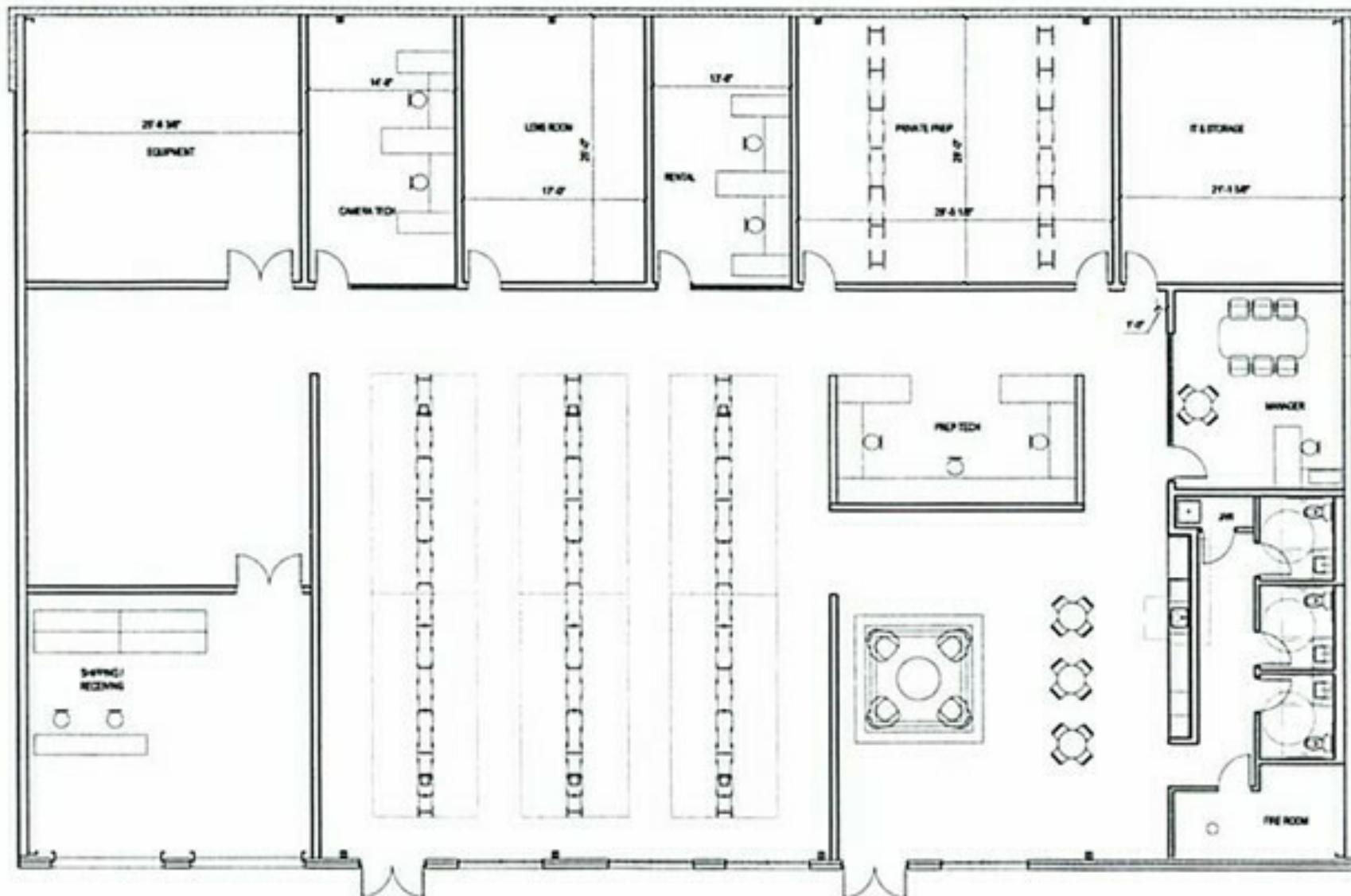
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FLOOR PLANS



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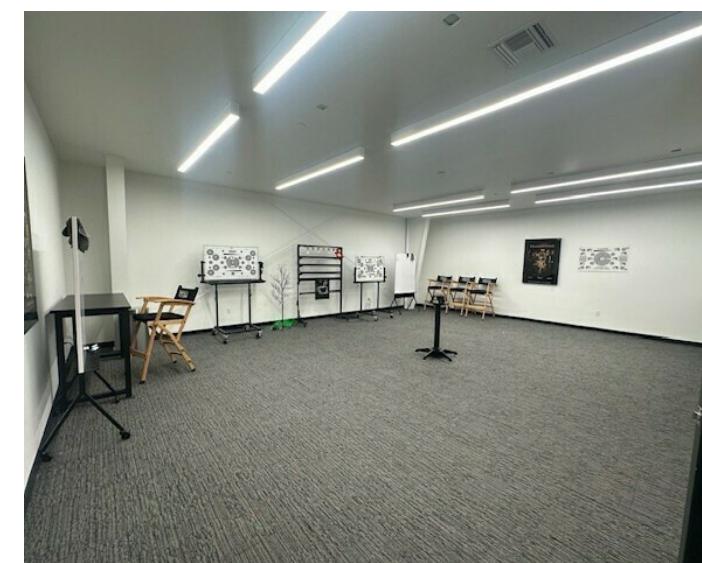
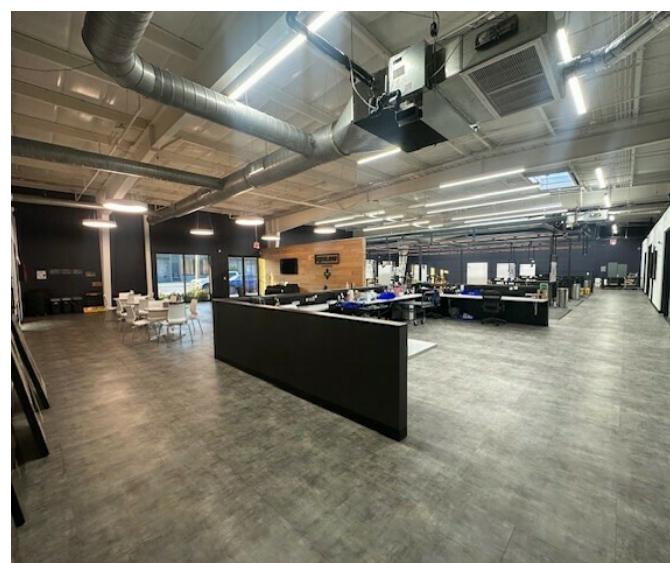
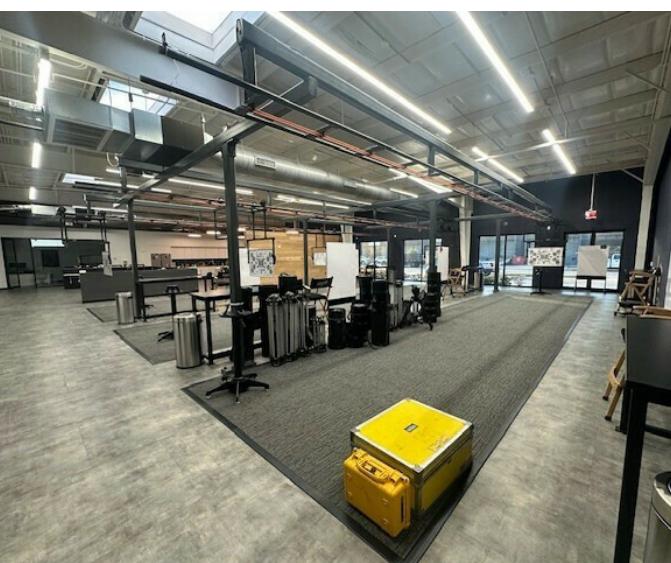
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ADDITIONAL PHOTOS



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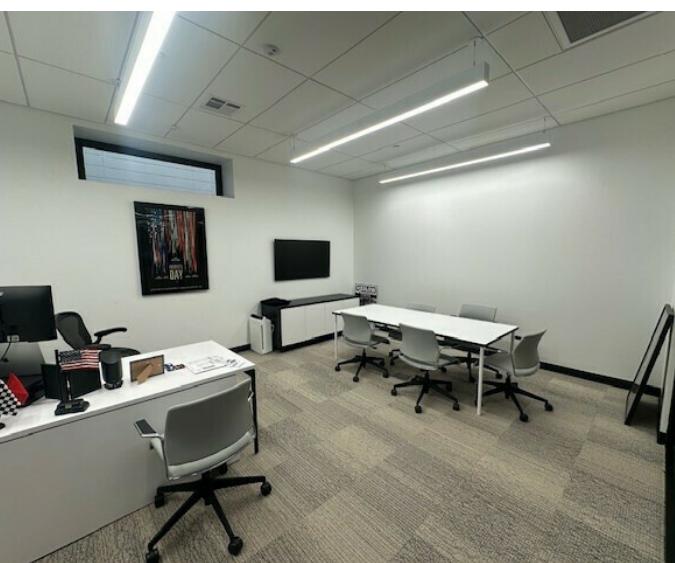
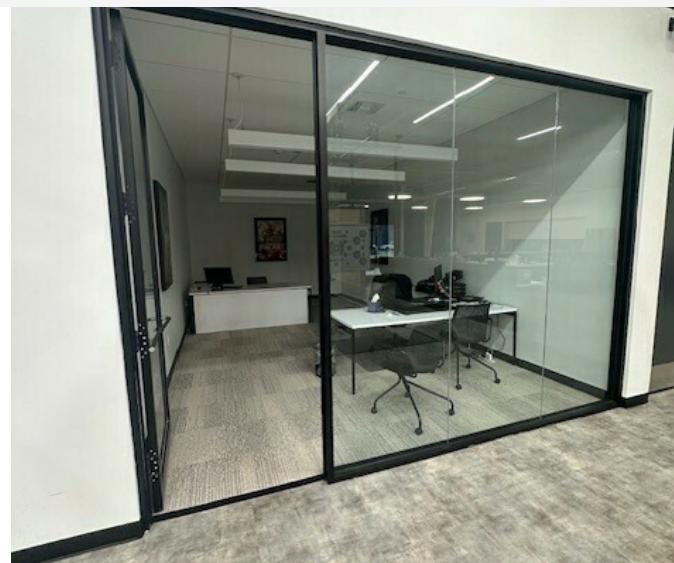
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LOCATION MAP



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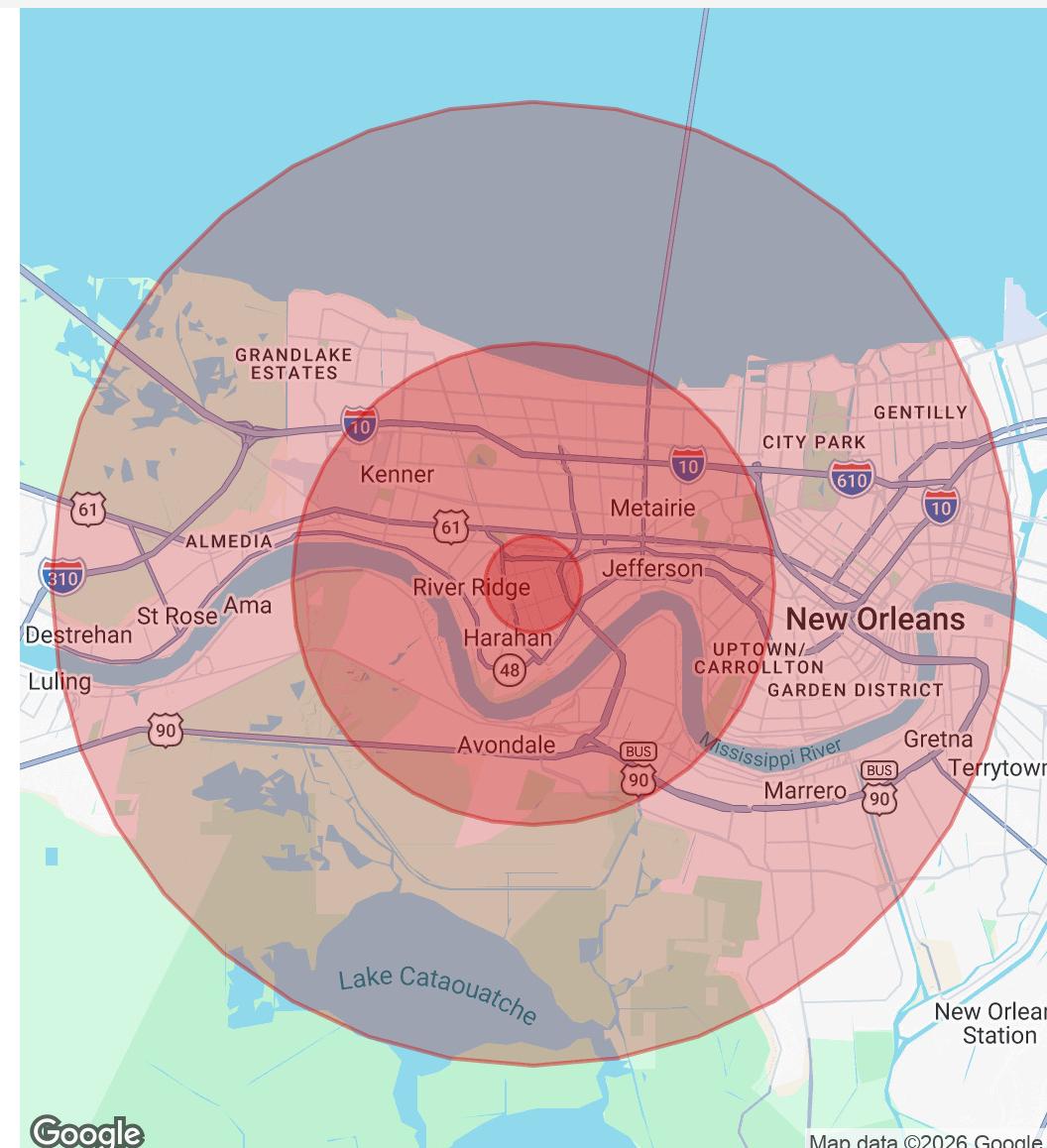
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	7,091	225,575	571,704
Average Age	40	42	41
Average Age (Male)	40	41	40
Average Age (Female)	41	43	42

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,774	97,723	248,794
# Of Persons Per HH	1.9	2.3	2.3
Average HH Income	\$87,396	\$92,987	\$91,567
Average House Value	\$286,987	\$351,364	\$386,720

Demographics data derived from AlphaMap



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