

**PROPERTY SUMMARY**



**Property Description**

Consisting of visitor reception, as well as service reception office, with window. Conference room, 3-4 offices, kitchen, restroom, storage area. Shared, covered vestibule at front door, across from Suite D. Ample Parking, Pylon signage available. Modified Gross Lease type.

**Property Highlights**

- Prime location with high visibility
- Ample parking for customers and employees
- Modified Gross Lease type

**Offering Summary**

Lease Rate:	\$15.25 SF/yr (MG)
Number Of Units:	1
Available SF:	1,750 SF
Lot Size:	97,783 SF
Building Size:	6,250 SF

<b>Demographics</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	118	435	1,700
Total Population	320	1,158	4,501

**Ruth Whitaker**

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# Pecan Grove Office Park

16270 Airline Hwy Prairieville, LA 70769

LOCATION MAP



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## ADDITIONAL PHOTOS



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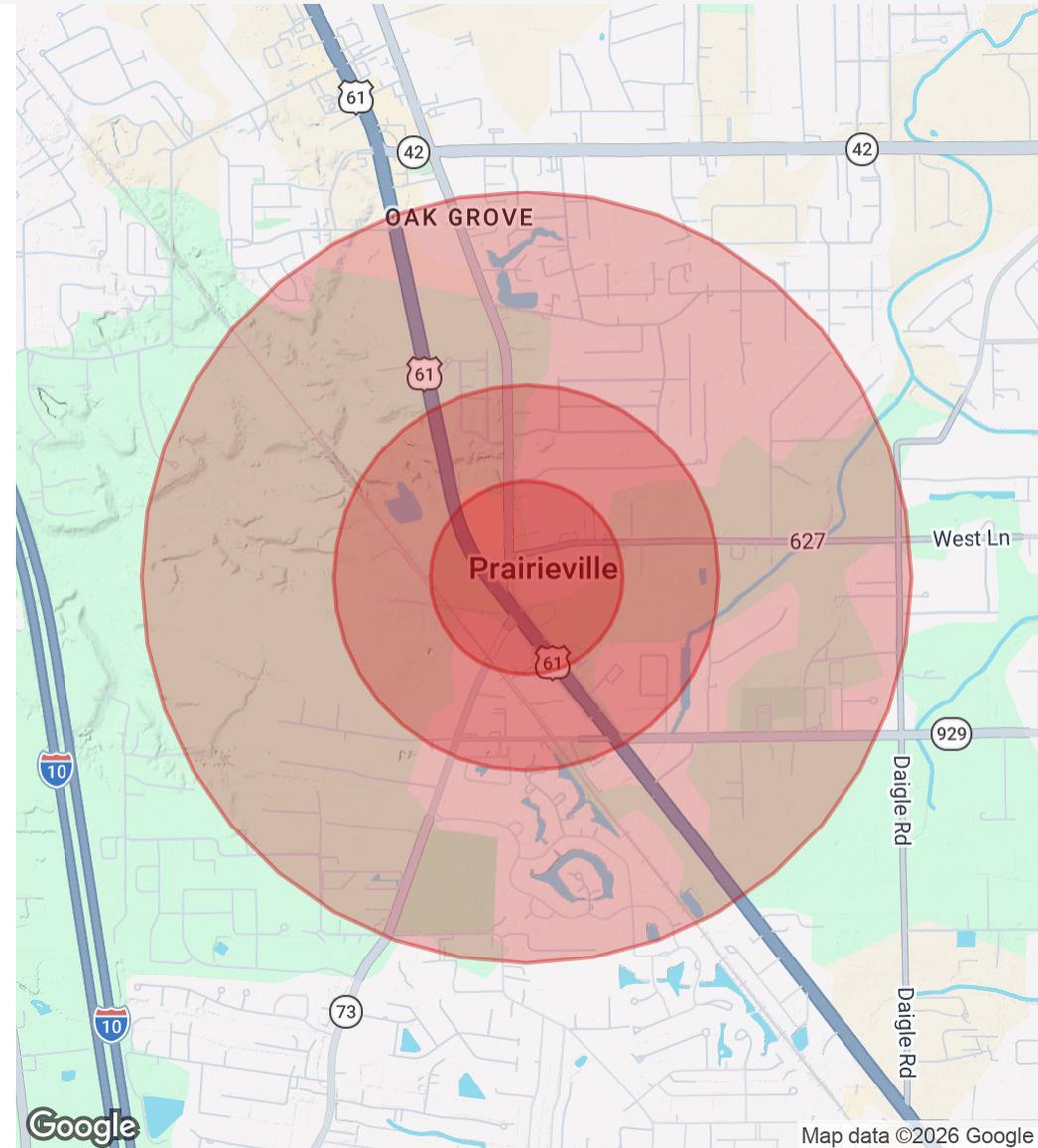
## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	320	1,158	4,501
Average Age	38.1	37.4	36.0
Average Age (Male)	34.7	35.4	34.9
Average Age (Female)	38.7	37.6	36.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	118	435	1,700
# Of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$127,544	\$128,803	\$126,395
Average House Value	\$320,003	\$330,143	\$348,925

2023 American Community Survey (ACS)



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