

FOR SALE



SECOND FLOOR LEASED OFFICE CONDO

10988 NORTH HARRELLS FERRY ROAD · BATON ROUGE, LA 70816

Highlights

Building SF:	1,650
Lot Size:	2.50 Acres
Purchase Price:	\$149,000
Parking	Concrete
Zoning:	C1



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Property Description

Second floor LEASED office condo available for purchase. Current leased as a salon at a rate is \$1,295 monthly and current lease expires on 9/31/2024 with one 12 month option to renew.



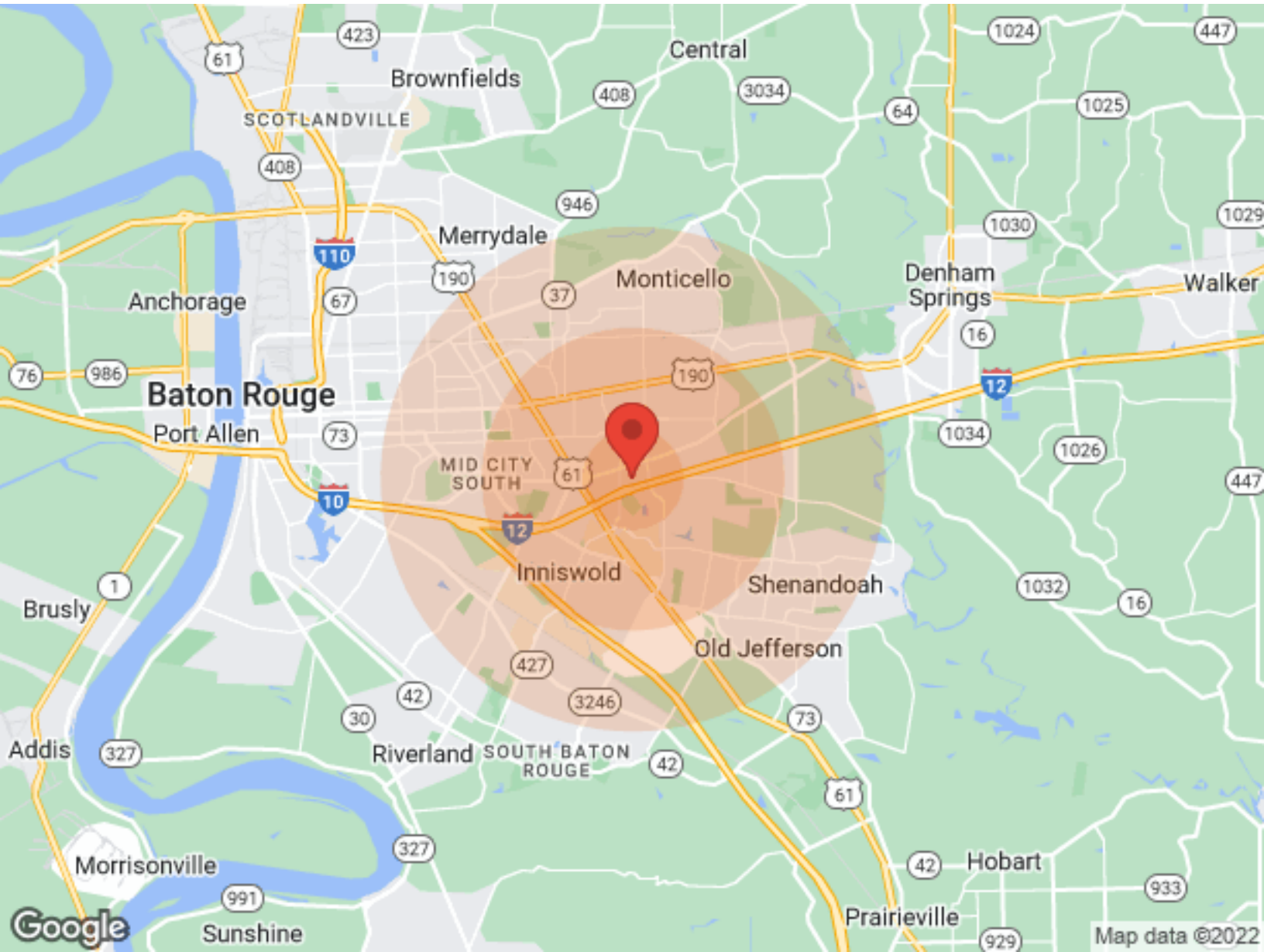
INTERIOR

10988 NORTH HARRELLS FERRY ROAD



DEMOGRAPHICS

10988 NORTH HARRELLS FERRY ROAD



Population	1 Mile	3 Miles	5 Miles
Male	6,491	42,469	90,221
Female	7,165	46,983	99,241
Total Population	13,656	89,452	189,462

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,596	16,555	36,343
Ages 15-24	1,660	11,423	25,488
Ages 55-64	1,474	10,649	22,865
Ages 65+	1,677	13,261	25,879

Race	1 Mile	3 Miles	5 Miles
White	6,898	50,984	100,200
Black	5,929	31,869	77,302
Am In/AK Nat	17	65	133
Hawaiian	N/A	5	25
Hispanic	676	5,739	10,955
Multi-Racial	890	6,964	13,056

Income	1 Mile	3 Miles	5 Miles
Median	\$44,935	\$54,462	\$54,253
< \$15,000	873	4,248	8,954
\$15,000-\$24,999	1,094	4,503	8,934
\$25,000-\$34,999	738	3,897	8,306
\$35,000-\$49,999	1,050	6,079	12,290
\$50,000-\$74,999	1,186	7,101	13,811
\$75,000-\$99,999	492	4,827	9,599
\$10,000-\$149,999	422	4,641	9,844
\$150,000-\$199,999	168	1,566	3,564
> \$200,000	64	983	3,058

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,637	41,166	84,473
Occupied	6,104	38,268	78,110
Owner Occupied	2,719	22,206	45,739
Renter Occupied	3,385	16,062	32,371
Vacant	533	2,898	6,363