



1082 W Lee Drive

Baton Rouge, Louisiana 70820

Property Highlights

- This property is approximately 1,080 square feet off of W Lee Drive in a small shopping center.
- The one individual suite is prepared to be built out and stands in the center of the small shopping center on W Lee Drive. Other tenants include Domino's, Albasha and Wings'n Things.
- Surrounding areas on Burbank Road and Nicholson are expanding with new restaurants, townhomes, and homes for college students.
- This location provides the land with promising opportunities.
- The property is zoned C-AB-2, permitting bars and other restaurants the sale of alcohol.
- The property has excellent visibility from W Lee Drive.
- Retail Space Available: ±1,080 SF

Lease Rate

\$23 PSF/NNN



For more information

Grey Hammett III

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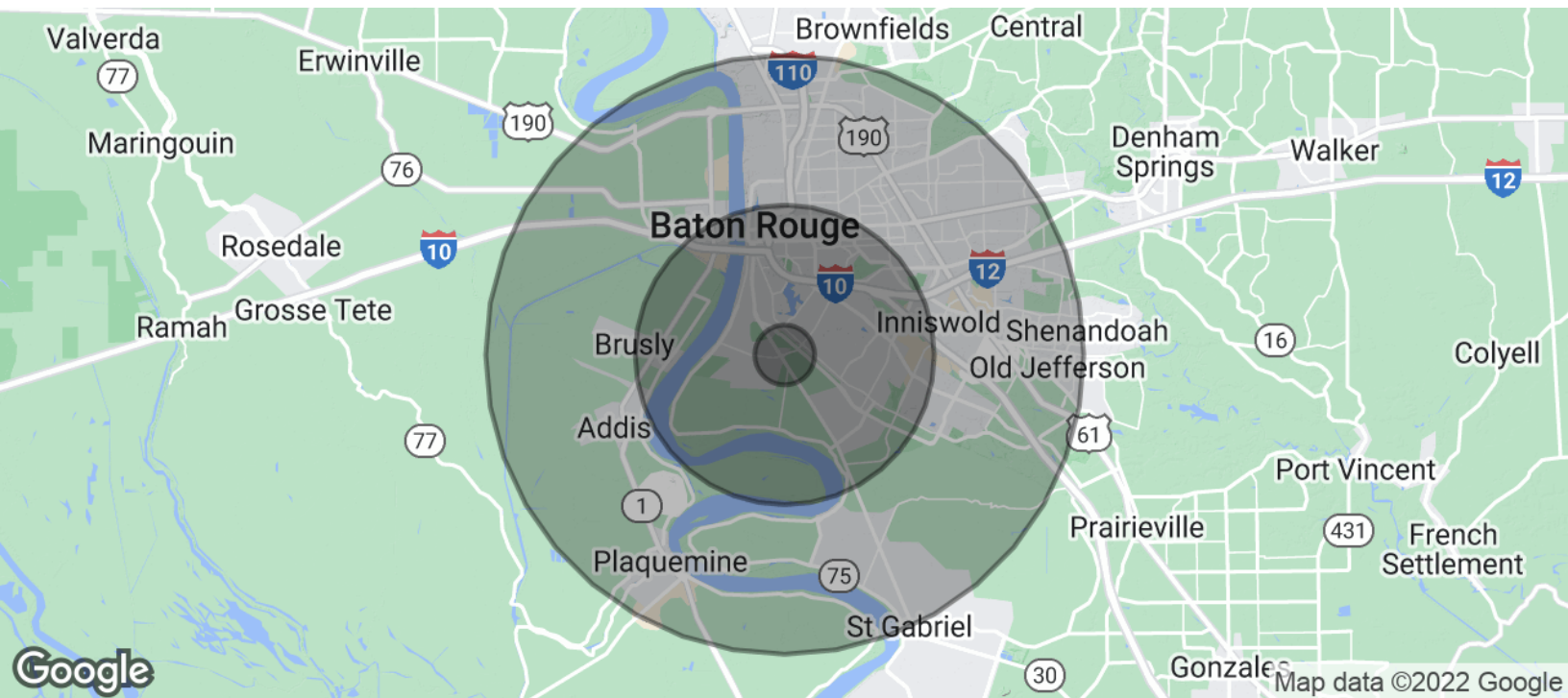
Additional Photos



For Lease

Retail Property

1,080 SF | \$23.00 SF/yr



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,786	121,907	358,067
Average age	23.9	31.1	33.3
Average age (Male)	23.9	29.7	31.4
Average age (Female)	24.1	32.6	35.2

HOUSEHOLDS & INCOME

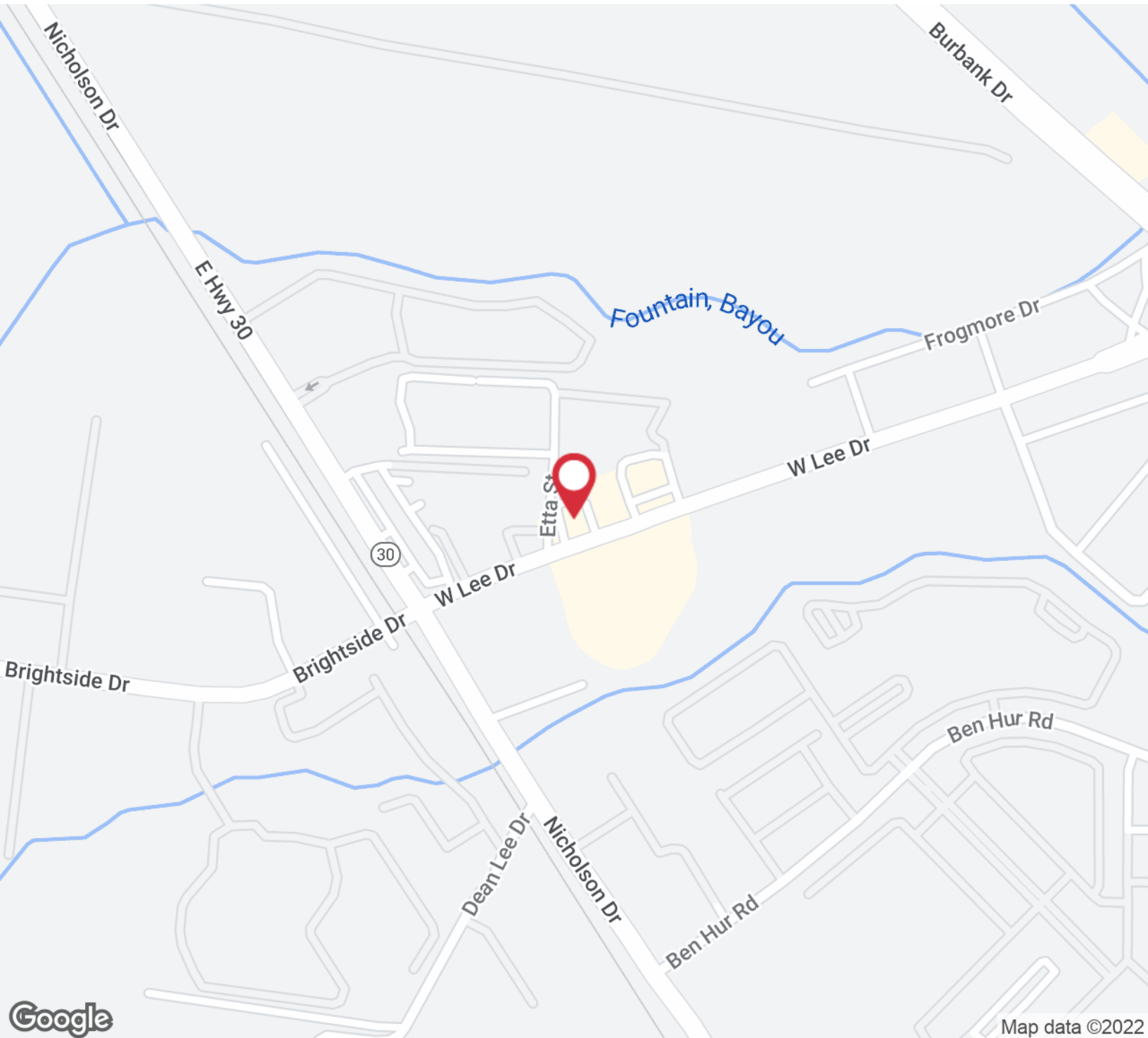
	1 MILE	5 MILES	10 MILES
Total households	2,131	48,977	139,143
# of persons per HH	2.2	2.5	2.6
Average HH income	\$66,714	\$68,166	\$63,645
Average house value	\$315,545	\$282,201	\$240,672

* Demographic data derived from 2020 ACS - US Census

For Lease

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Property Overview

Baton Rouge is the capital city of Louisiana and is the second largest city in the state with a population of 227,715 people. As the capital city, Baton Rouge is Louisiana's political hub, but it is also one of the major industrial, chemical, medical, research, and technology employers in the south. The city's top employers include the State of Louisiana, Turner Industries, Exxon-Mobil, CB&I and JP Morgan Chase. Also, Baton Rouge is only 81 miles northwest of New Orleans, Louisiana's largest city. New Orleans is a major port city that is considered to be a commercial hub that contributes to the economic success in Baton Rouge. Baton Rouge also has a strong art and theater presence. The city has an expanding visual arts scene with a collection of different venues. The most popular of those venues is the Shaw Center of the Arts and the LSU Museum of Art.

The city of Baton Rouge is home to the well renowned Louisiana State University ("LSU"). LSU is a public coeducational university and the largest university in Louisiana with an enrollment of over 30,000 students. While being a highly-rated academic university, LSU is also a major football school. The university has the sixth largest stadium in the country, holding 102,321 people. Fans from all over the country sell out the stadium every Saturday during the season, creating an influx of people traveling to Baton Rouge every fall.

SUMMARY

31,504

Population

37.4

Median Age

2.6

Average Household Size

\$51,966

Median Household Income

4,203

Renter Occupied
Housing Units

7,931

Owner Occupied
Housing Units

BUSINESS



1,304

Total Businesses



20,409

Total Employees



\$55,765

Average
Disposable Income



\$80,979

Median Net Worth

EDUCATION

11%

No High School Diploma



38%

High School Graduate



32%

Some College



19%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



56%

White Collar



27%

Blue Collar



18%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.



GREY HAMMETT III

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PROFESSIONAL BACKGROUND

Grey Hammett III is a Baton Rouge native. With a family deeply rooted in Baton Rouge real estate, it comes as no surprise that Grey has found his niche in the local market. Grey has worked in many roles of commercial real estate, including serving as developer, property investor, to commercial listing agent. Grey is married to Elizabeth Hammett and resides in Baton Rouge with their two boys.

Following his undergraduate studies at Ole Miss, Grey returned to Baton Rouge, working in business development and sales for a national internet retailer. In 2011, he shifted gears and began his career in the commercial real estate industry, where he joined a local commercial firm in Baton Rouge that serviced the Louisiana Gulf Coast.

Grey later moved to NAI Latter & Blum Commercial Real Estate, a move that grew his team into a statewide presence. Grey's familiarity with leasing, development, and construction allows him to meet his clients with tenured advice and clear answers.

As a Licensed Real Estate Agent, Grey prides himself on being available to his clients at all times of day. This has opened up his service to many repeat clients and longstanding relationships. From guiding potential buyers through investment deals and lease negotiations, Grey has a demonstrated history of skilled service. Grey and his team are looking forward to working both new and familiar contacts.

Expertise & Strengths:

- Commercial Sales
- Commercial Leasing
- Lease Negotiations
- Tenant Build Out
- Development Consultation
- Property Asset Management
- Commercial Real Estate Investment
- Property Management

EDUCATION

University of Mississippi
Bachelor of Science – 2008

MEMBERSHIPS

Member of the Sunrise Rotary Club Baton Rouge
Baton Rouge Ole Miss Alumni Association Board Member
Past President of the Baton Rouge Ducks Unlimited Chapter
Member of The Great Americans Shoot for The Special Forces Charitable Trust
Member of the Coastal Conservation Association Baton Rouge Chapter
Member of One Man Shoot Fundraiser for Prostate Cancer Research and Awareness
Past Committee Member of Swollfest Fishing Rodeo for
Childhood Diabetes and Muscular Dystrophy