

SUITE 5 FOR LEASE



INDUSTRIPLEX RETAIL OR OFFICE FOR LEASE

11616 INDUSTRIPLEX BOULEVARD • BATON ROUGE, LA 70809

Highlights

Unit SF:	2,000
Lease Rate:	\$10/sf/yr
Lot Size:	0.25 Acres
Offices:	3
Parking:	6
Zoning:	Ind



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Property Description

Industriplex Retail or office for lease. This unit offers 3 private offices, wet bar and two large work rooms. Would be an ideal fit for a small dance school or gym. Clean and rent ready. Contact broker for a private viewing.



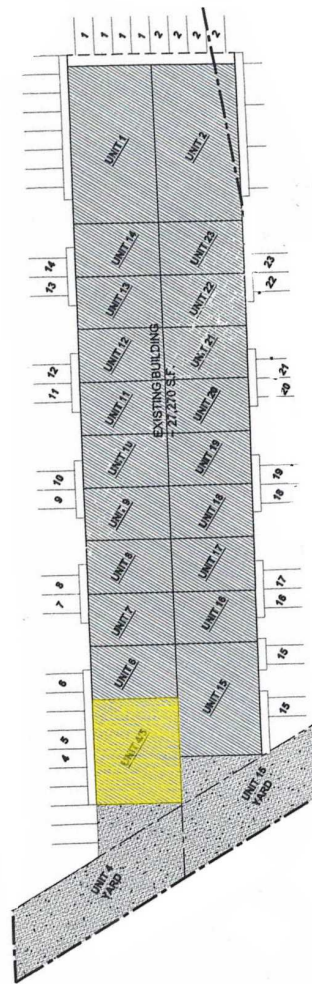
INTERIOR

11616 INDUSTRIPLEX BOULEVARD



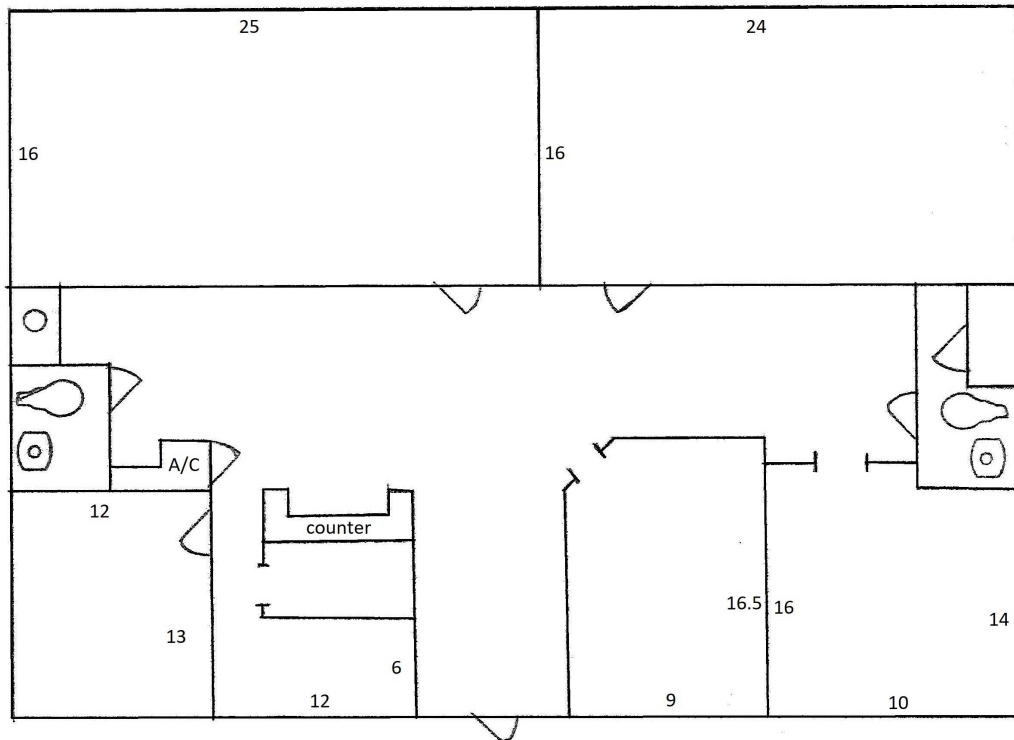
SITE PLAN

11616 INDUSTRIPLEX BOULEVARD



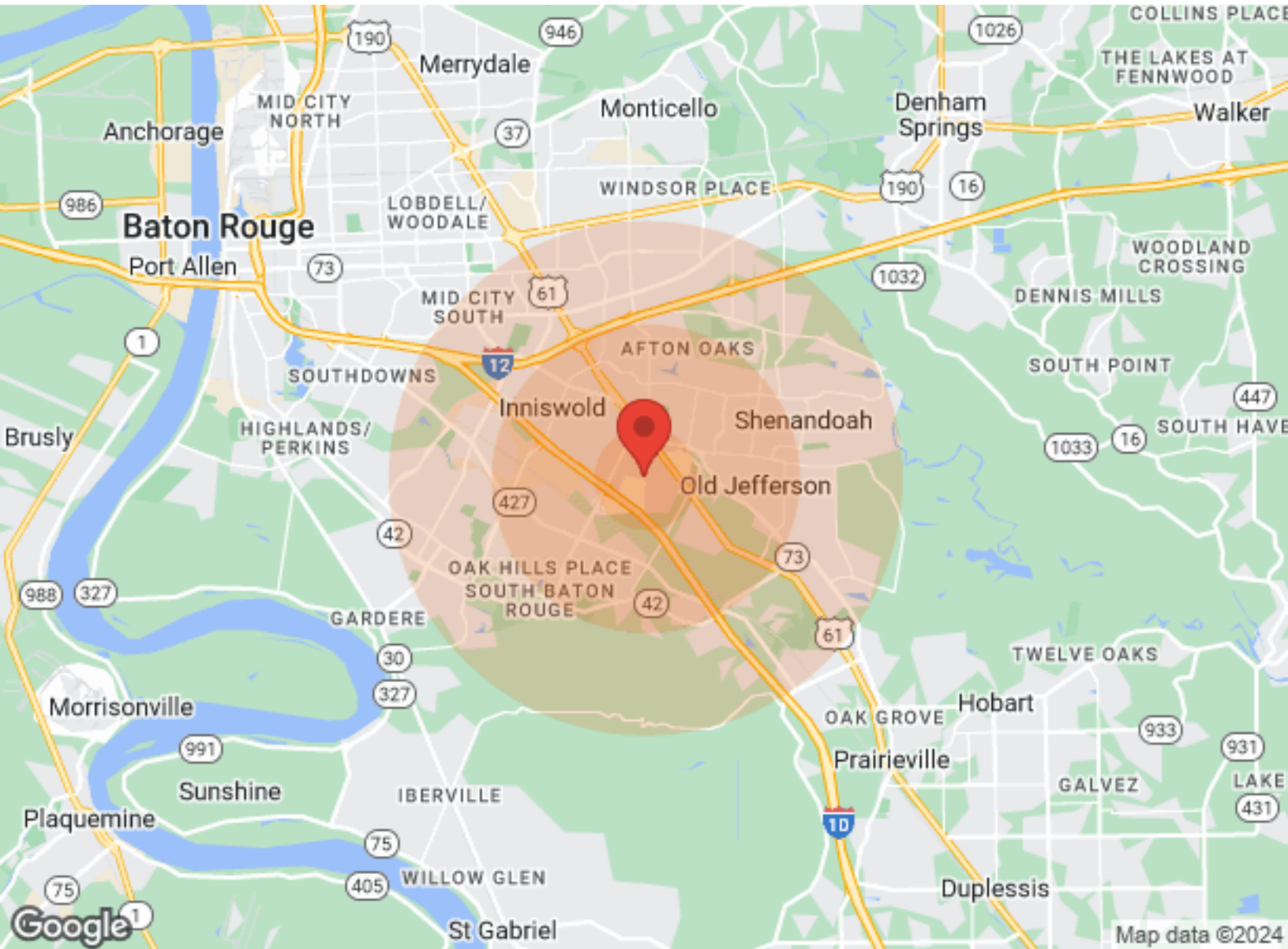
FLOORPLAN

11616 INDUSTRIPLEX BOULEVARD



DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	33,801	75,508	Median	N/A	\$61,486	\$62,352
Female	N/A	36,352	81,209	< \$15,000	N/A	2,260	5,629
Total Population	N/A	70,153	156,717	\$15,000-\$24,999	N/A	2,845	5,525
				\$25,000-\$34,999	N/A	2,772	5,738
Age				\$35,000-\$49,999	N/A	4,346	9,501
Ages 0-14	N/A	12,234	27,621	\$50,000-\$74,999	N/A	5,562	11,577
Ages 15-24	N/A	8,902	20,185	\$75,000-\$99,999	N/A	3,828	8,772
Ages 25-54	N/A	29,979	65,625	\$100,000-\$149,999	N/A	5,162	10,642
Ages 55-64	N/A	9,271	20,164	\$150,000-\$199,999	N/A	1,963	4,353
Ages 65+	N/A	9,767	23,122	> \$200,000	N/A	1,484	3,852
				Housing			
Race				Total Units	N/A	32,632	71,108
White	N/A	49,107	107,021	Occupied	N/A	30,496	66,555
Black	N/A	16,880	40,423	Owner Occupied	N/A	18,267	42,930
Am In/AK Nat	N/A	50	84	Renter Occupied	N/A	12,229	23,625
Hawaiian	N/A	5	10	Vacant	N/A	2,136	4,553
Hispanic	N/A	3,913	7,879				
Multi-Racial	N/A	4,368	8,822				