



VERSATILE SPACE ON BUSY COURSEY BLVD

12055 COURSEY BLVD BATON ROUGE, LA 70816



OFFERED: FOR LEASE

LEASE RATE: \$2,200.00 PER MONTH

2,150 SF

- 34,118 Daily Traffic
- 0.34 miles from S Sherwood Forest Blvd
- Versatile Space
- 11 Parking Spaces

CONTACT:

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800.895.9329 | elifinrealty.com | April 2021
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Located just 0.34 miles from S Sherwood Forest Blvd on Coursey Blvd (±31,114 Daily Traffic), this versatile building is in a great location for a retail or commercial business.
- The 2,150 SF building was formerly used as a Beta Wireless, and features a retail showroom, back office and storage area, large kitchen, 2 restrooms, and a private office.
- The surrounding area is primarily residential with retail and offices along Coursey Blvd.
- The property is only a 5-minute drive from I-12.

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INTERIOR PHOTOS

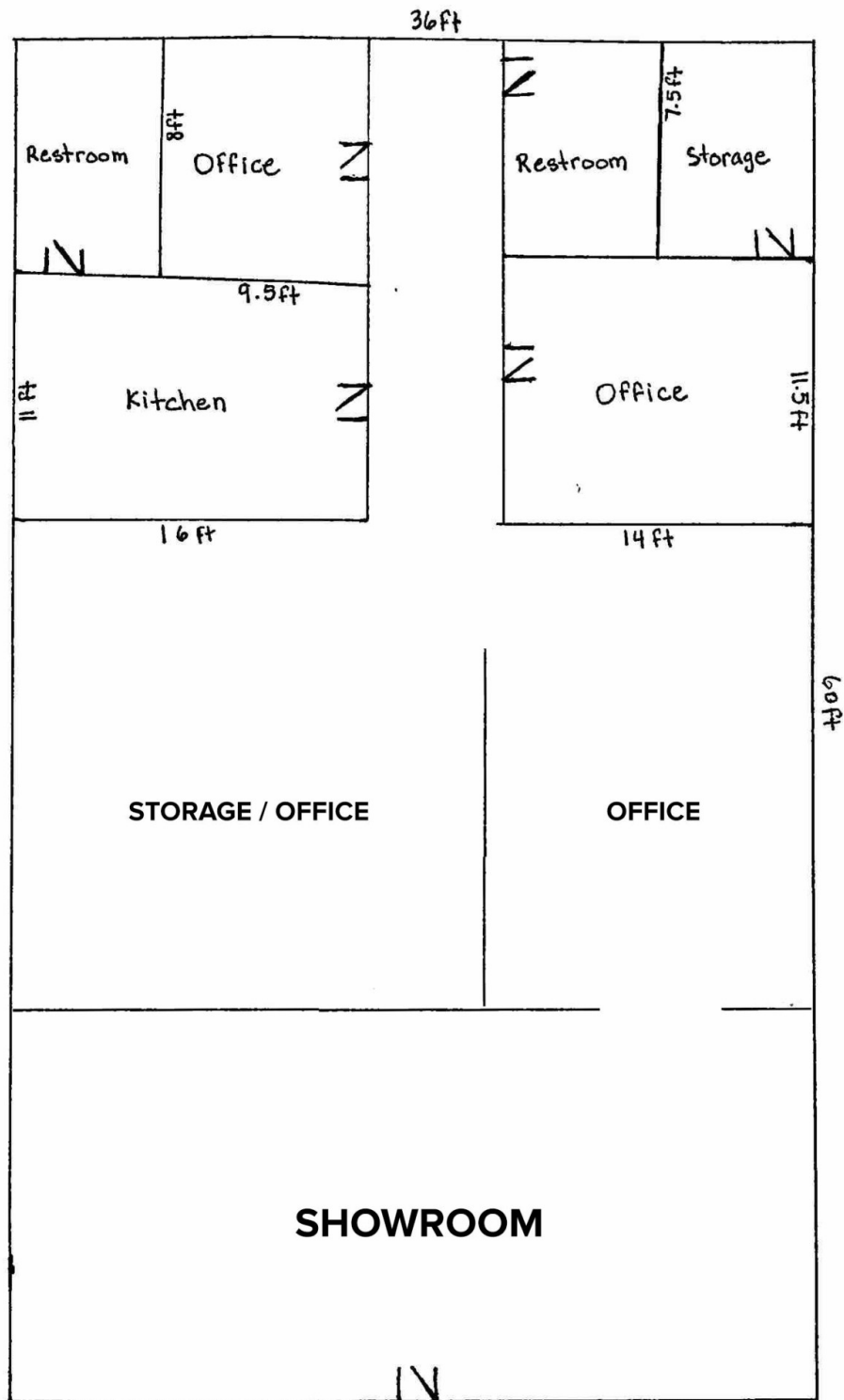


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FLOORPLAN

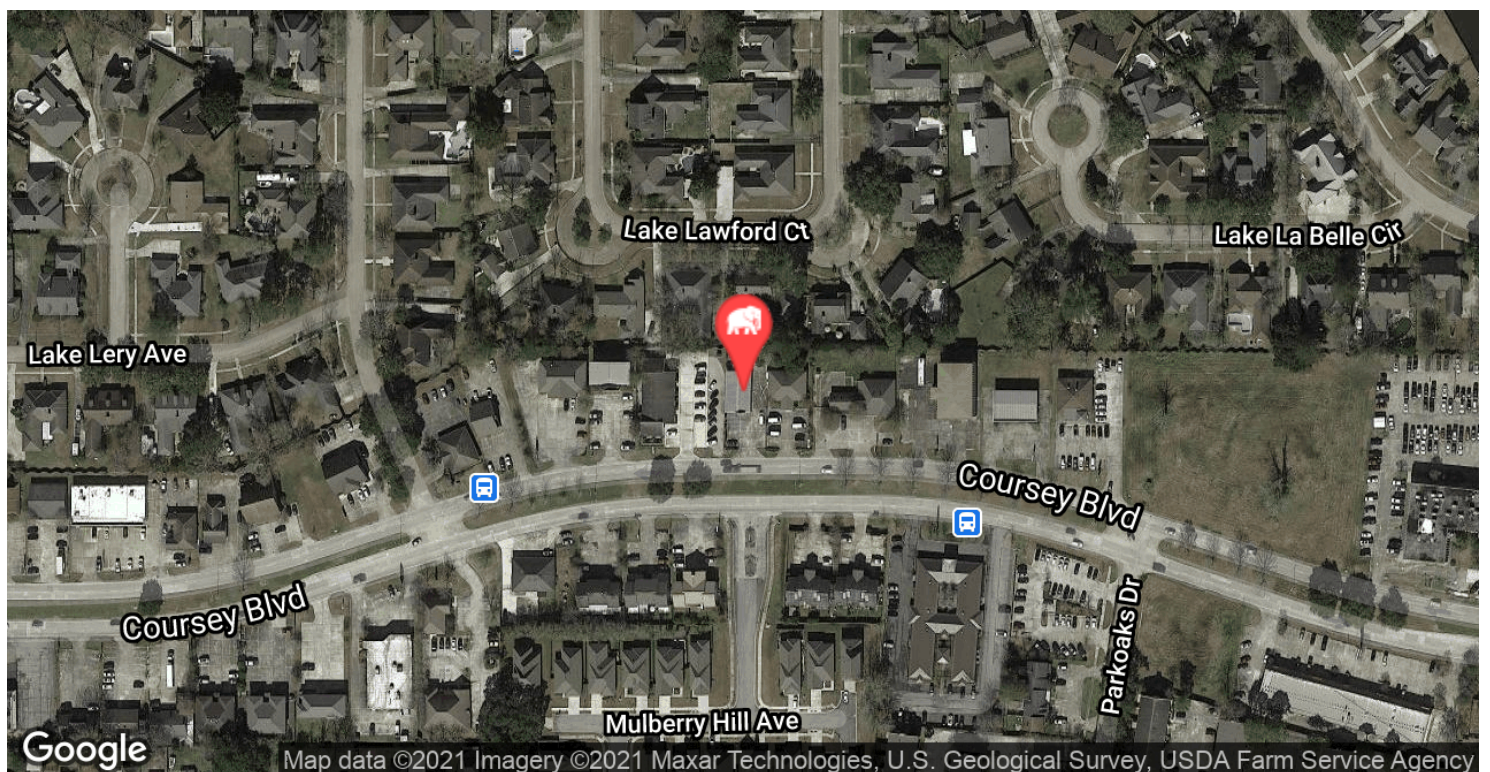
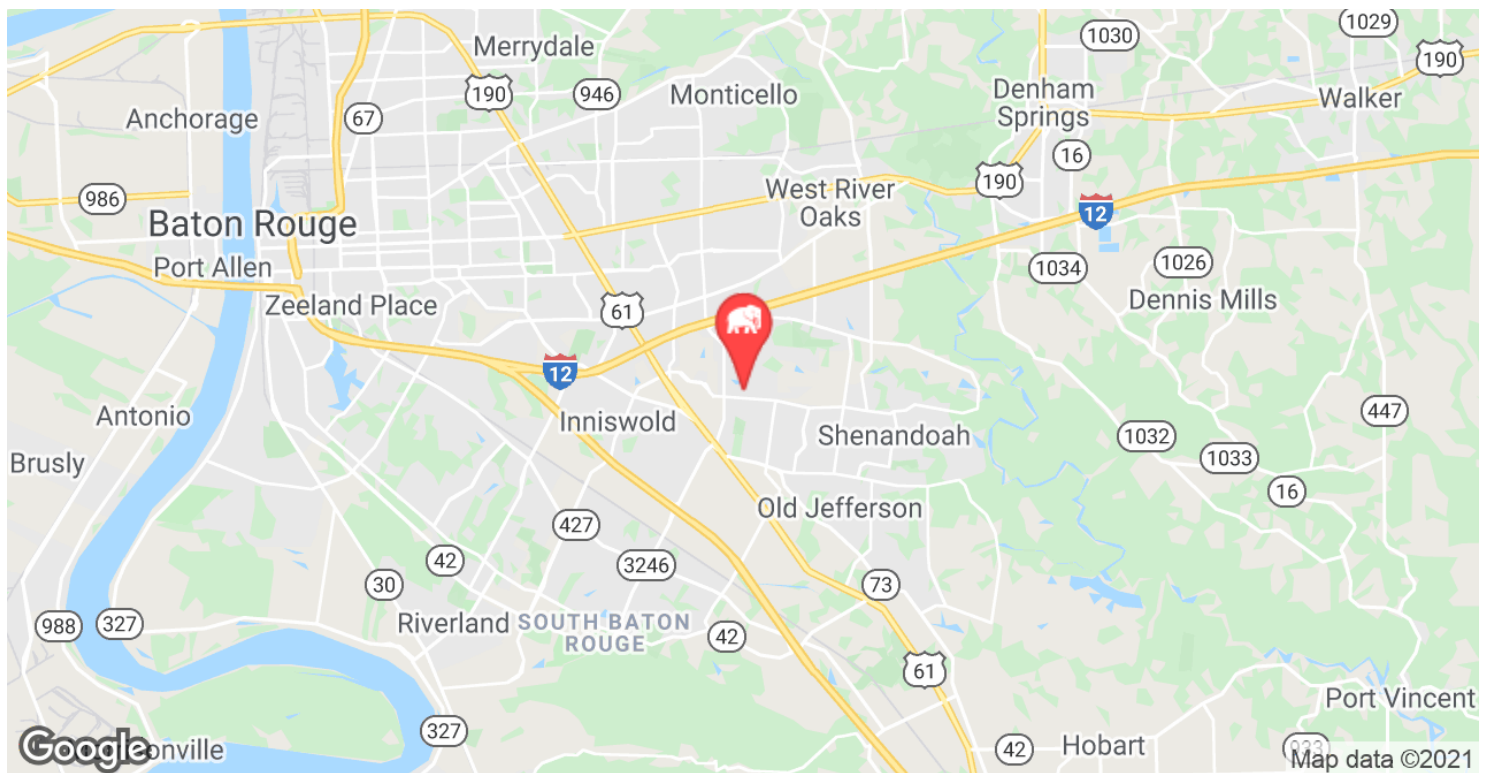


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LOCATION MAPS

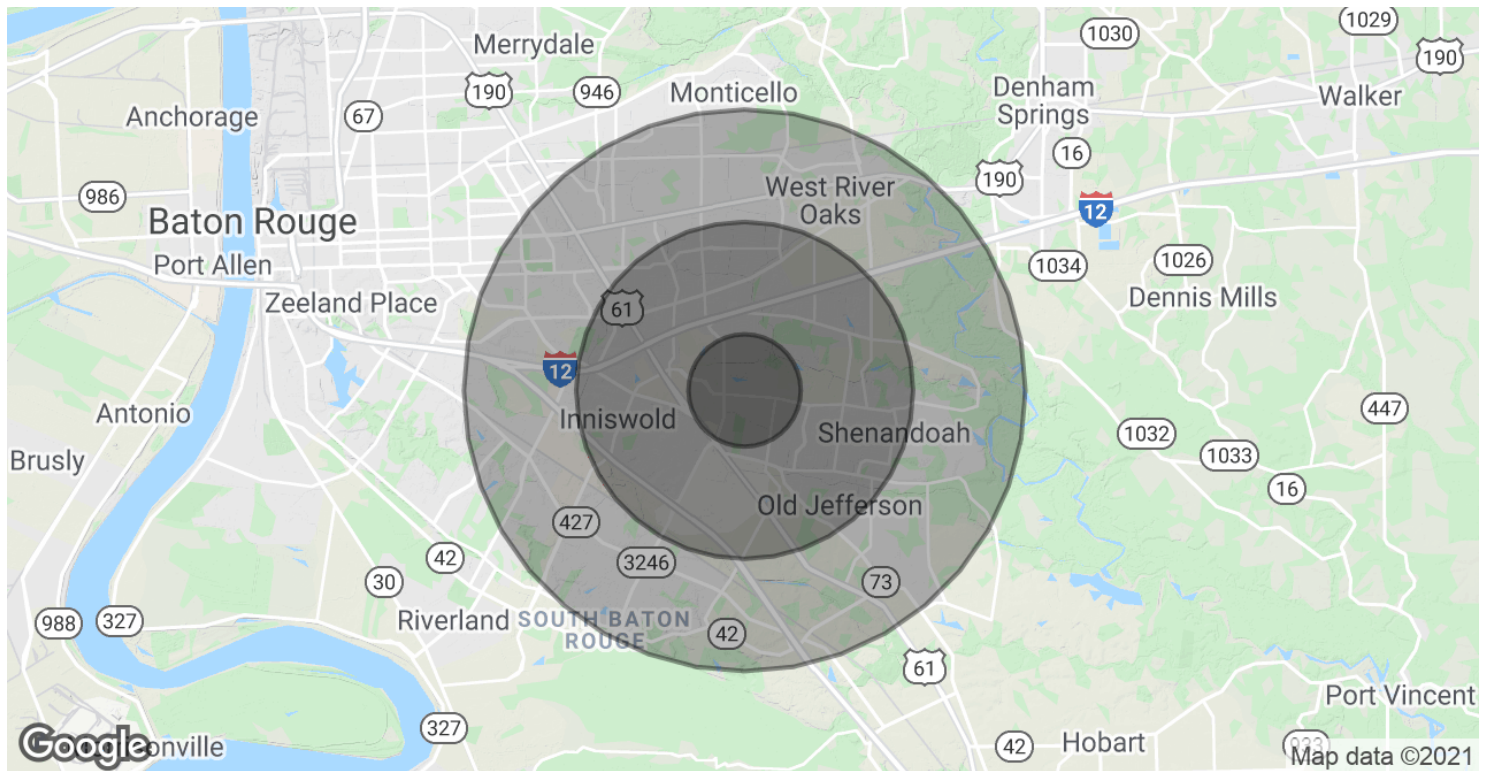


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,143	72,387	168,425
Average age	36.4	36.2	36.2
Average age (Male)	36.1	34.5	34.1
Average age (Female)	36.4	37.9	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,945	30,748	68,820
# of persons per HH	2.3	2.4	2.4
Average HH income	\$70,329	\$72,482	\$76,329
Average house value	\$228,607	\$214,433	\$223,985

* Demographic data derived from 2010 US Census

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