

FOR SALE

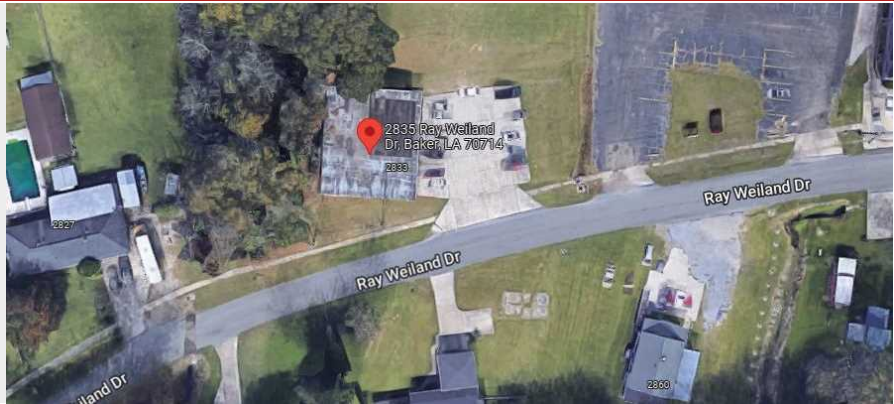


RETAIL-COMMERCIAL OFFICE FOR SALE

2835 RAY WEILAND DRIVE • BAKER, LA 70714

Highlights

Building SF:	3,011
Road Frontage:	155.65
Lot Size:	0.56 Acres
Suites:	3
Parking:	Concrete Lot
Purchase Price:	\$325,000
Zoning:	C2



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Property Description

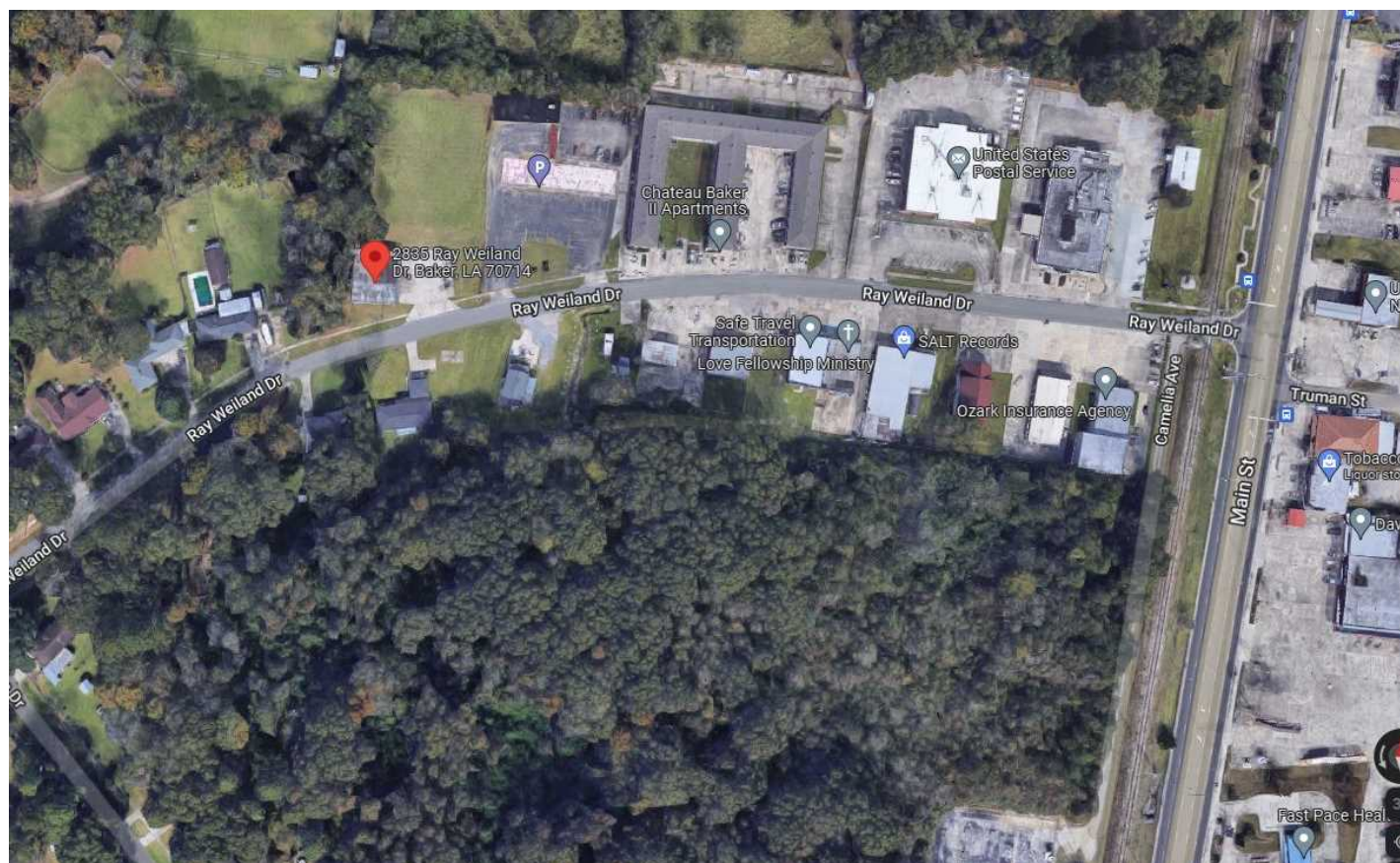
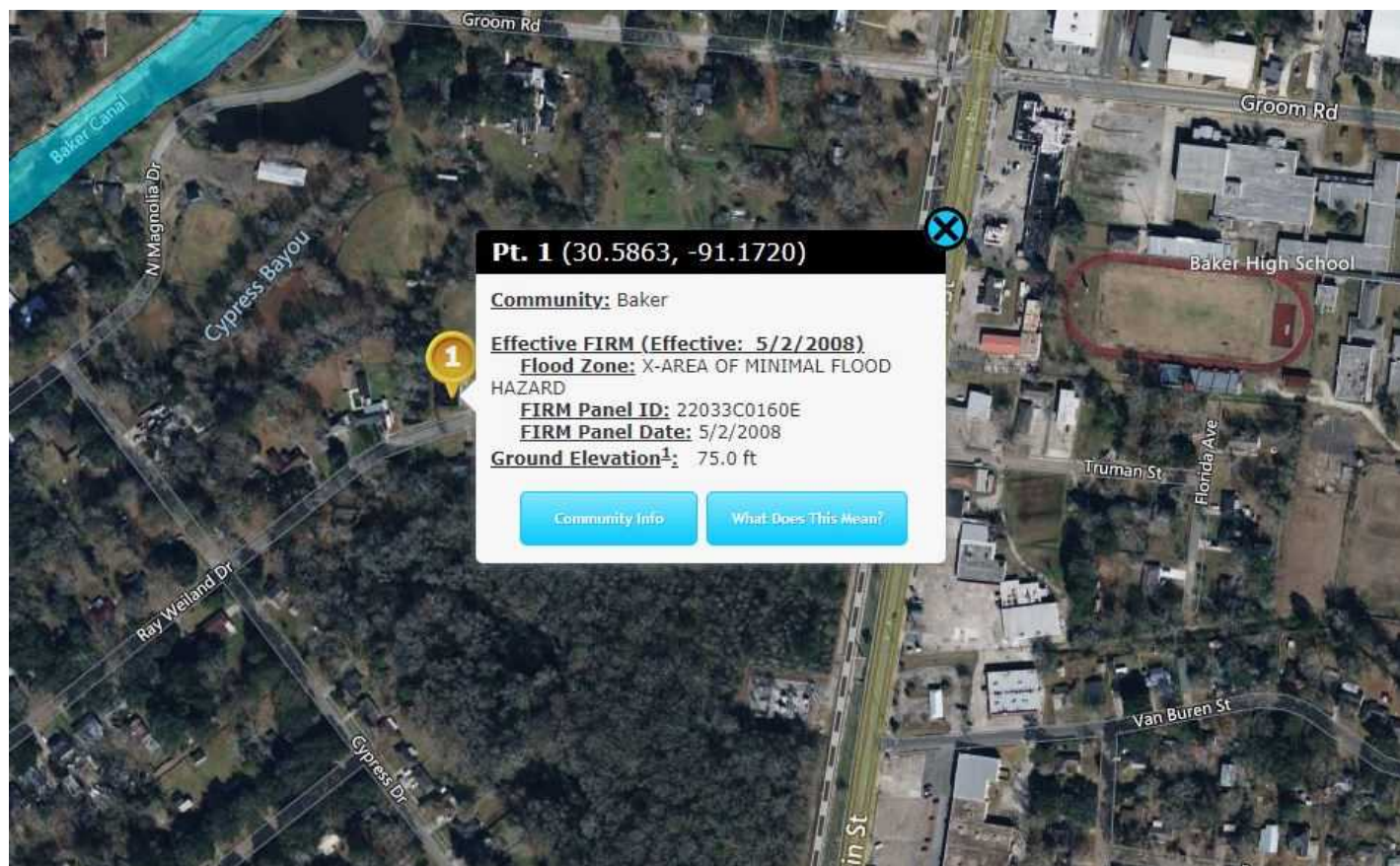
3,011+/-sf air-conditioned building for sale. This 3 unit building could be used for Office or Retail space including uses such as Barber Shop, Nail shop or Beauty Salon, retail sales, etc. This could be a great space for an all in one Spa. Separate electric meters.

- 3,011+/- sf
- 3 Suites
- Separately Metered



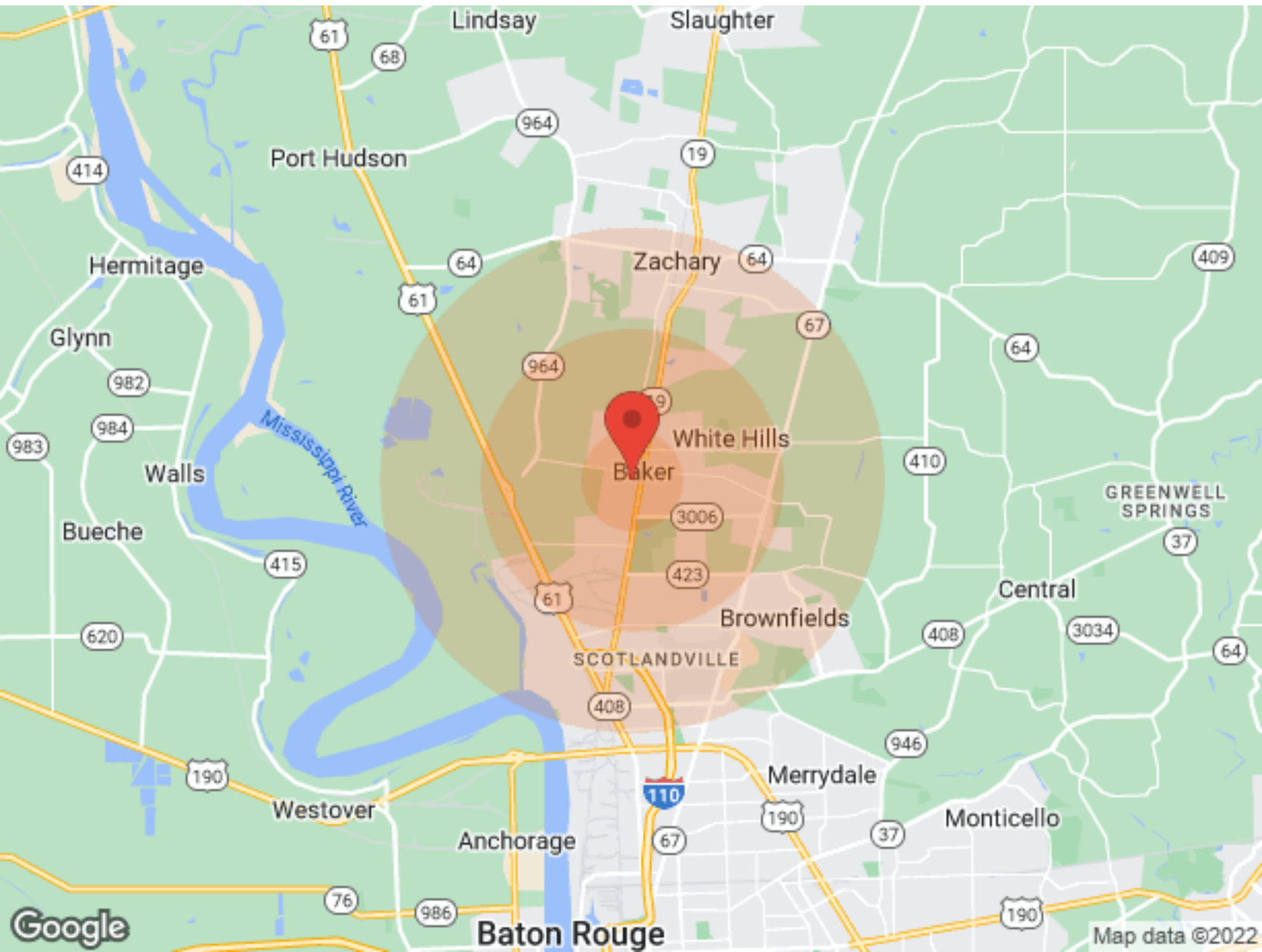
FLOOD MAP AND ARIEL

2835 RAY WEILAND DRIVE



DEMOGRAPHICS

2835 RAY WEILAND DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	1,950	8,972	25,415
Female	2,310	10,308	26,530
Total Population	4,260	19,280	51,945
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	988	4,566	11,614
Ages 15-24	683	3,152	8,063
Ages 55-64	432	1,888	5,347
Ages 65+	412	1,967	5,599
Race	1 Mile	3 Miles	5 Miles
White	953	2,890	10,690
Black	3,297	16,232	40,849
Am In/AK Nat	N/A	1	7
Hawaiian	N/A	N/A	N/A
Hispanic	28	311	710
Multi-Racial	20	310	726

Income	1 Mile	3 Miles	5 Miles
Median	\$46,842	\$38,286	\$35,718
< \$15,000	121	977	3,044
\$15,000-\$24,999	159	1,010	2,612
\$25,000-\$34,999	346	1,059	2,332
\$35,000-\$49,999	270	1,312	2,938
\$50,000-\$74,999	262	1,130	3,061
\$75,000-\$99,999	177	634	1,948
\$10,000-\$149,999	152	521	1,361
\$150,000-\$199,999	29	138	439
> \$200,000	10	54	191
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,554	7,072	18,448
Occupied	1,473	6,547	16,969
Owner Occupied	1,189	4,574	11,373
Renter Occupied	284	1,973	5,596
Vacant	81	525	1,479