

# STE 18&19 FOR



INDUSTRIPLEX RETAIL WITH WAREHOUSE

11616 INDUSTRIPLEX BOULEVARD • BATON ROUGE, LA 70809

## Highlights

Unit SF:	2000
Lease Rate:	\$12/sf/yr
Lot Size:	0.25 Acres
Parking Spaces:	6
Zoning:	Ind



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## Property Description

Industriplex Retail with Warehouse for lease. Side unit with retail showroom in the middle and warehouse with roll up doors on each side and behind the office. This unit is clean and rent ready. Contact broker for a private viewing.



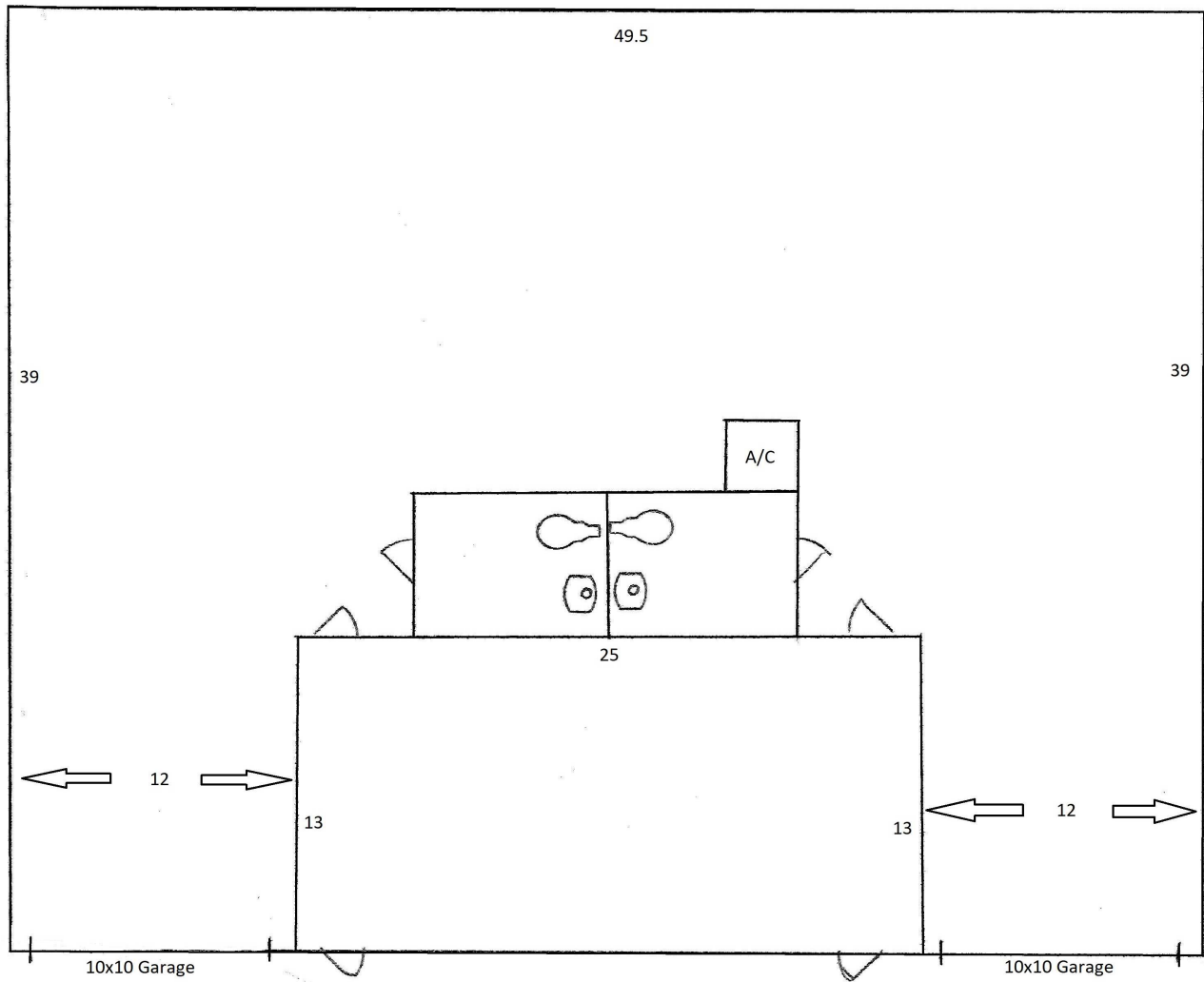
# INTERIOR

11616 INDUSTRIPLEX BOULEVARD



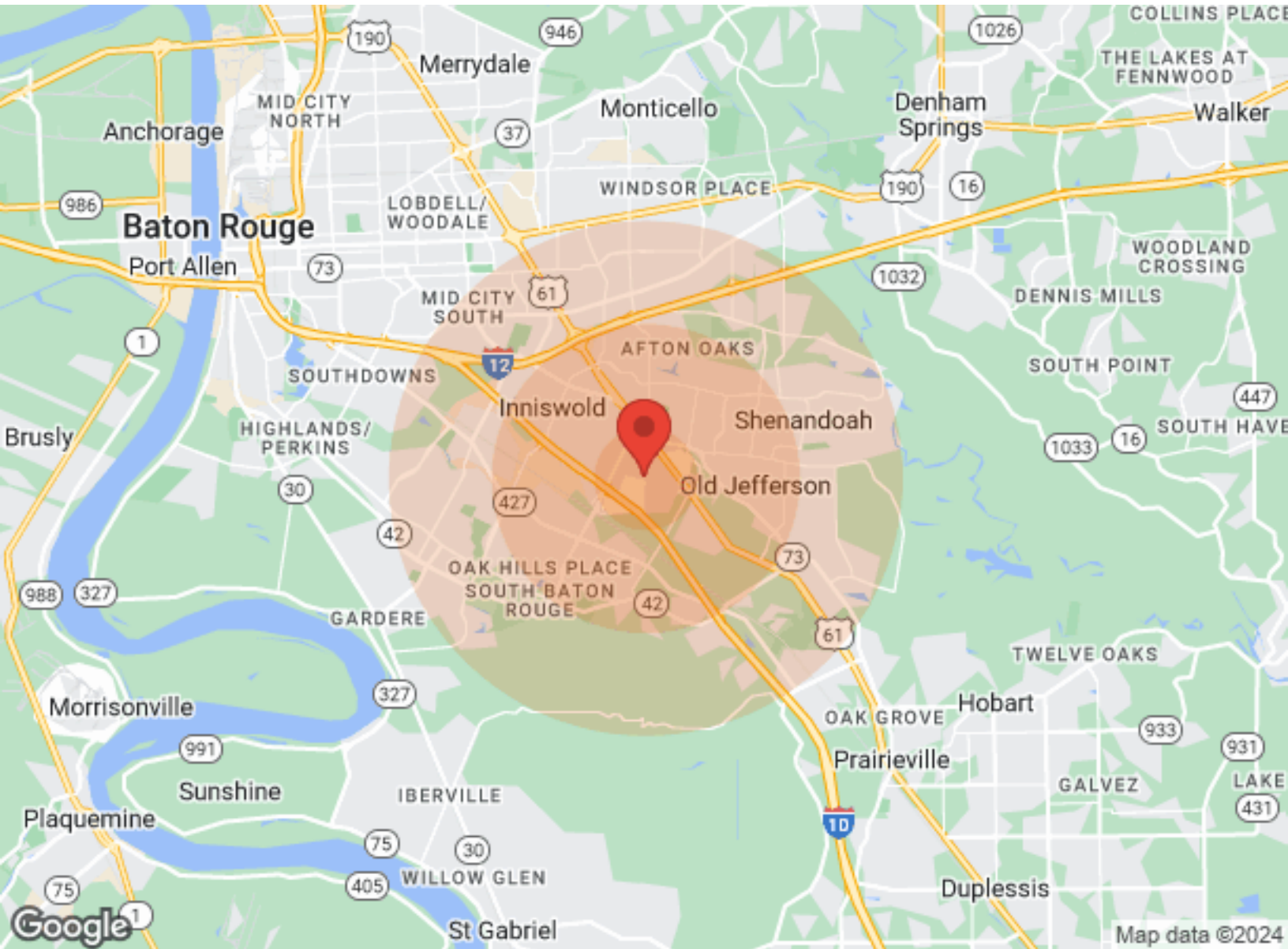
# FLOORPLAN

11616 INDUSTRIPLEX BOULEVARD



# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
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
<b>Age</b>				\$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
				<b>Housing</b>			
<b>Race</b>				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				