

## For Sale/Lease

### Property Summary

Very functional ±2,400 square foot office warehouse located on Investor Avenue just off of Cloverland in South Baton Rouge. Total land area is ±6,800 square feet.

Property is fully climate controlled with two (2) drive in roll-up doors and has access to Airline Highway and Siegen Lane. ±1,500 square feet is warehouse and ±900 square feet is office.

Zoning is M1 (Light Industrial)

### Property Highlights

- ±2,400 SF office warehouse
- ±1,500 SF warehouse | ±900 SF office
- Fully climate controlled
- Zoned M1 (Light Industrial)

### Lot Size

- 6,800 SF

### Lease Rate

- \$2,300 SF/yr (MG)

### Building Size

- 2,400 SF

### Available

- 2,400 SF

### Sale Price

- \$239,900





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# Cloverland Office/Warehouse

11642 Investor Dr., Baton Rouge, LA

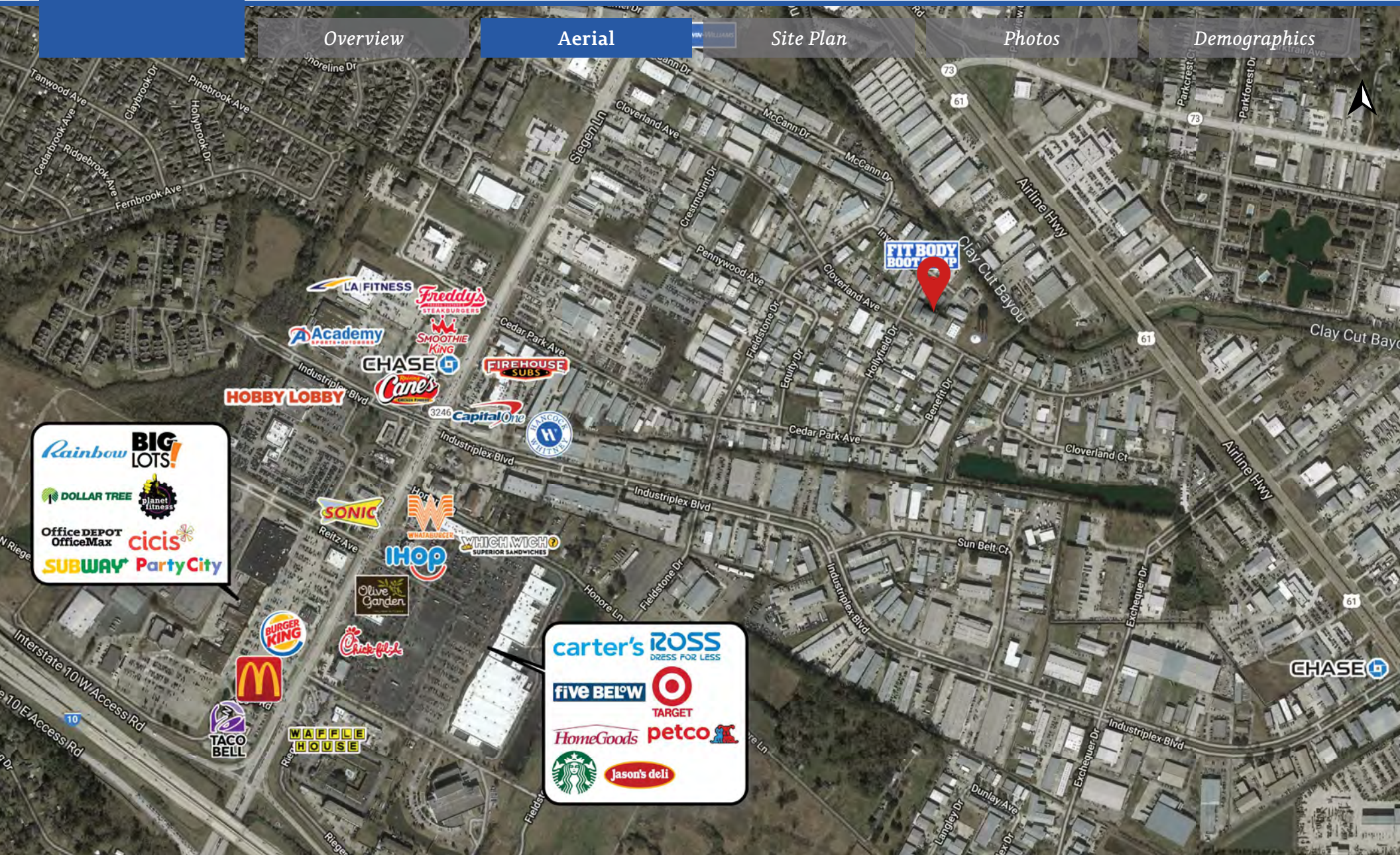
Overview

**Aerial**

Site Plan

Photos

Demographics



**Rainbow BIG LOTS!**  
**DOLLAR TREE**  
**Office DEPOT OfficeMax**  
**SUBWAY Party City**

**LA FITNESS**  
**Academy**  
**CHASE**  
**HOBBY LOBBY**  
**Freddy's STEAKBURGERS**  
**SMOOTHIE KING**  
**Canes**  
**FIREHOUSE SUBS**  
**Capital One**

**SONIC**  
**ihop**  
**BURGER KING**  
**McDonald's**  
**TACO BELL**  
**Waffle House**  
**Chick-fil-A**  
**WHICH WICH**  
**Olive Garden**

**carter's ROSS**  
**five BELOW**  
**HomeGoods**  
**Starbucks**  
**Target**  
**petco**  
**Jason's deli**



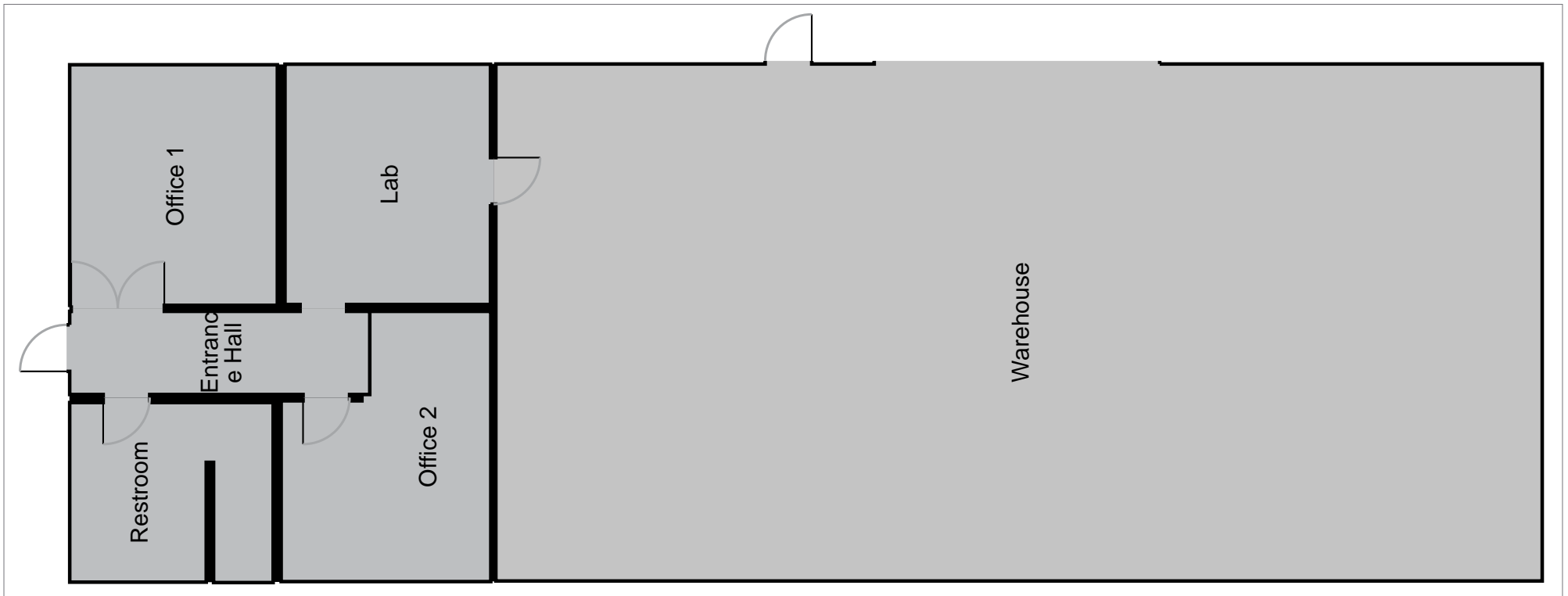
*Overview*

*Aerial*

**Site Plan**

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*Overview*

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*Demographics*



Overview

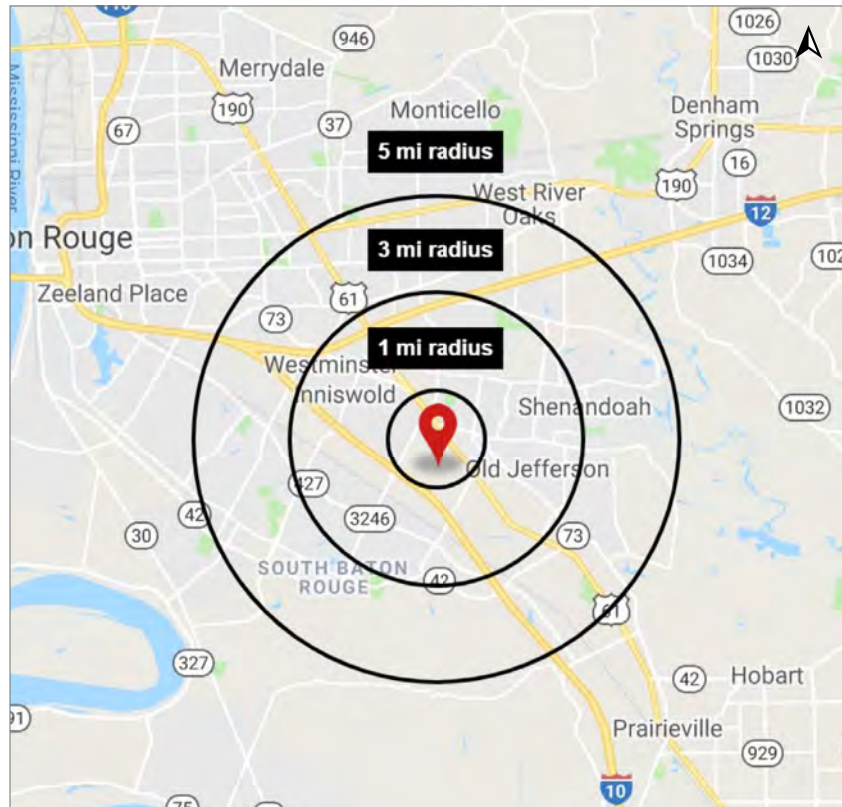
Aerial

Site Plan

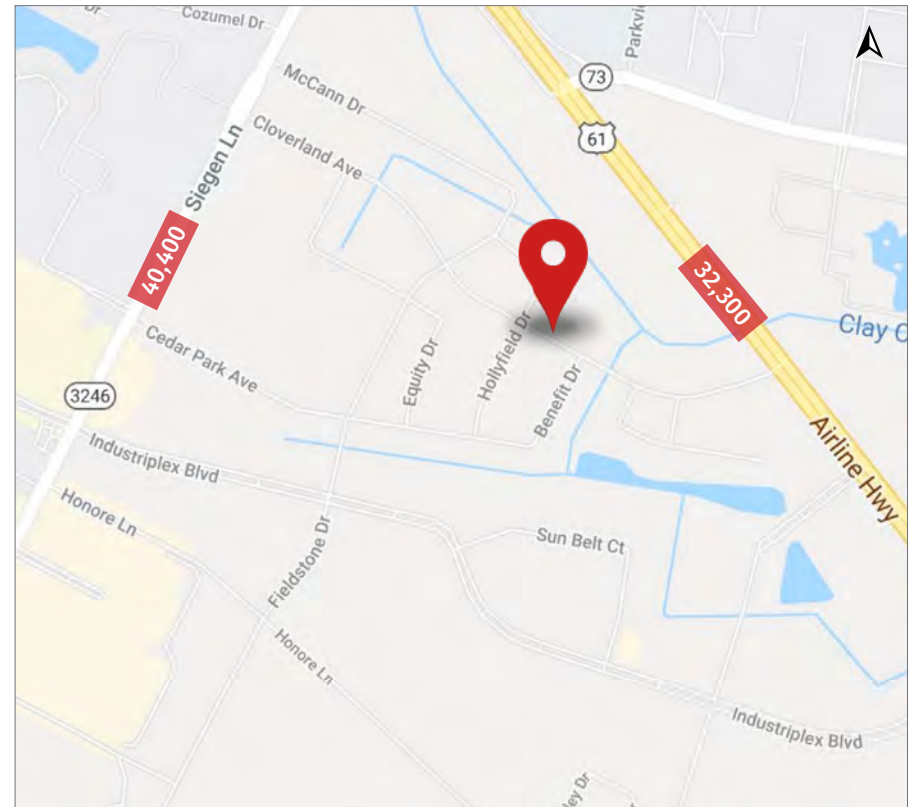
Photos

**Demographics**

### Demographic Map



### Traffic Counts (ADT 2018)



### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	6,800	65,039	161,309
Avg. HH Income	\$95,525	\$87,705	\$92,209