

FOR LEASE



WAREHOUSE WITH OFFICE FOR LEASE SUITE D

11921 RICHCROFT AVENUE · BATON ROUGE, LA 70814

Highlights

Unit SF:	1,000sf
Lease Rate:	\$750/month
Lot Size:	0.20 Acres
Office SF:	100sf
Warehouse SF:	825sf
Zoning:	M1



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Available April, 2024. Quiet multi-tenant property with one of eight office warehouse units available for lease. Located near Choctaw Dr on a quiet cul-de-sac industrial street. This space is clean and rent ready. Space includes one 10x10 grade level overhead door, one office approximately 10x10 and one bathroom with sink and shower. Office is air conditioned. Warehouse is insulated but is not air conditioned. Washing Machine & Dryer connection in warehouse. 120 V electric service. Current Tenants in the complex include hobbyist, snack distributors and contractors. Great space for contractors and hobbyist. Owner pays water and sewer. Dumpster on the premises provided by owner for office trash disposal. Space measures 20x50. No welders, cabinet shops or auto mechanics please. Owner is a Licensed Realtor in Louisiana. Offered for lease only. No purchase option.



WAREHOUSE

11921 RICHCROFT AVENUE



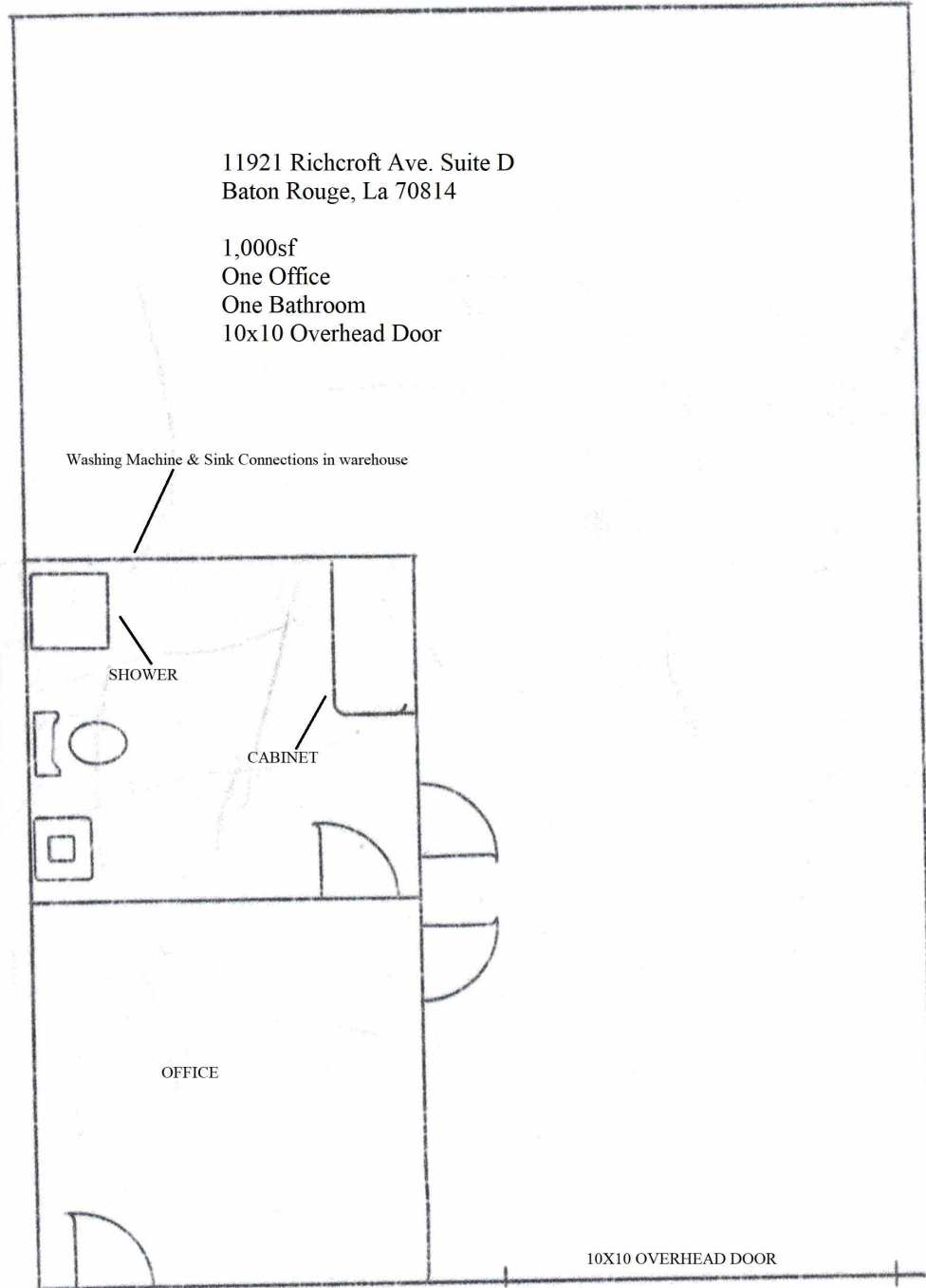
OFFICE AND RESTROOM

11921 RICHCROFT AVENUE



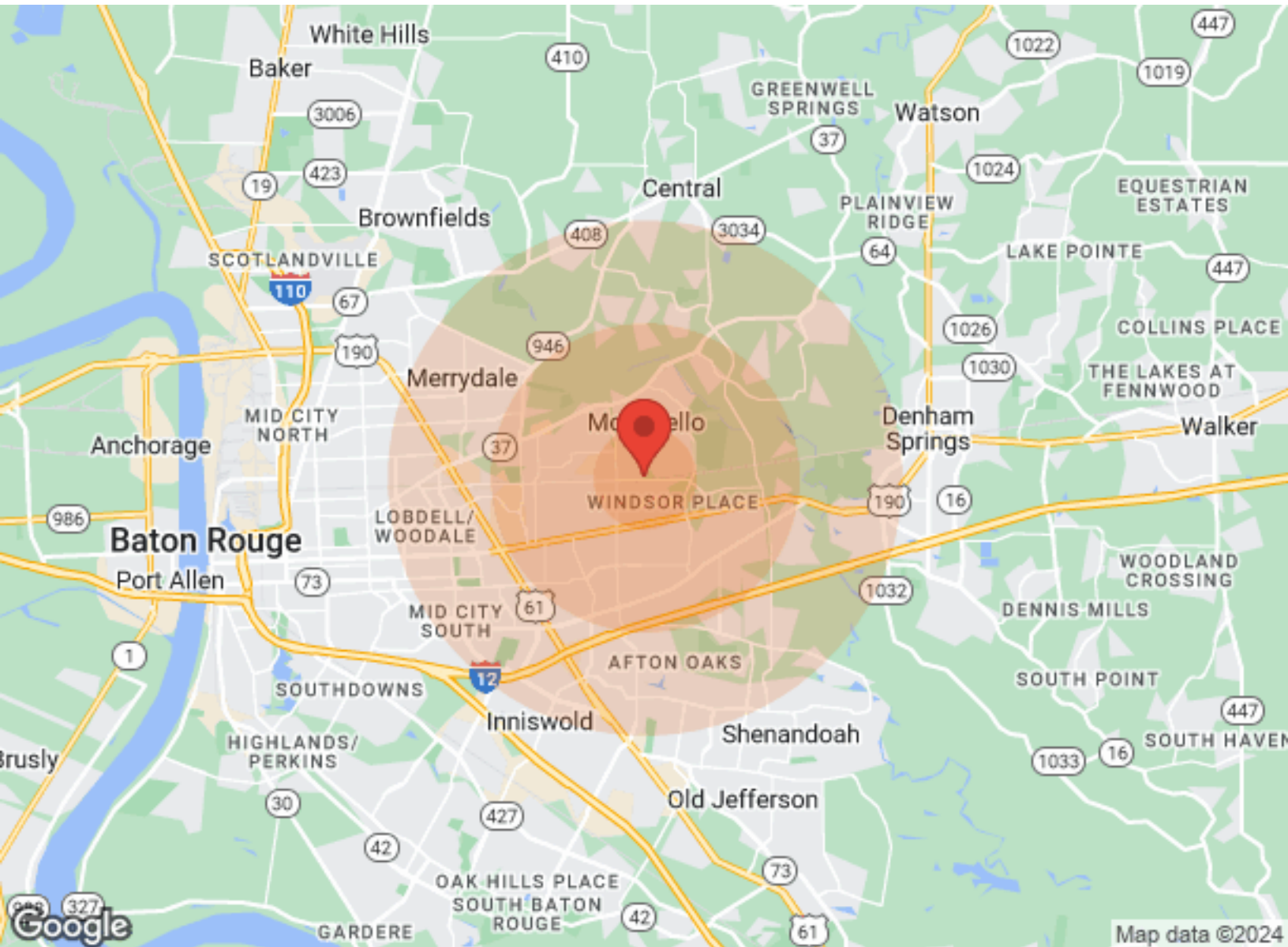
UNIT FLOORPLAN

11921 RICHCROFT AVENUE



DEMOGRAPHICS

11921 RICHCROFT AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	5,016	31,676	68,352	Median	\$24,574	\$50,154	\$47,732
Female	5,434	34,772	75,908	< \$15,000	840	2,938	7,861
Total Population	10,450	66,448	144,260	\$15,000-\$24,999	671	2,961	7,002
				\$25,000-\$34,999	242	2,760	7,090
Age				\$35,000-\$49,999	569	4,249	9,500
Ages 0-14	2,725	13,973	29,019	\$50,000-\$74,999	605	4,943	10,603
Ages 15-24	1,858	9,745	19,931	\$75,000-\$99,999	339	3,482	6,954
Ages 25-54	4,487	27,149	60,131	\$100,000-\$149,999	257	2,660	5,666
Ages 55-64	881	7,339	16,648	\$150,000-\$199,999	25	712	1,941
Ages 65+	499	8,242	18,531	> \$200,000	N/A	361	1,168
				Housing			
Race				Total Units	3,809	26,845	61,951
White	975	25,400	64,023	Occupied	3,421	24,984	57,370
Black	8,278	35,953	71,705	Owner Occupied	1,714	16,642	34,183
Am In/AK Nat	36	59	85	Renter Occupied	1,707	8,342	23,187
Hawaiian	N/A	N/A	22	Vacant	388	1,861	4,581
Hispanic	1,273	4,611	8,467				
Multi-Racial	1,378	5,730	10,264				