

**REDUCED! OFFICE/WAREHOUSE OFF EXCHEQUER / MERCHANT CT.**

6961 N. MERCHANT CT., BATON ROUGE, LA 70809

**3,400 SF AVAILABLE**



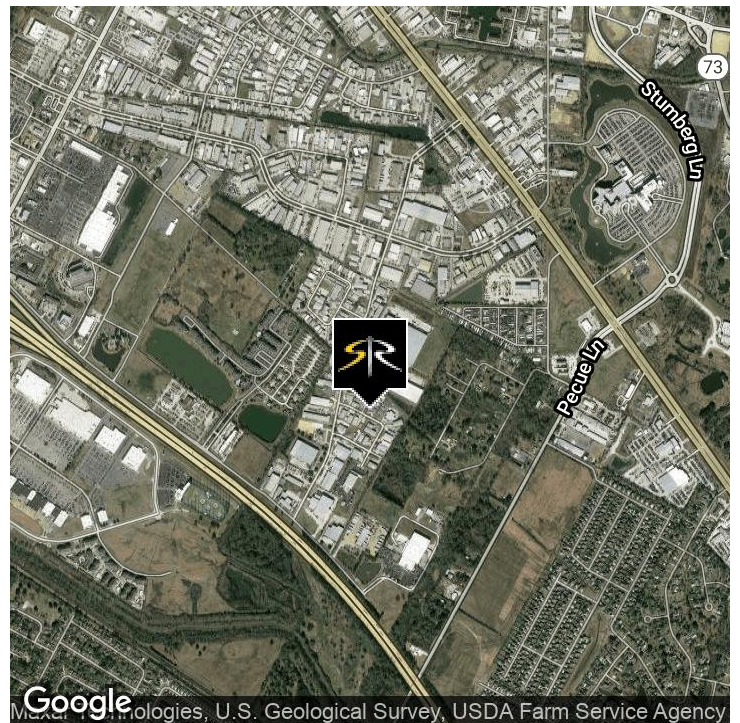
**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>REDUCED!</b>	<b>\$374,000</b>	<del>\$399,000</del>
<b>Lease Rate:</b>		<b>\$3,800/Mo. (MG)</b>	
<b>Building Size:</b>		<b>3,400 SF</b>	
<b>Available SF:</b>		<b>3,400 SF</b>	

**PROPERTY HIGHLIGHTS**

Desirable Corner Lot - Office-heavy Warehouse on N. Merchant Ct.

- 920 SF Warehouse, 2,480 SF Office
- 5 Private Offices
- Large Open Bullpen
- Conference Room
- Reception
- Building is 100% HVAC
- Generator on Site for Power Backup



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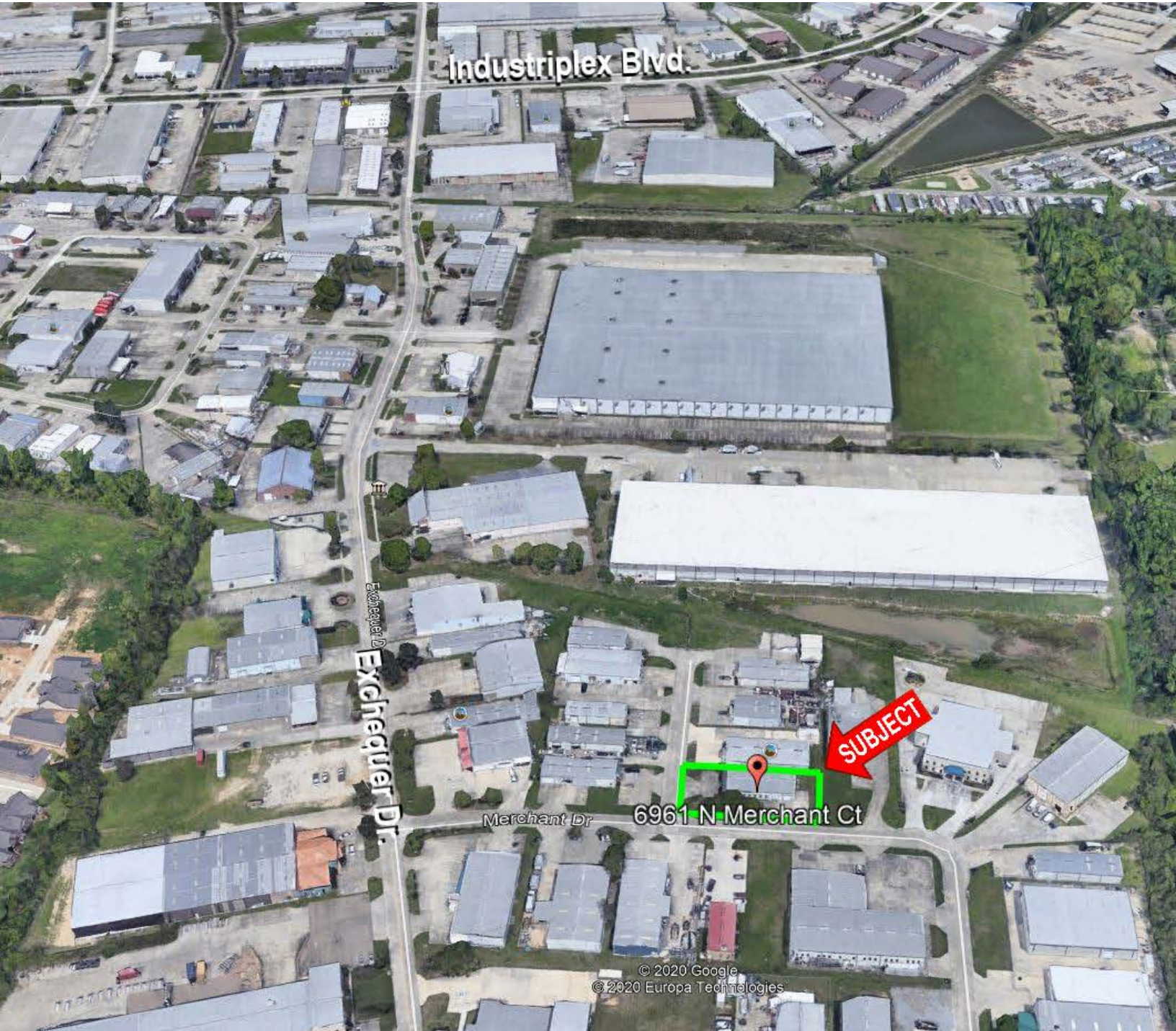
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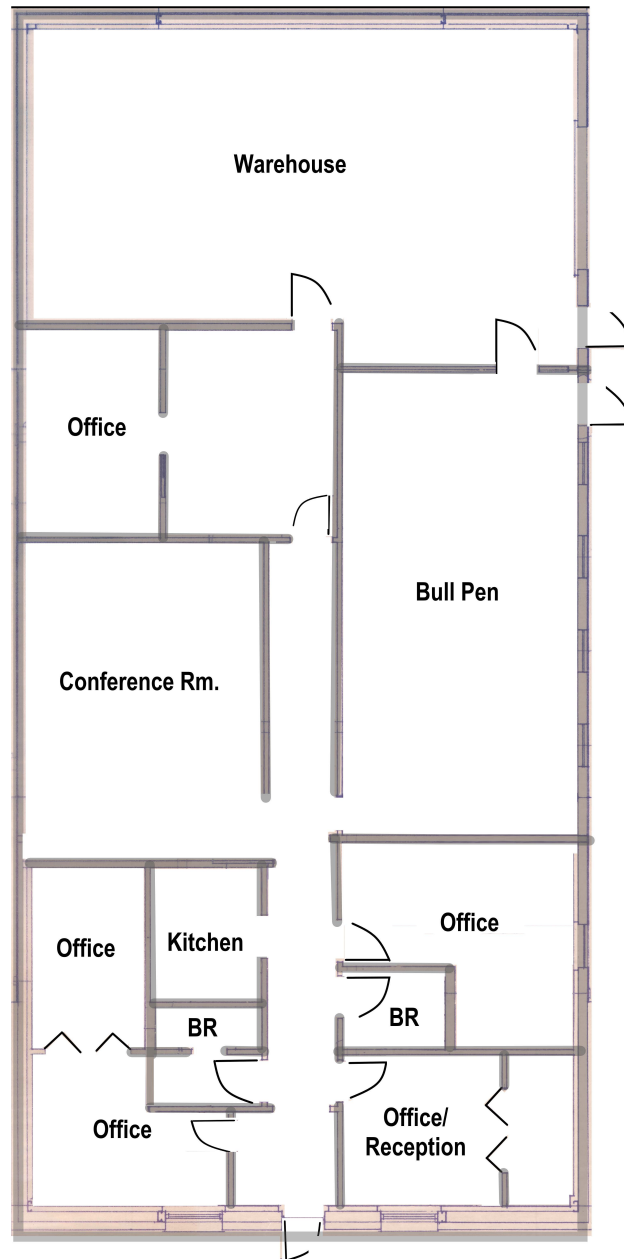


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**Floor Plan**

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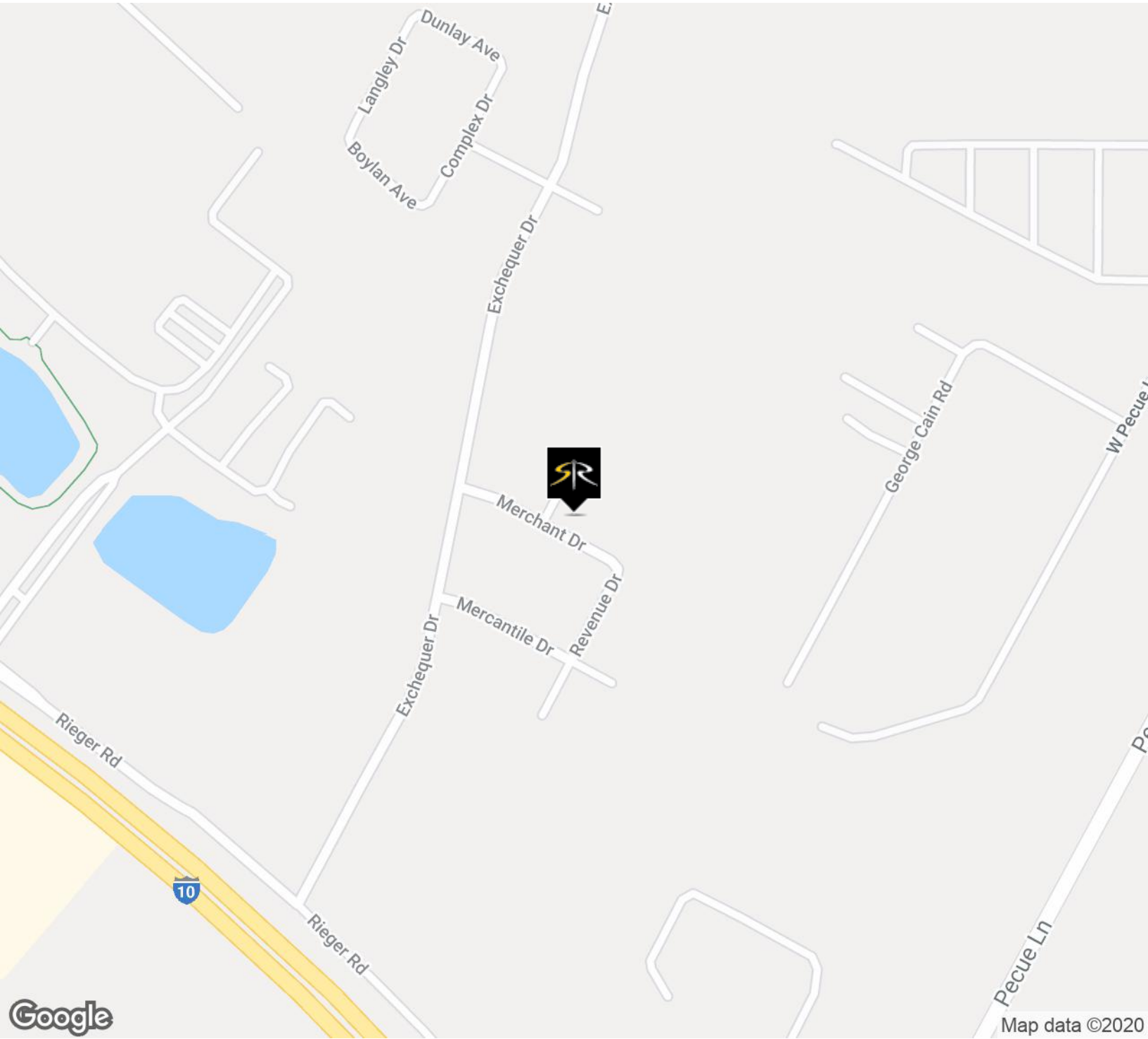
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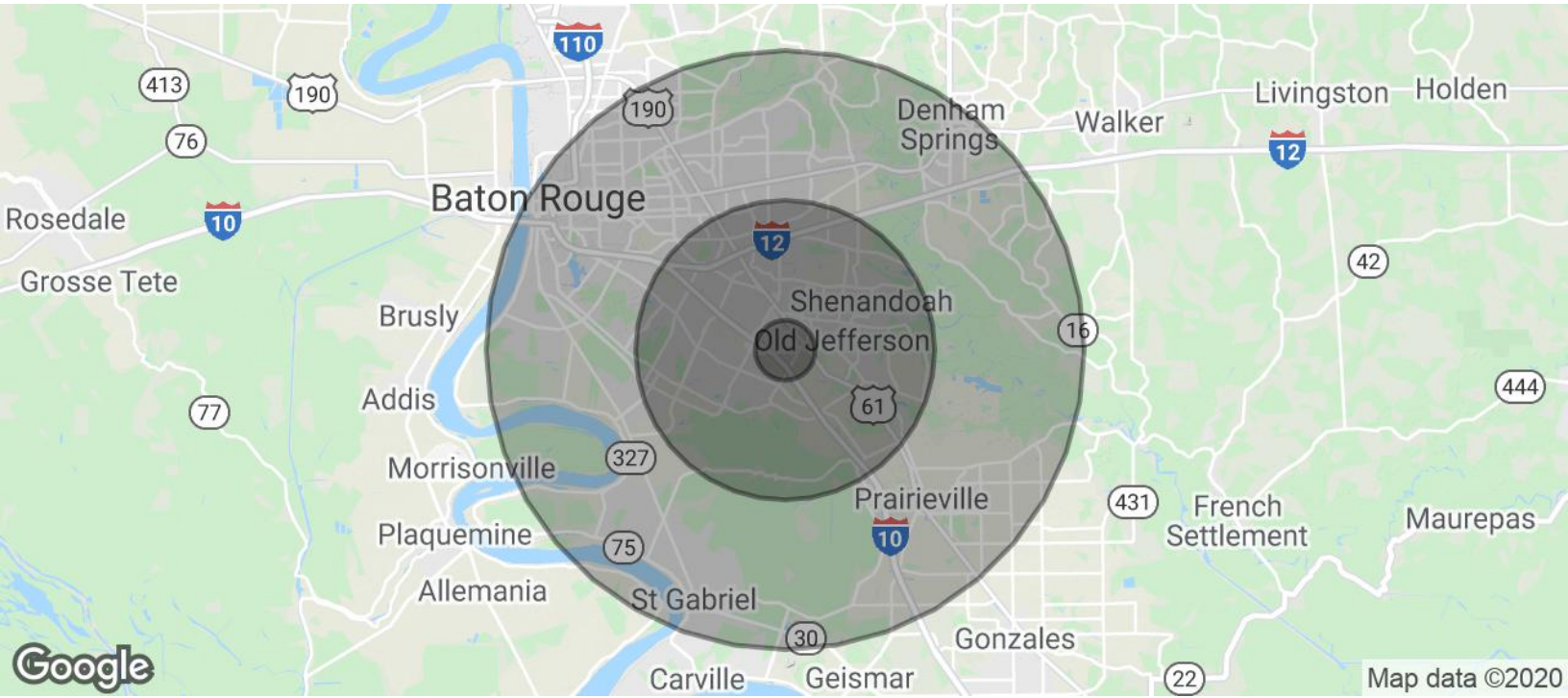
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,803	133,636	402,732
Average age	34.6	37.0	34.4
Average age (Male)	29.8	34.8	32.6
Average age (Female)	37.2	38.9	36.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,098	55,700	155,700
# of persons per HH	2.6	2.4	2.6
Average HH income	\$100,428	\$84,992	\$73,513
Average house value	\$349,318	\$266,975	\$248,737

\* Demographic data derived from 2010 US Census

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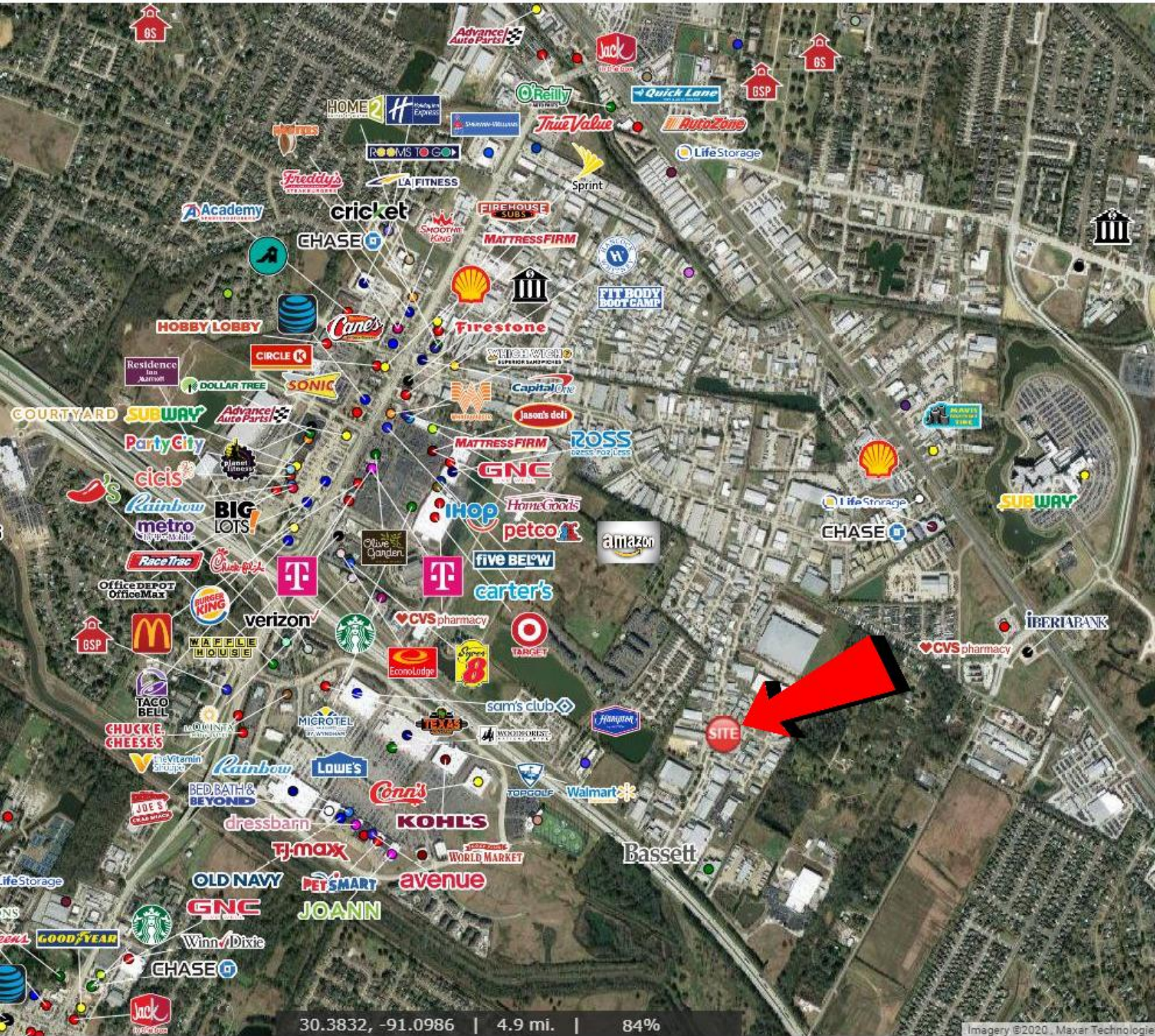


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