

# FOR SALE OR LEASE



GOODWOOD AREA OFFICE FOR SALE OR  
LEASE

8334 O'HARA COURT · BATON ROUGE, LA 70806

## Highlights

Building SF:	6,800sf
Purchase Price:	\$680,000
Lease Rate:	\$12/sf/yr
Lot Size:	0.42 Acres
Offices:	16
Parking Spaces:	30
Stories:	2



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## Property Description

6800sf office building available for purchase or lease. Conveniently located in the Goodwood medical district. Floorplan can easily be reconfigured to fit your specific needs. Includes 30 parking spaces. Contact broker for additional information.



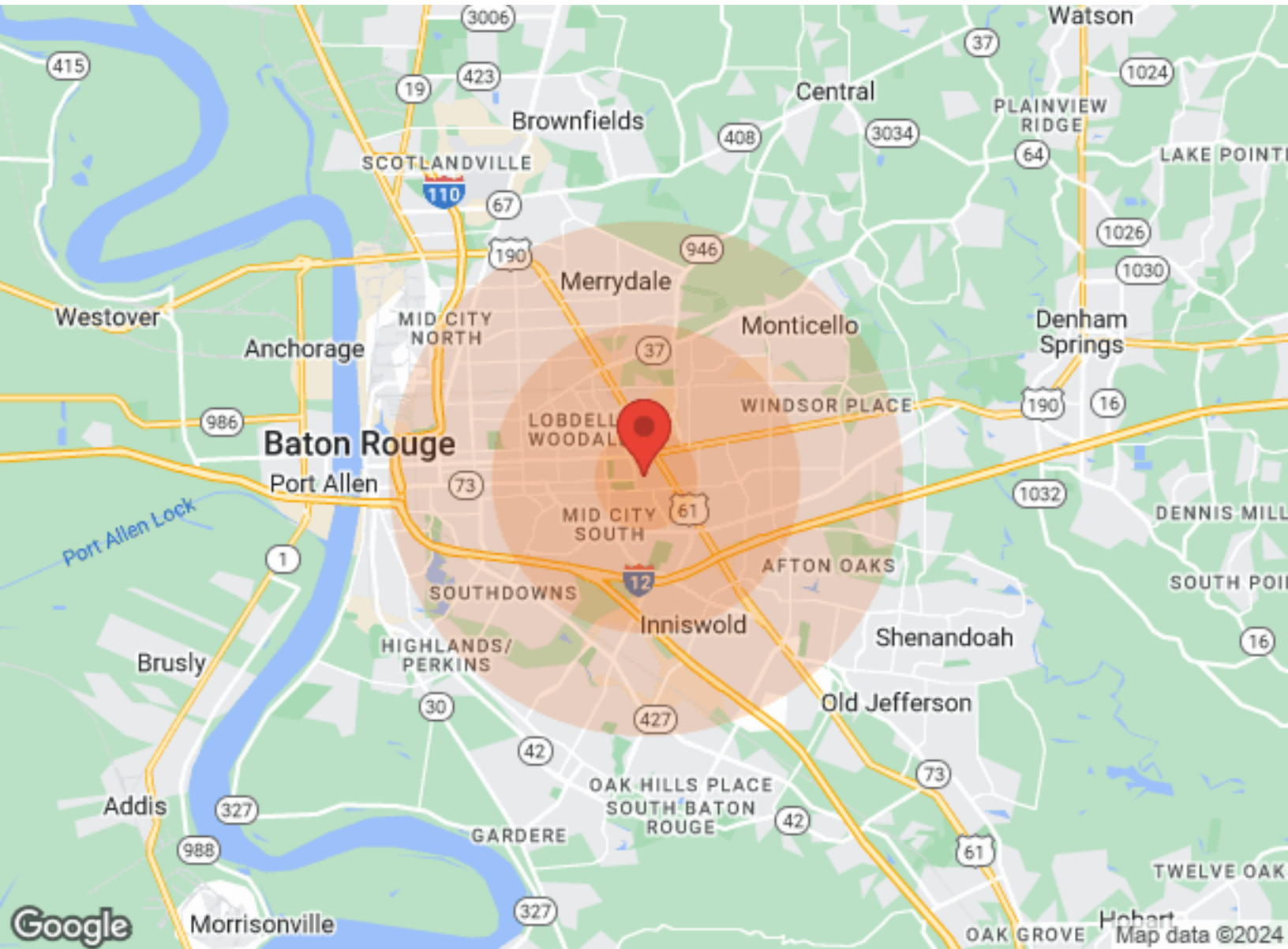


**SUITE US**  
8334 O'HARA COURT



# DEMOGRAPHICS

8334 O'HARA COURT



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	3,089	36,268	105,312	Median	\$58,292	\$45,815	\$42,244
Female	3,855	41,137	116,472	< \$15,000	415	5,321	15,617
Total Population	6,944	77,405	221,784	\$15,000-\$24,999	297	4,419	12,278
				\$25,000-\$34,999	418	4,156	10,526
<b>Age</b>				\$35,000-\$49,999	325	5,228	13,401
Ages 0-14	1,043	14,450	43,508	\$50,000-\$74,999	462	5,242	15,142
Ages 15-24	771	9,758	29,965	\$75,000-\$99,999	345	3,297	8,954
Ages 25-54	2,450	32,540	94,390	\$100,000-\$149,999	374	3,054	8,643
Ages 55-64	912	9,102	25,324	\$150,000-\$199,999	165	1,033	2,972
Ages 65+	1,768	11,555	28,597	> \$200,000	238	1,431	3,083
				<b>Housing</b>			
<b>Race</b>				Total Units	3,298	36,087	100,016
White	4,945	36,466	89,498	Occupied	3,075	32,987	91,115
Black	1,679	37,133	122,577	Owner Occupied	2,154	17,563	49,820
Am In/AK Nat	1	29	104	Renter Occupied	921	15,424	41,295
Hawaiian	N/A	15	17	Vacant	223	3,100	8,901
Hispanic	175	3,713	9,591				
Multi-Racial	242	4,342	10,900				