

3500 SF PORT ALLEN BUILD-TO-SUIT WITH EXTREME I-10 VISIBILITY



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Monthly Rate:	\$2,333.33
Year Built:	2017
Building Size:	39,000
Zoning:	L-3

PROPERTY OVERVIEW

Suite 2 is 3,500 SF of turn-key, clear span, flex space with tremendous buildout potential for office, warehouse, showroom, and more, depending on tenant needs. The landlord will fit the suite to the tenant, including adding roll-up doors as needed, or interior buildout for an office or showroom space.

As an added bonus, the landlord has other suites in the building and acreage next door, adding to the possibilities for this Port Allen gem. With prime I-10 frontage, this space has unobstructed visibility by 100,000+ cars/day.

LOCATION OVERVIEW

Heading west on Commercial Dr, make a left onto Cinclare which turns into Bridgeview Drive. Suite 2, a corner suite, is located adjacent to Interstate 10 West, less than half a mile from the Mississippi River bridge.

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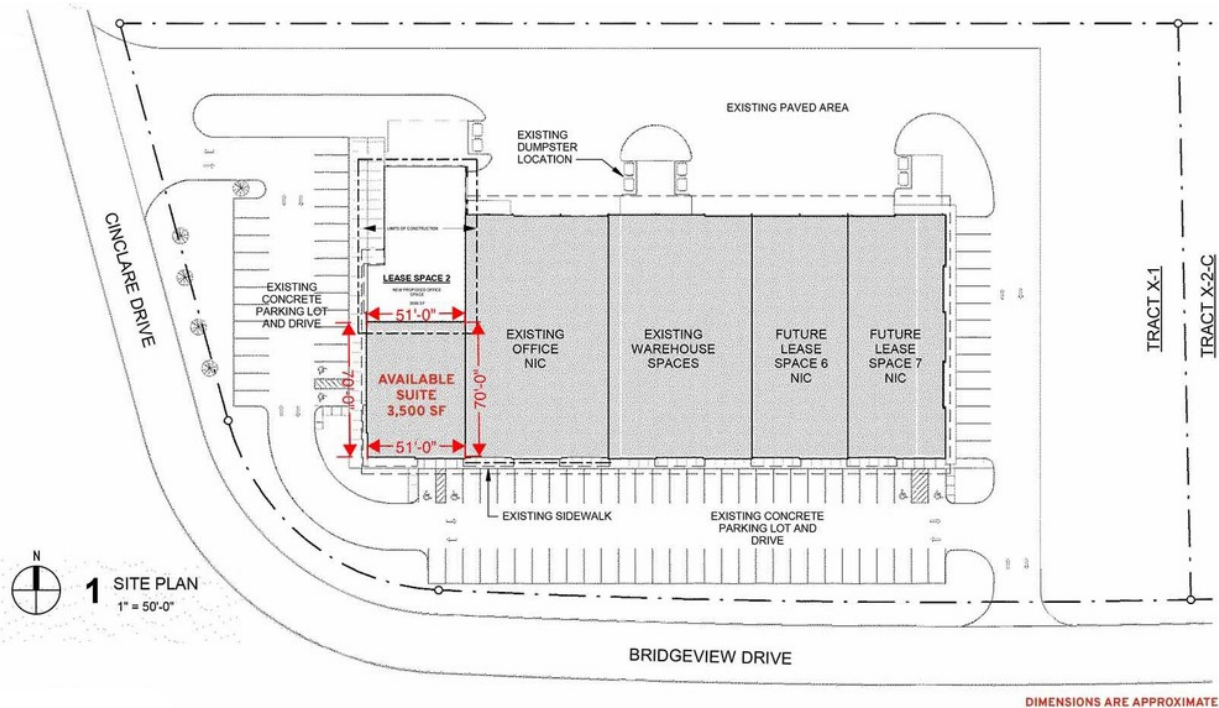


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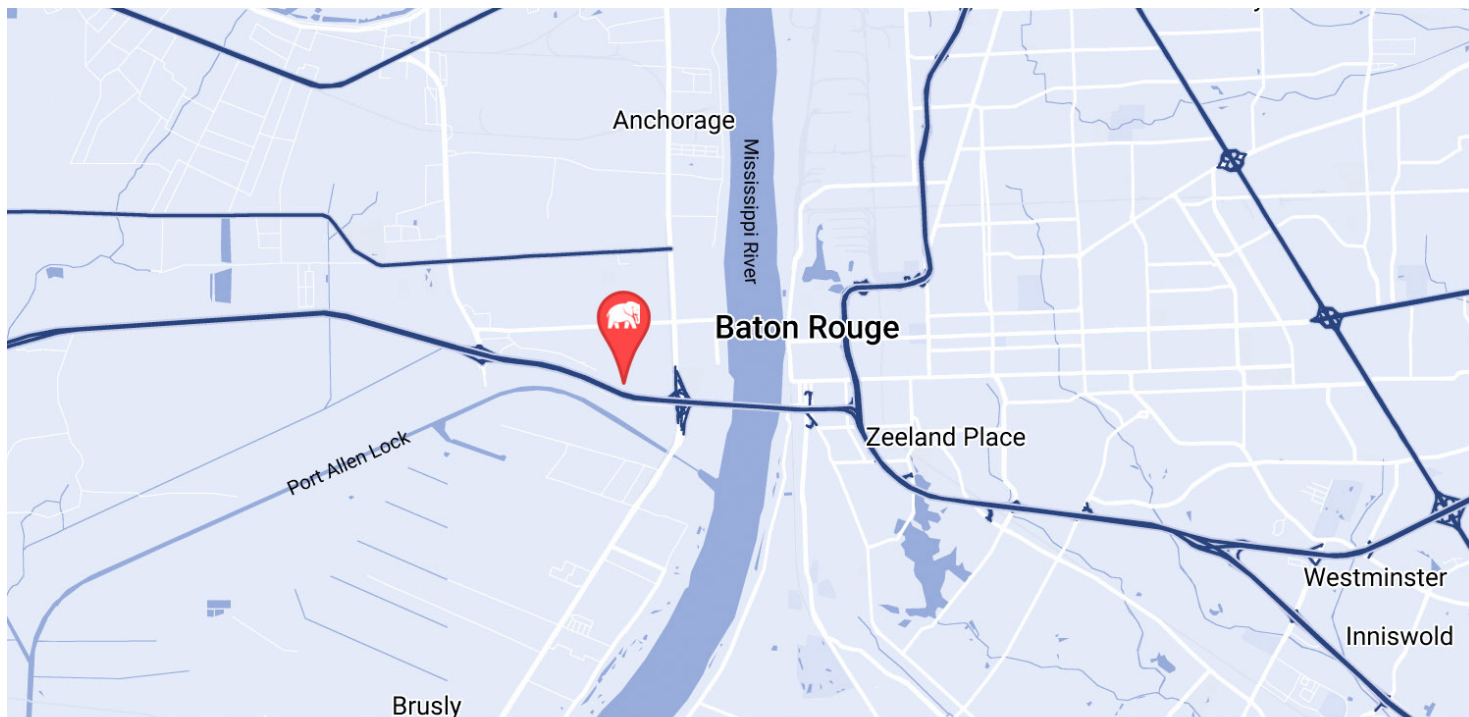


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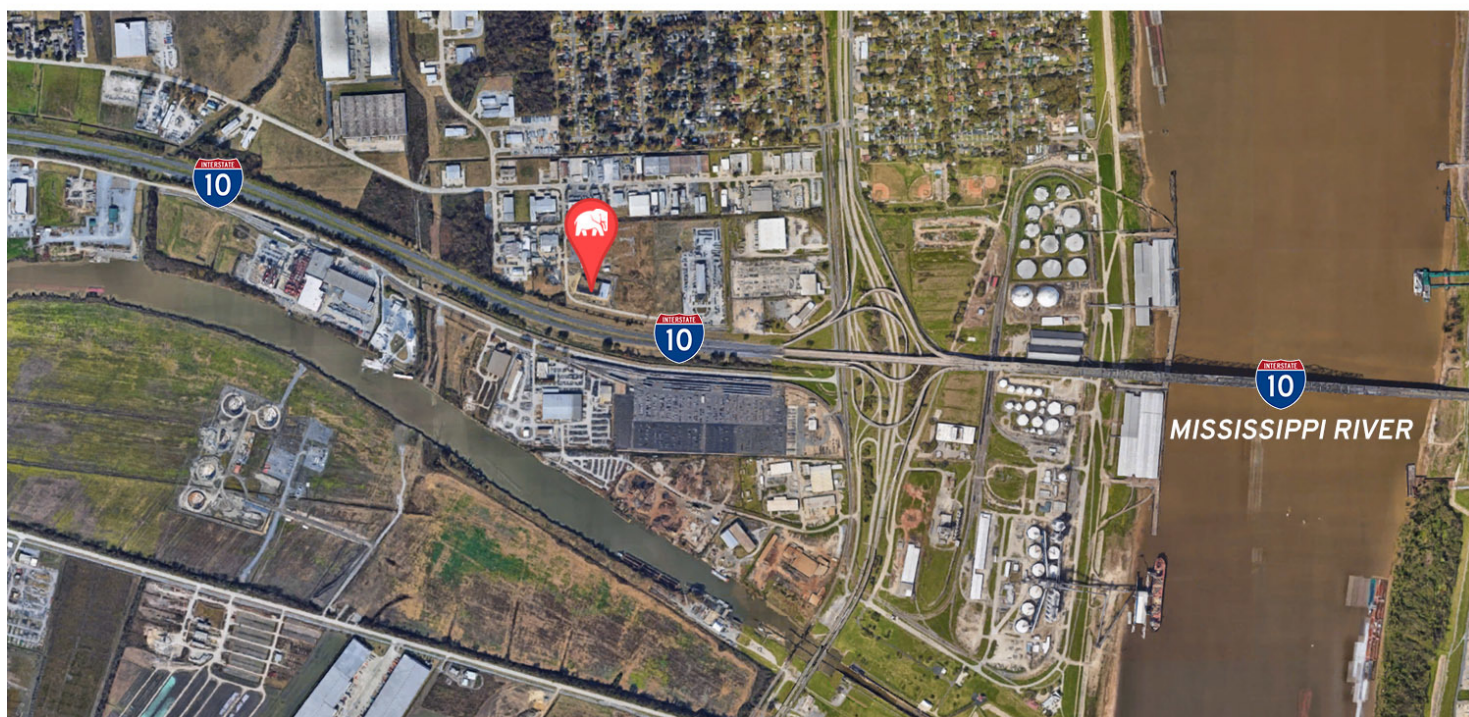
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MAP DATA ©2018 GOOGLE



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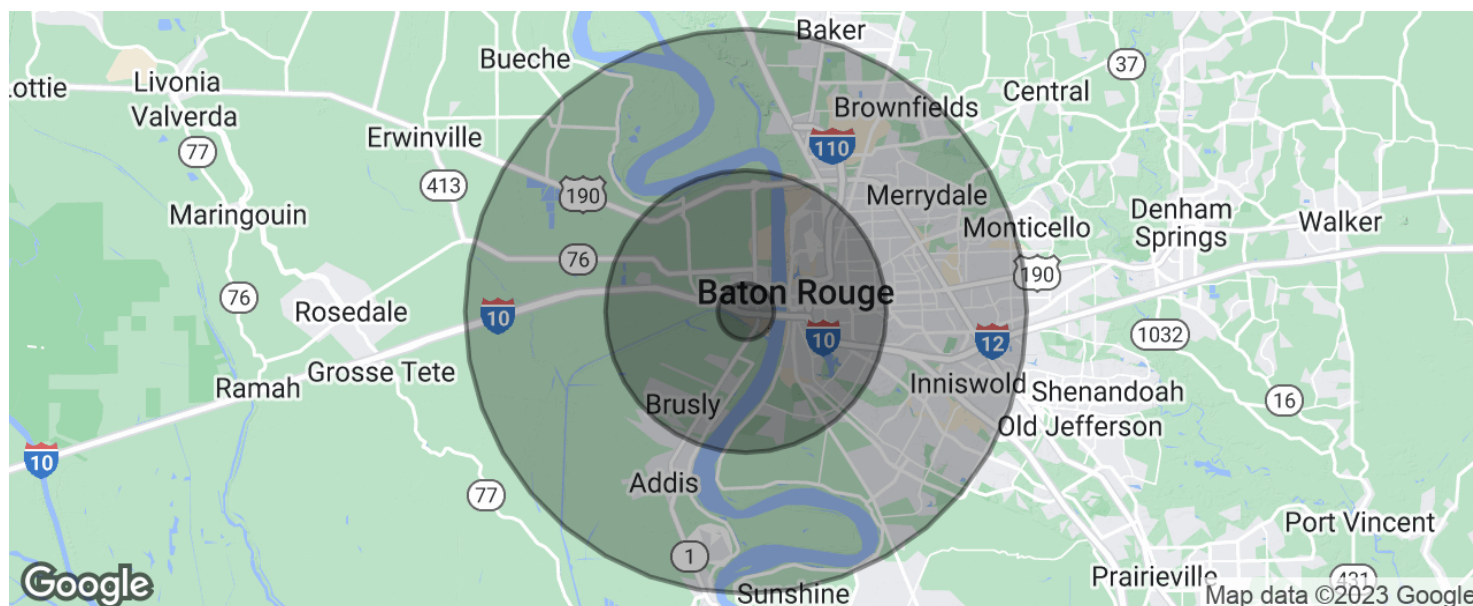


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,475	82,418	289,942
Median age	33.2	29.7	32.3
Median age (Male)	30.8	28.5	30.2
Median age (Female)	35.3	31.2	34.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	943	31,378	110,396
# of persons per HH	2.6	2.6	2.6
Average HH income	\$45,055	\$49,057	\$57,937
Average house value	\$114,591	\$187,637	\$228,324

* Demographic data derived from 2020 ACS - US Census

