



PORT ALLEN OFFICE WAREHOUSE OFF HIGHWAY 1

1923 W SHORE AVE PORT ALLEN, LA 70767



OFFERED: FOR LEASE

LEASE RATE: \$6.32 SF/YR (GROSS)

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

AERIAL PHOTOS

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EXTERIOR PHOTOS

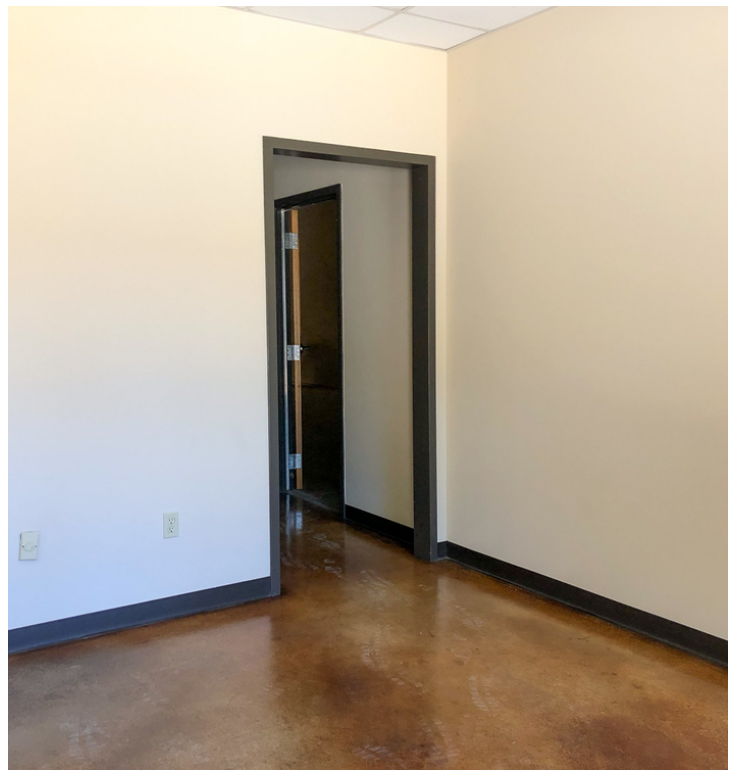
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INTERIOR PHOTOS

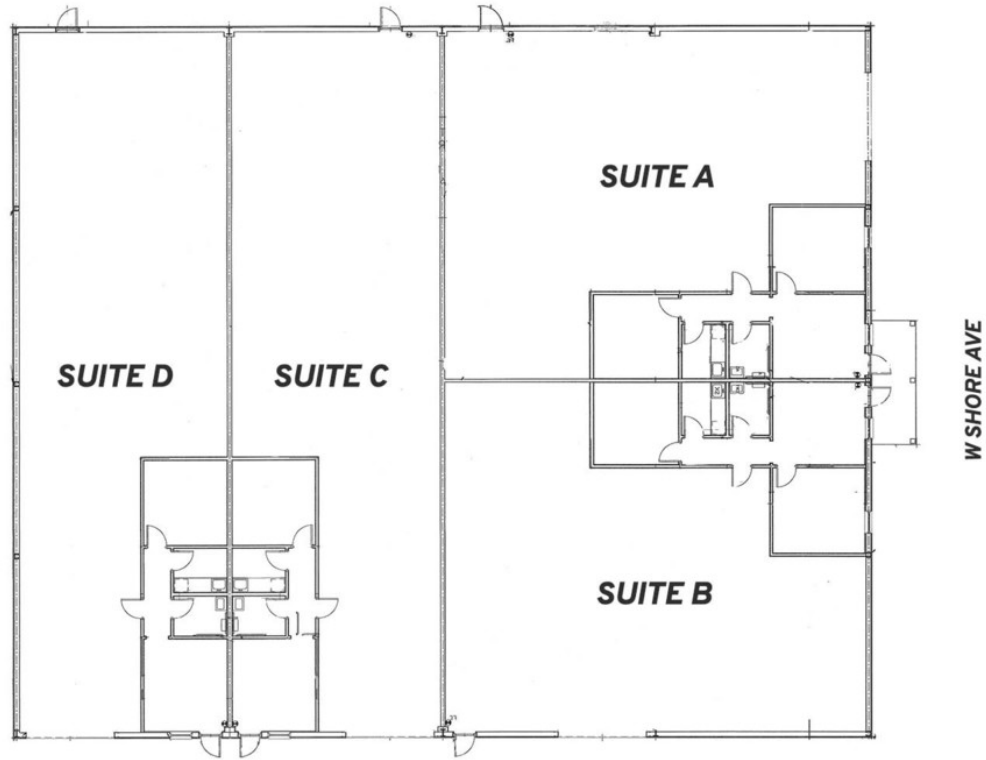
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AVAILABLE SPACES



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

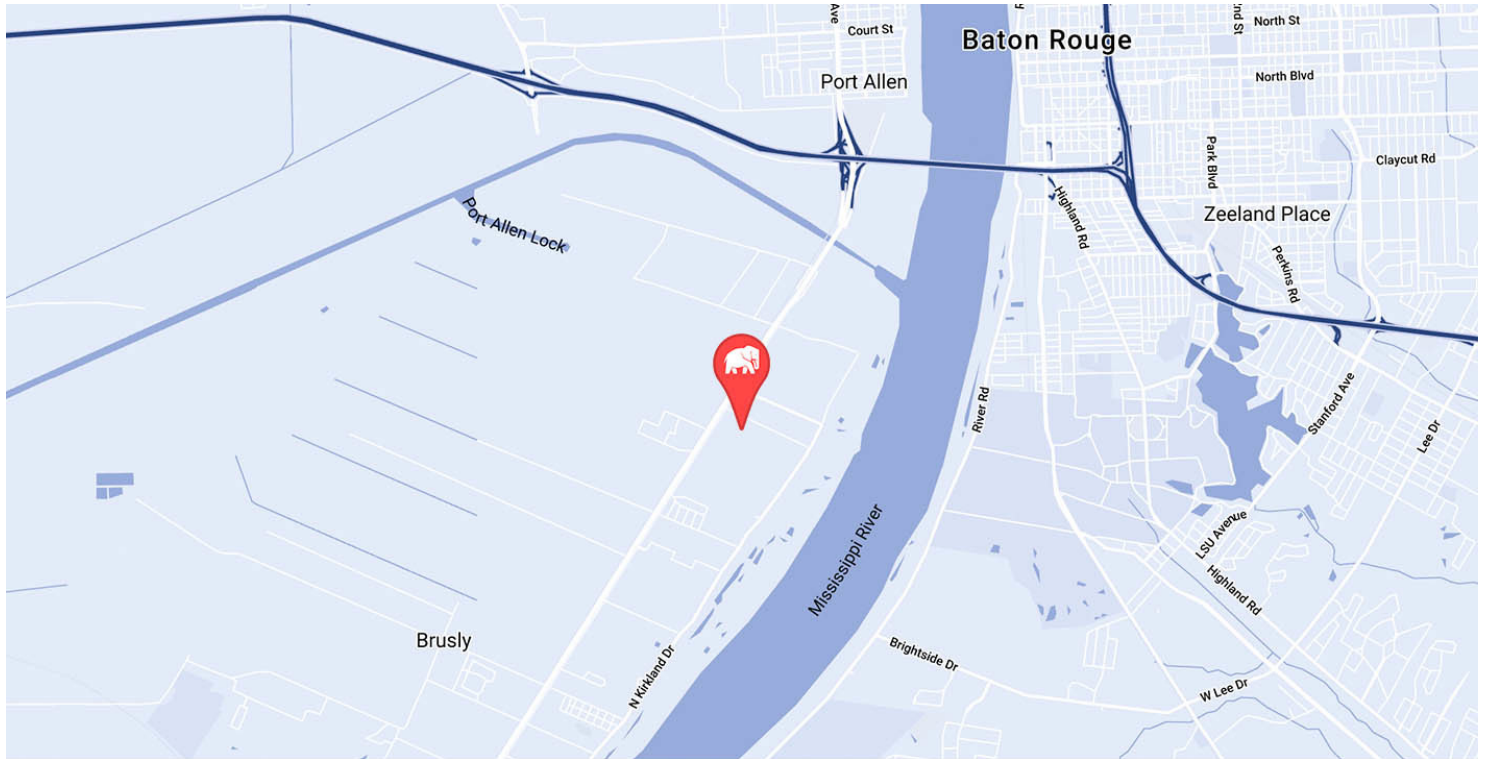
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	-	2,872 SF	Gross	\$6.32 SF/yr	\$1,512 / month
Suite C - Warehouse	-	2,372 SF	Gross	\$6.32 SF/yr	\$1,249 / month
Suite B + Suite C - Warehouse	-	5,244 SF	Gross	\$6.32 SF/yr	\$2,761 / month

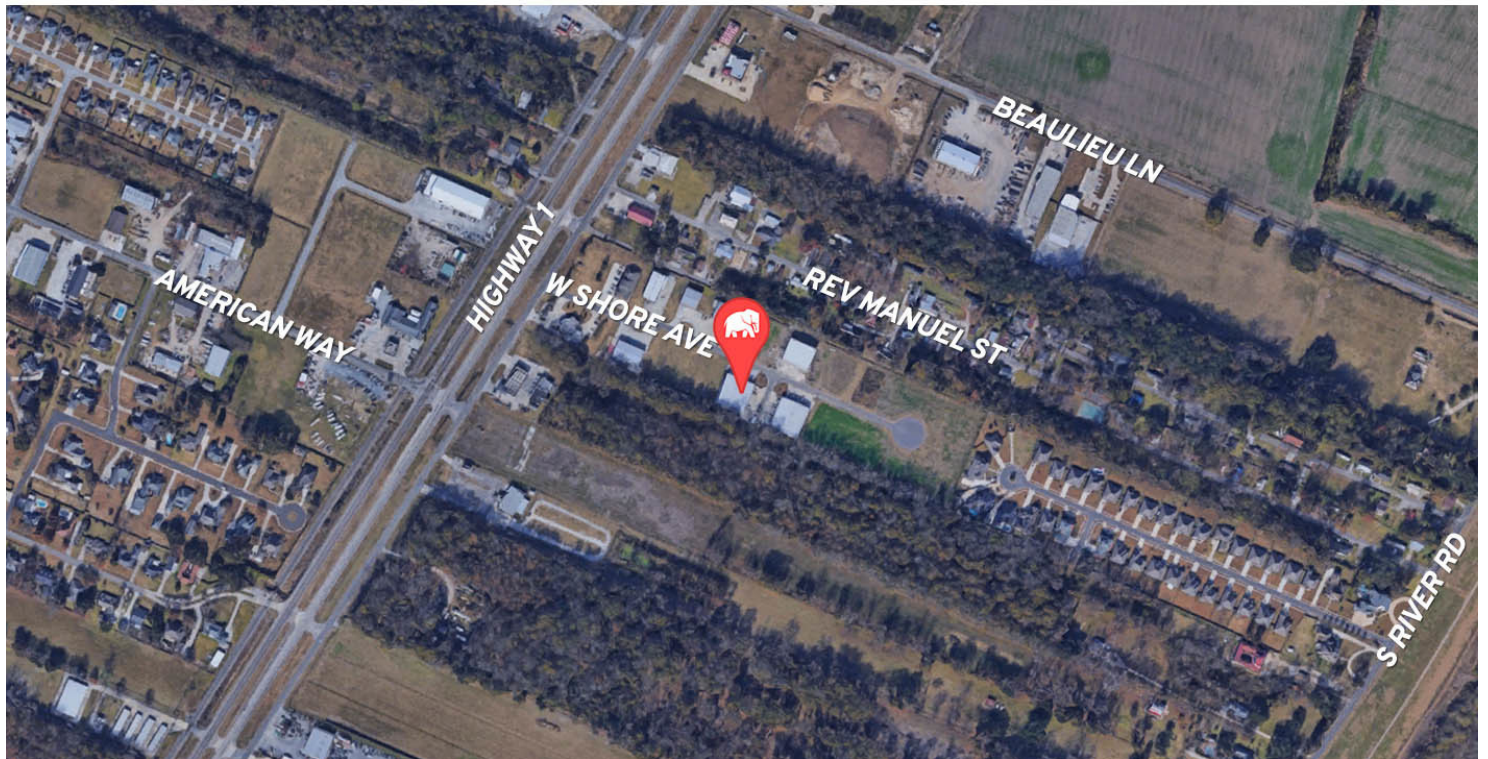
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LOCATION MAPS



MAP DATA ©2019 GOO



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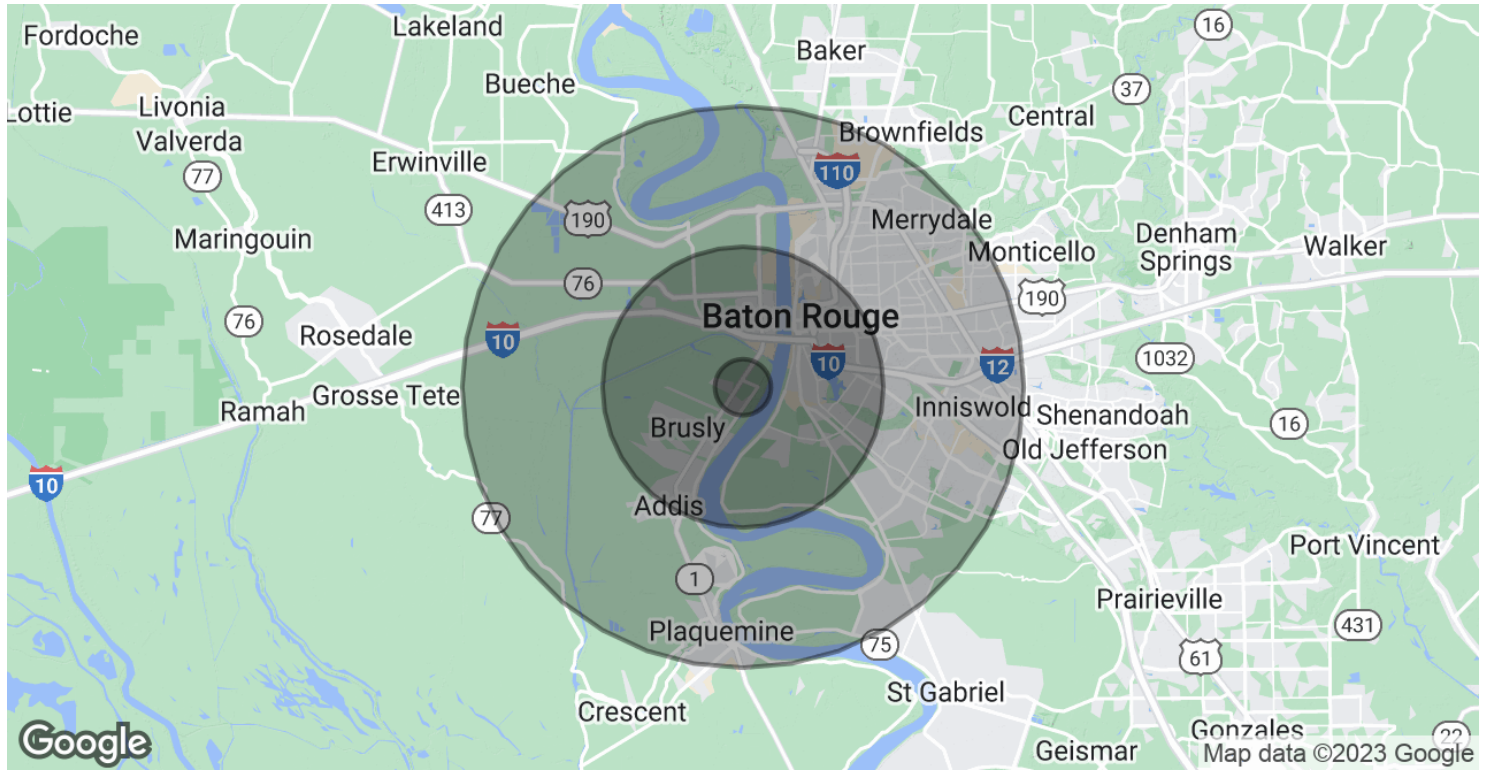
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	671	71,323	271,655
Median age	34.3	28.0	32.3
Median age (Male)	32.6	27.5	30.3
Median age (Female)	36.6	28.8	34.3

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	237	27,591	103,699
# of persons per HH	2.8	2.6	2.6
Average HH income	\$64,396	\$52,738	\$59,147
Average house value	\$154,681	\$210,285	\$238,682

* Demographic data derived from 2020 ACS - US Census

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