



SECURE LAYDOWN YARD IN CENTRAL ON HOOPER ROAD

HOOPER RD BATON ROUGE, LA 70811



OFFERED: FOR LEASE

LEASE RATE: \$1.00 SF/YR (\$3,630/MO)

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | October 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.

OFFERING SUMMARY



PROPERTY SUMMARY

- ±1.00 acre secure laydown yard just off Hooper Road between Central and Baker. Gated entry at Hooper Rd and an additional gate can be added to the existing fence around the parcel.
- Electricity and water are available on site. Crushed concrete allows for the storage of almost any heavy equipment including 18-wheelers, planes, etc.
- The property sits behind two businesses fronting Hooper Road and is accessed from Hooper Road via a secure and gated private road.
- Businesses in front of the property are: John Plott Co. General Contractor and Donnie Bonanno's Furniture Refinishing & Repair.
- Located ±3.5 miles (±5 minutes) from Interstate 110.
- Landlord is responsible for property taxes, property insurance. Tenant is responsible for utilities, maintenance, liability insurance.

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ADDITIONAL PHOTOS

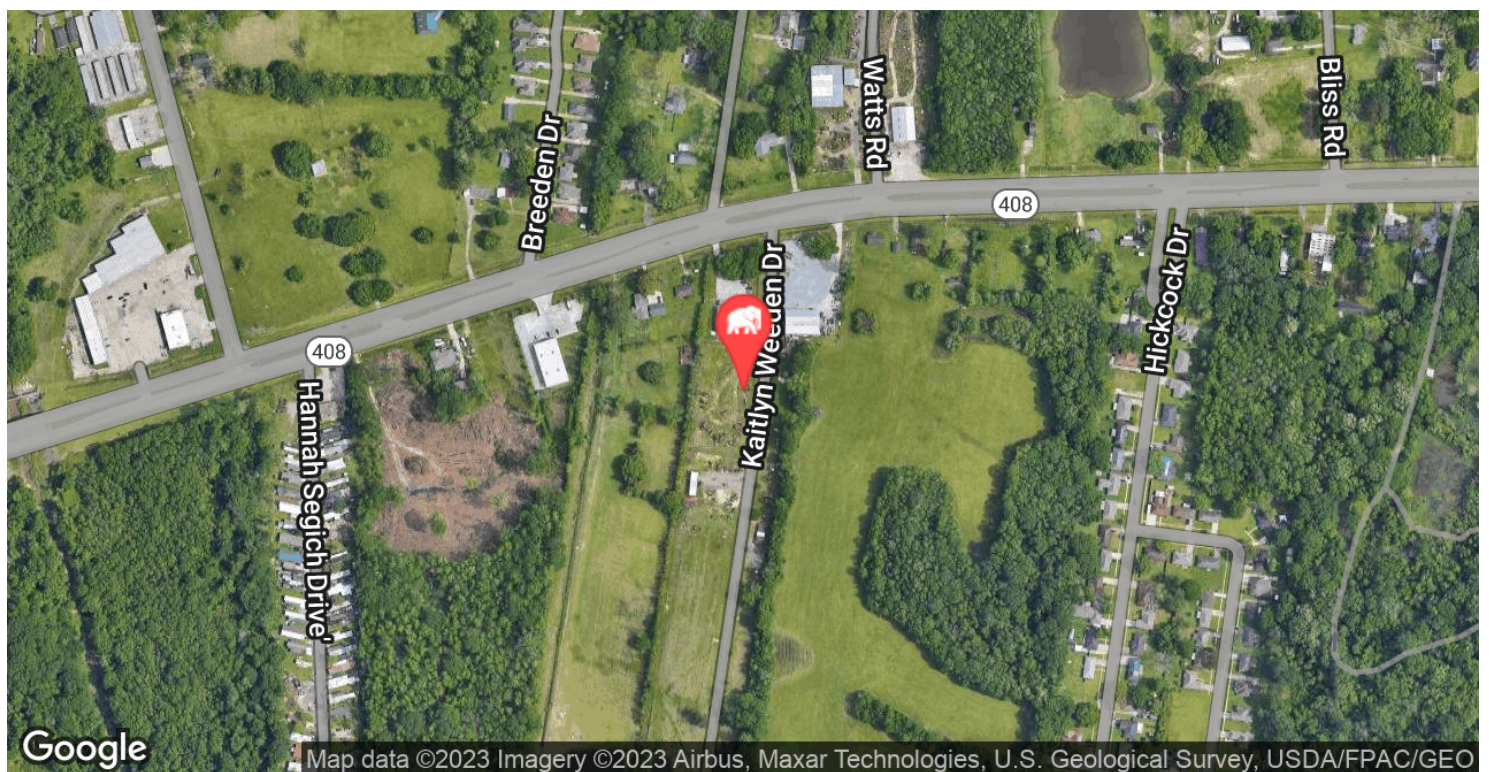
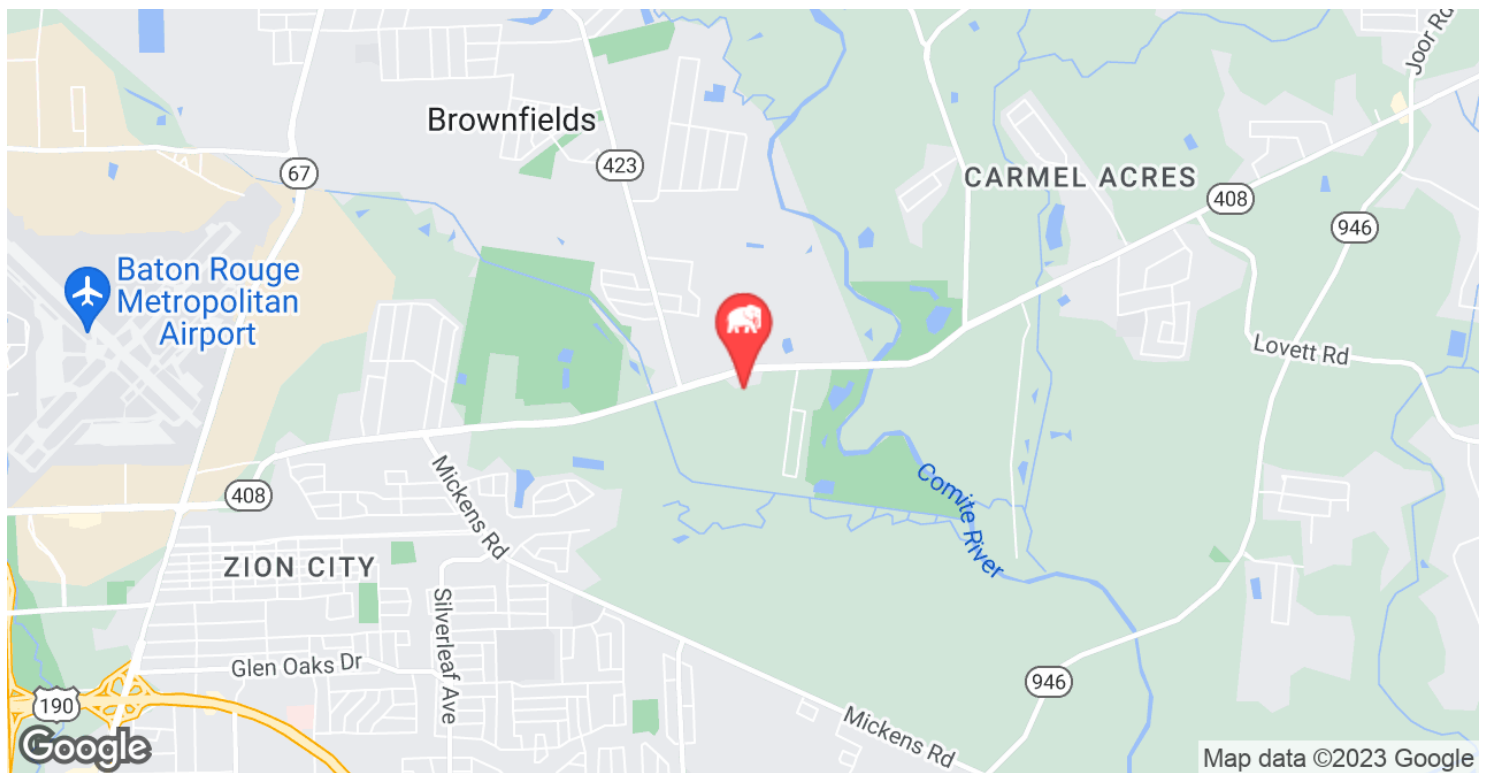
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LOCATION MAPS



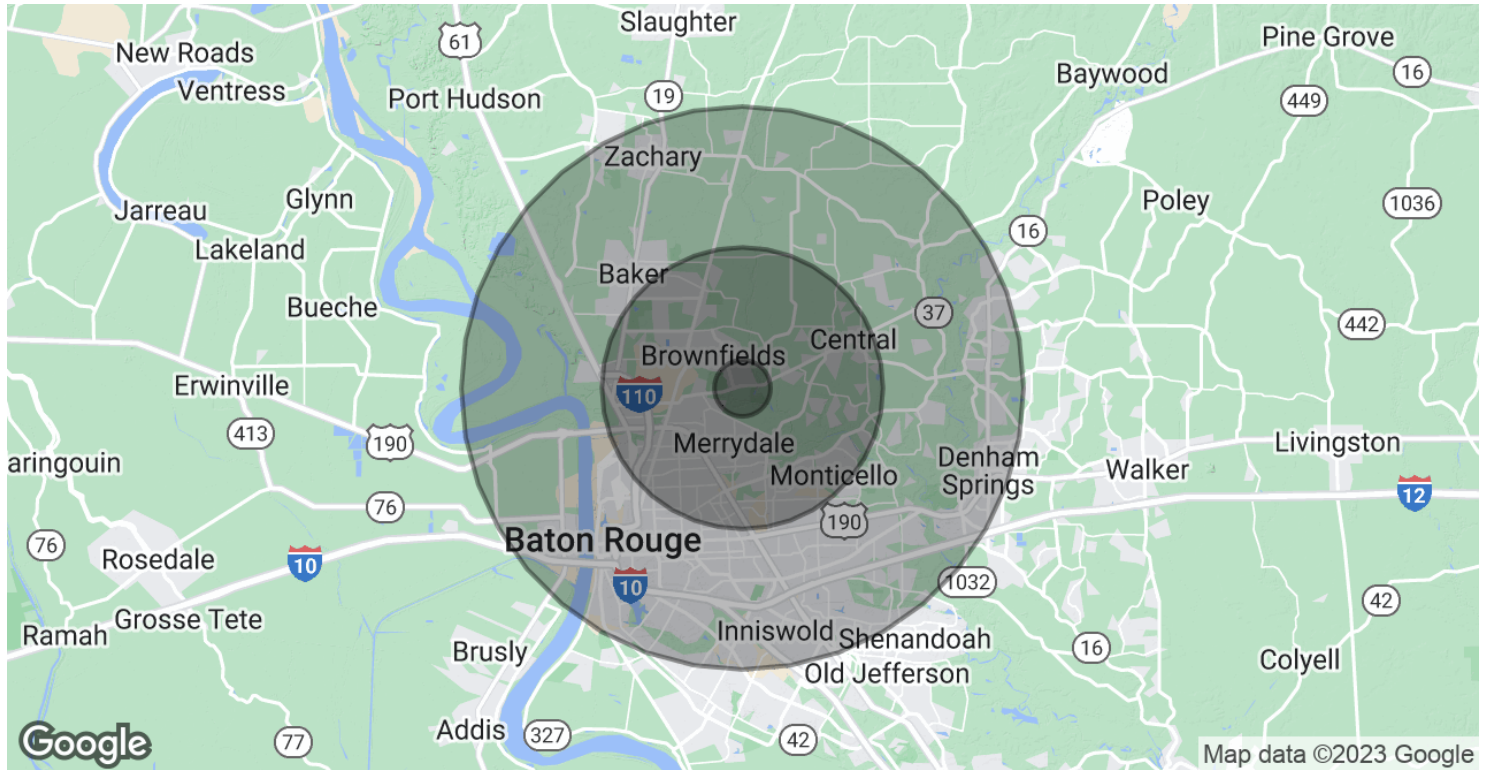
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,098	113,600	382,901
Average age	34.3	33.4	33.9
Average age (Male)	33.7	31.2	32.0
Average age (Female)	35.8	35.5	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	723	39,791	145,601
# of persons per HH	2.9	2.9	2.6
Average HH income	\$60,558	\$47,252	\$59,014
Average house value		\$122,406	\$195,020

* Demographic data derived from 2020 ACS - US Census

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