

## OFFICE FOR AVAILABLE FOR LEASE



30150 Eden Church Rd, Denham Springs, LA 70726  
Suite 103



### OFFERING SUMMARY

**LEASE RATE:** \$2,772 Monthly

**RENOVATED:** 2021

### PROPERTY OVERVIEW

2,772 renovated office available for lease. Rear warehouse space available for lease if needed. Purchase or lease purchase possible. Contact broker for additional information.

### PROPERTY HIGHLIGHTS

- Sale or Lease
- 2,772+/-sf Office
- Warehouse Available
- Kitchen
- Conference Room
- Ample Parking

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
O: 225.405.3257  
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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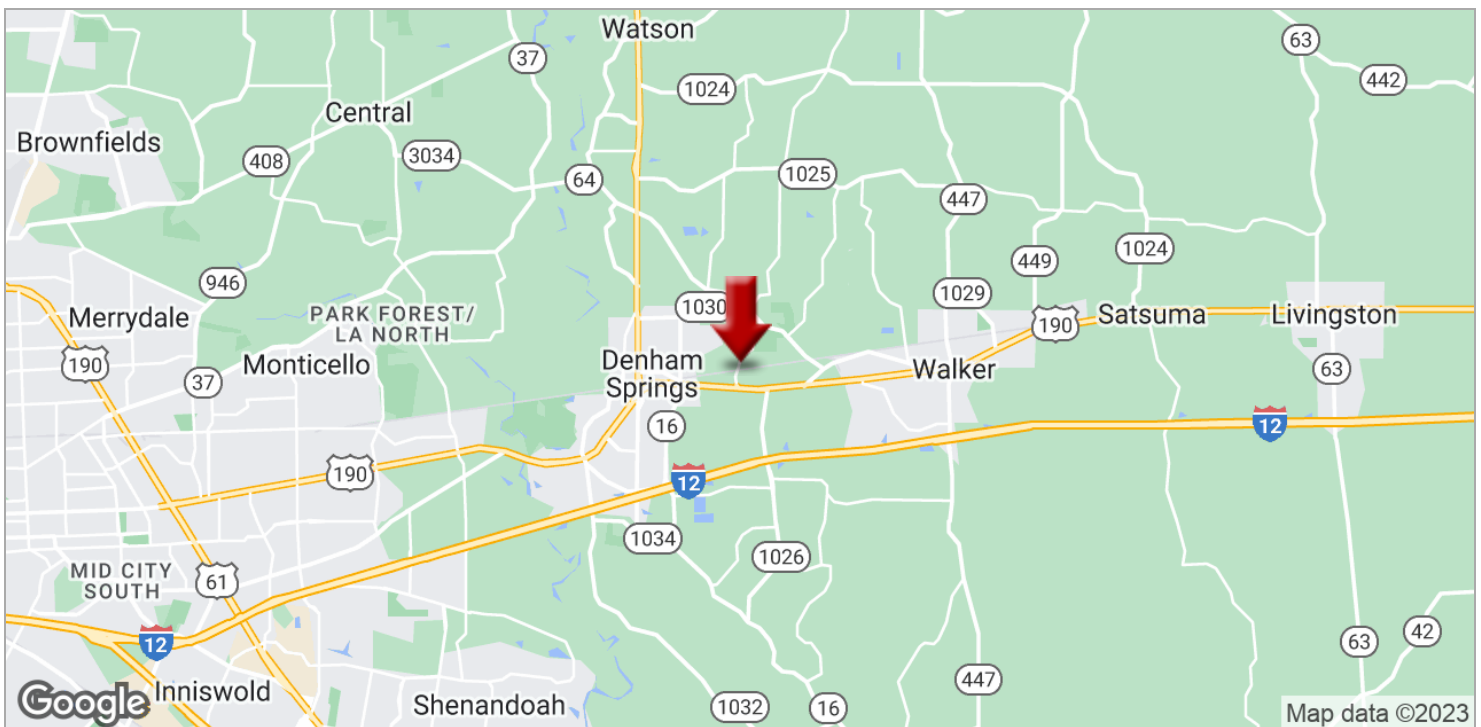
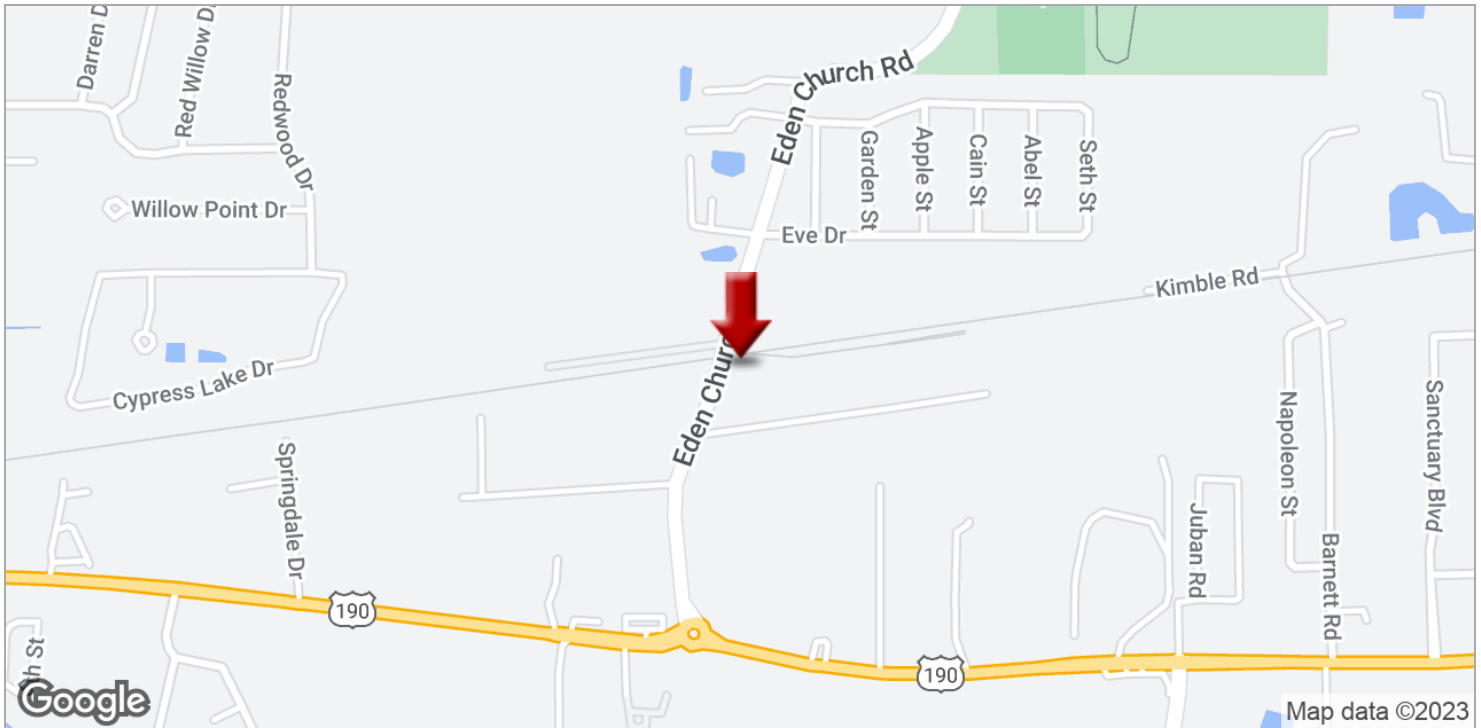
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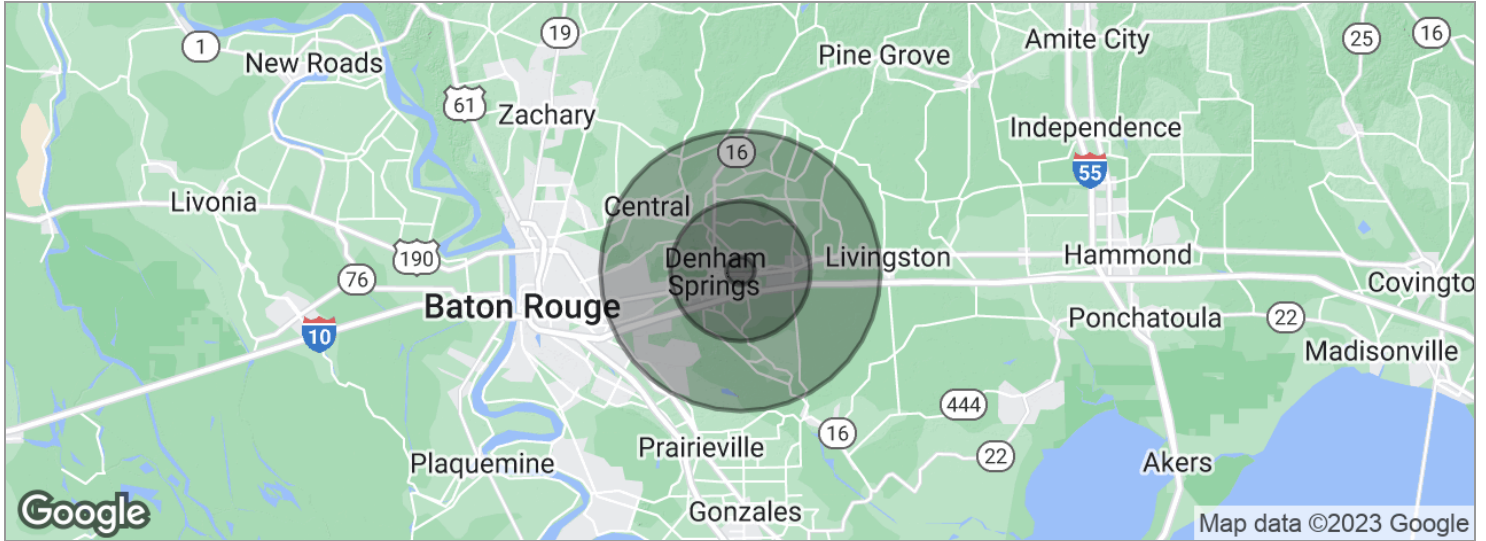
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,840	59,870	224,660
Median age	34.2	33.6	34.6
Median age (male)	33.5	33.1	33.5
Median age (Female)	34.1	33.9	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	976	20,661	81,686
# of persons per HH	2.9	2.9	2.8
Average HH income	\$65,714	\$63,853	\$70,118
Average house value		\$170,430	\$174,834

*\* Demographic data derived from 2020 ACS - US Census*

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