



Commercial Flex Building On 1 Acre

FOR SALE

3725 W Pinhook Road, Broussard LA 70518

Craig Pugliese | 337.233.1488 | cpugliese@beaubox.com



PROPERTY SUMMARY



Property Description

Freestanding Commercial Building located along the bustling Pinhook Corridor. This space is right past the intersection of Youngsville Hwy and Pinhook, A former Montessori School, this flex space could work for many businesses including landscaping company, salon, or could be used as general office or retail space. In addition to the main building, there is a small storage building on site.

Property Highlights

- Located on W. Pinhook Rd.
- Large 1 acre yard
- Traffic counts of 10,500 VPD
- Not in Flood zone

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Offering Summary

Sale Price:	\$195,000
Lot Size:	1 Acres
Building Size:	2,200 +/- SF

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	278	1,381	3,318
Total Population	688	3,132	7,944
Average HH Income	\$52,643	\$77,744	\$74,832



3725 W. Pinhook Rd.
Lafayette, LA 70503

AERIAL



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ADDITIONAL PHOTOS



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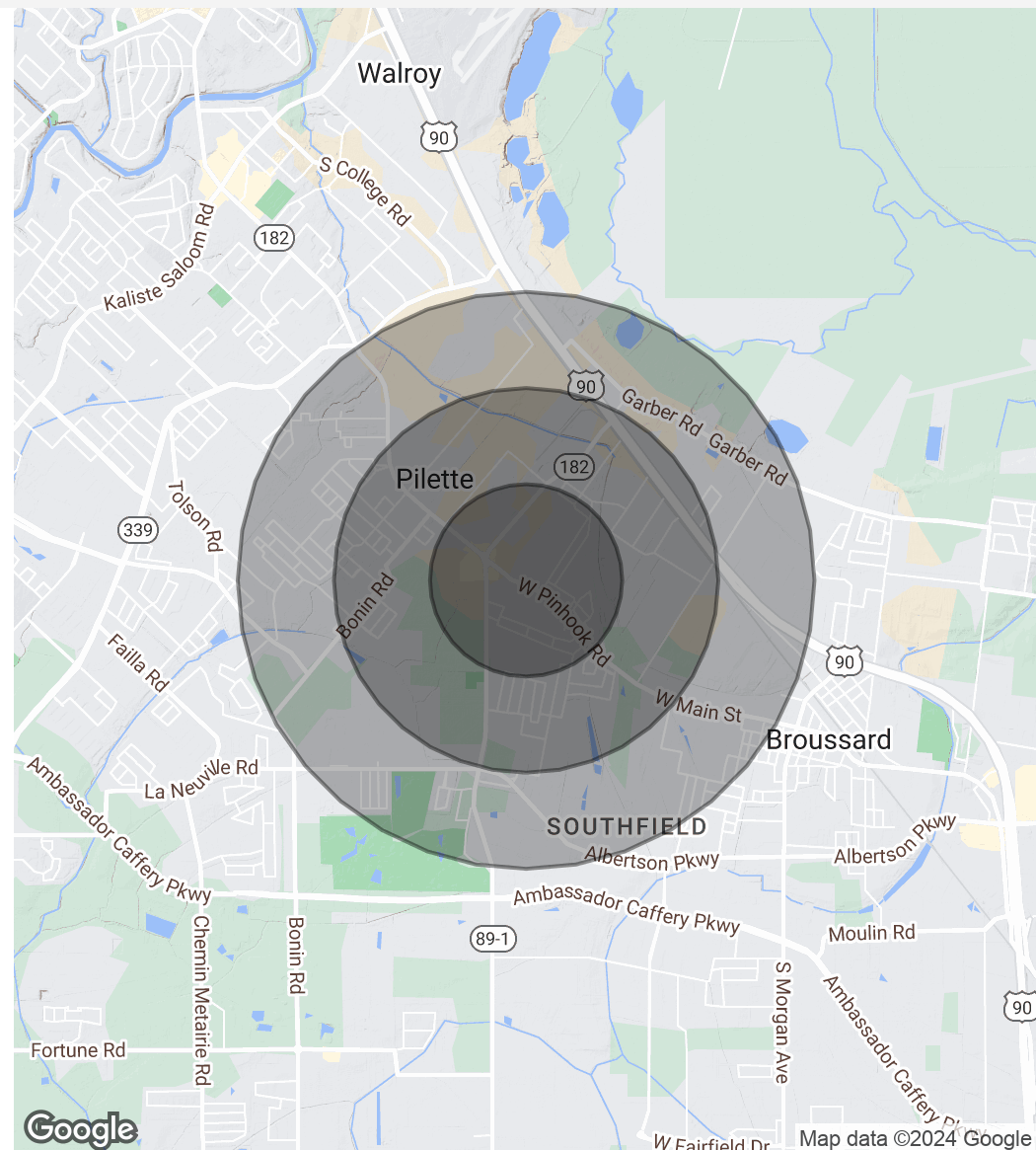
3725 W. Pinhook Rd. Lafayette, LA 70503

DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	688	3,132	7,944
Average Age	40.0	36.9	36.0
Average Age (Male)	45.6	42.3	38.8
Average Age (Female)	37.3	35.0	35.0

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	278	1,381	3,318
# Of Persons Per HH	2.5	2.3	2.4
Average HH Income	\$52,643	\$77,744	\$74,832
Average House Value	\$845,406	\$373,463	\$331,178

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM



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Agent

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