



# AVAILABILITY IN QUIET MEDICAL OFFICE WITH GREAT HIGHWAY ACCESS

1984 WOODDALE BLVD BATON ROUGE , LA 70806



## OFFERED: FOR LEASE

## LEASE RATE: \$12.41 SF/YR (\$825-1,750/MO)

### ±797 - 1,691 SF | FULL SERVICE

- Suites can be leased together or separately
- Ample off-street parking
- Convenient access to Airline Hwy, Florida Blvd, Greenwell Springs Rd, and S Choctaw Dr
- Dedicated exterior entrances

#### CONTACT:

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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

- 1984 Wooddale Blvd has two remaining suites available for lease. The suites can be leased together or separately.
- Each suite enjoys a dedicated exterior entrance.
- Ample off-street parking available adjacent to office.
- The property's location offers convenient access to several major roads and thoroughfares. In just  $\pm 3$  minutes, access Airline Hwy, Florida Blvd, Greenwell Springs Rd, and S Choctaw Dr.

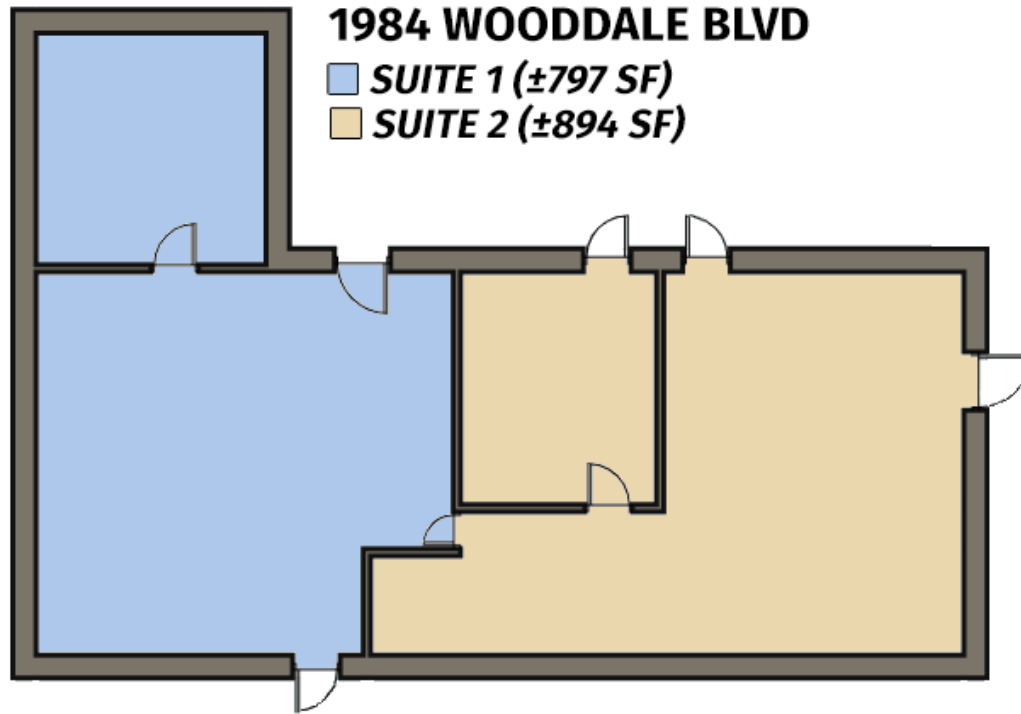
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# LEASE SPACES



## LEASE INFORMATION

|              |                |             |               |
|--------------|----------------|-------------|---------------|
| Lease Type:  | Full Service   | Lease Term: | Negotiable    |
| Total Space: | 894 - 1,691 SF | Lease Rate: | \$12.41 SF/yr |

## AVAILABLE SPACES

| SUITE           | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE    | DESCRIPTION |
|-----------------|-----------|-----------|--------------|---------------|-------------|
| Suite 1         | -         | 797 SF    | Full Service | \$12.41 SF/yr | \$825/mo    |
| Suite 2         | Available | 894 SF    | Full Service | \$12.41 SF/yr | \$925/mo    |
| Combined Suites | Available | 1,691 SF  | Full Service | \$12.41 SF/yr | \$1,750/mo  |

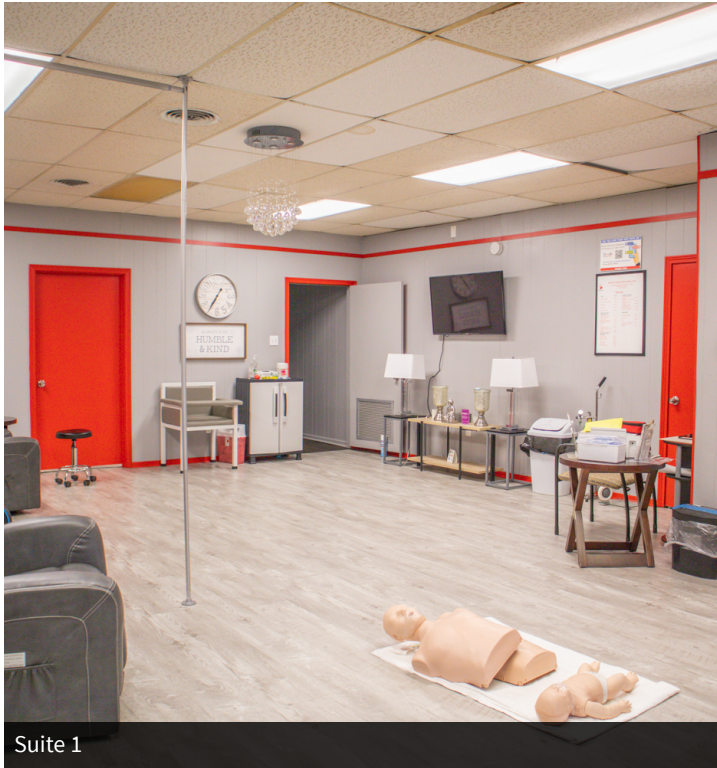
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# INTERIOR PHOTOS



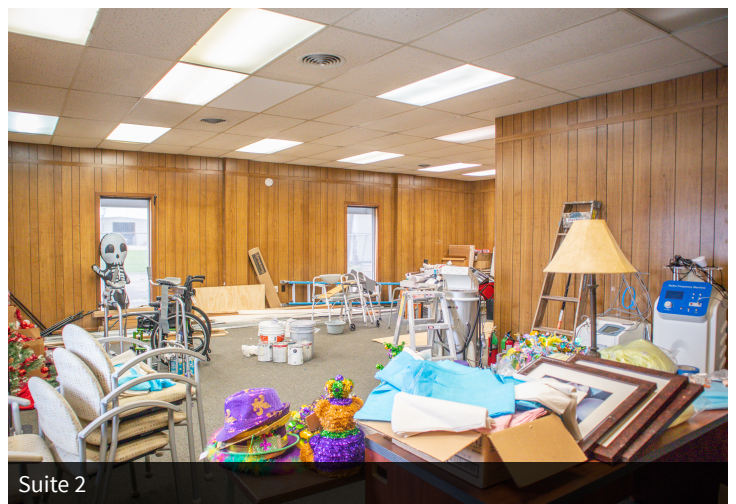
Suite 1



Shared Restroom



Suite 2



Suite 2

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# AERIAL PHOTOS

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# LOCATION MAP



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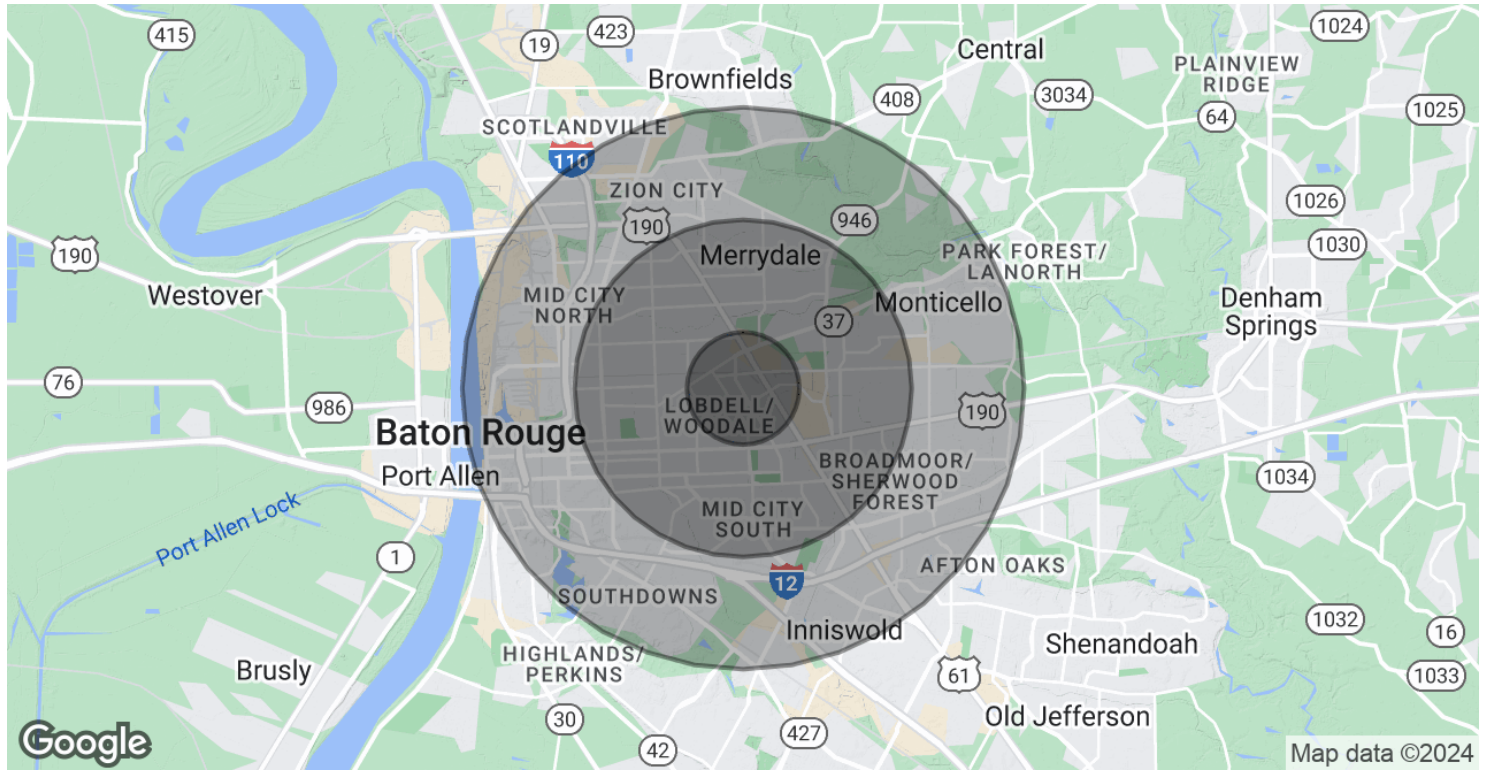
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# DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,308  | 82,247  | 190,521 |
| Average Age          | 35.4   | 36.9    | 35.8    |
| Average Age (Male)   | 37.4   | 35.3    | 34.0    |
| Average Age (Female) | 37.2   | 38.8    | 37.8    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 4,718    | 38,443    | 87,256    |
| # of Persons per HH | 2.0      | 2.1       | 2.2       |
| Average HH Income   | \$28,644 | \$50,890  | \$62,609  |
| Average House Value | \$74,346 | \$168,045 | \$170,481 |

2020 American Community Survey (ACS)

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