



VERSATILE FLEX SPACE WITH OFFICE, SHOWROOM AND WAREHOUSE

1120 LAFAYETTE ST GRETNA, LA 70053



OFFERED: FOR LEASE

LEASE RATE: \$8,500.00/MO (NNN)

±11,167 SF

- Zoned C-1 allowing office, retail, and service uses
- Flexible layout combining office, showroom, and warehouse areas
- Four overhead doors supporting warehouse access and operations
- 16 on-site parking spaces for staff and visitors

CONTACT:

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640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 1120 Lafayette St presents a versatile mixed-use flex space located in Gretna.
- The property is zoned C-1 (Neighborhood Commercial), allowing for a variety of office, retail, and service-oriented uses that serve the surrounding residential community. The building offers excellent visibility and strong curb appeal, making it well-suited for businesses seeking both functionality and exposure.
- The property features a flexible layout combining office, showroom, and warehouse space, making it ideal for a variety of commercial users. The front office suite includes custom glass design and abundant natural light, creating a professional and welcoming environment. The office area includes a large furnished boardroom, front offices suitable for approximately 5–6 staff members, 6 additional private offices in the rear, a breakroom, and three bathrooms. Office furniture can be included with the lease.
- The warehouse space totals approximately ±8,000 square feet and features an L-shaped configuration, with approximately 5,500 square feet in the main warehouse area and ±2,500 square feet in a rear extension. The warehouse offers ±17-foot clear height and provides full-length access throughout the building. Multiple interior platforms allow for expanded storage capacity and potential double-stacking.
- Access to the warehouse is provided by four overhead doors, including two 10' x 10' doors, one 12' x 12' door, and one 14' x 14' door. The building is equipped with 110V and 220V electrical service to accommodate a variety of operational needs.
- The site also provides 16 on-site parking spaces, supporting both office staff and visitors. Overall, the property offers an efficient combination of office and warehouse functionality, making it well suited for office, showroom, distribution, or storage users.

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INTERIOR PHOTOS - OFFICE / SHOWROOM



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INTERIOR PHOTOS - WAREHOUSE



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EXTERIOR PHOTOS



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AERIAL PHOTOS



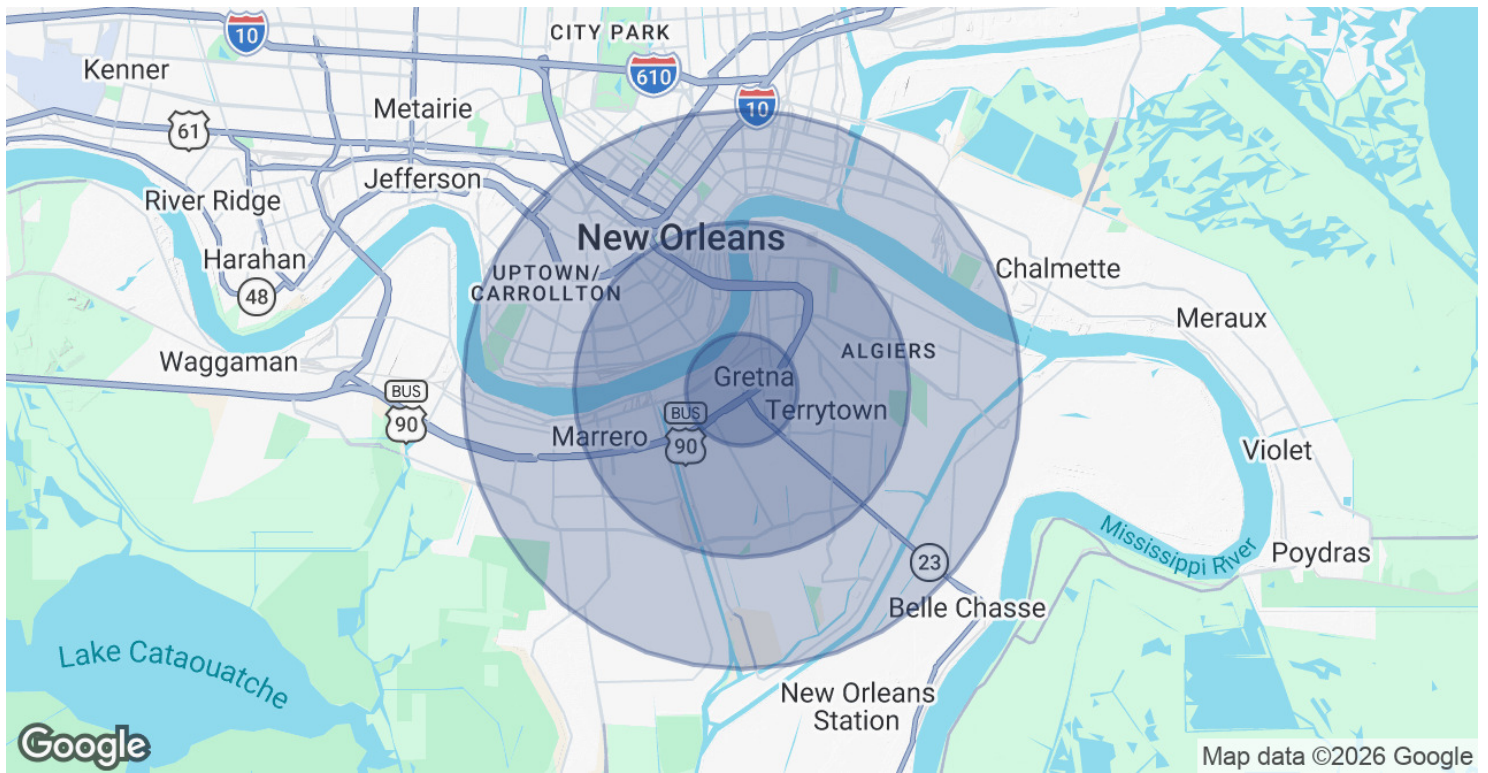
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,406	129,938	341,525
Average Age	34.1	39.0	39.0
Average Age (Male)	34.0	37.8	37.7
Average Age (Female)	35.1	40.8	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,643	55,201	140,025
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$65,858	\$81,306	\$90,713
Average House Value	\$255,134	\$333,872	\$355,983

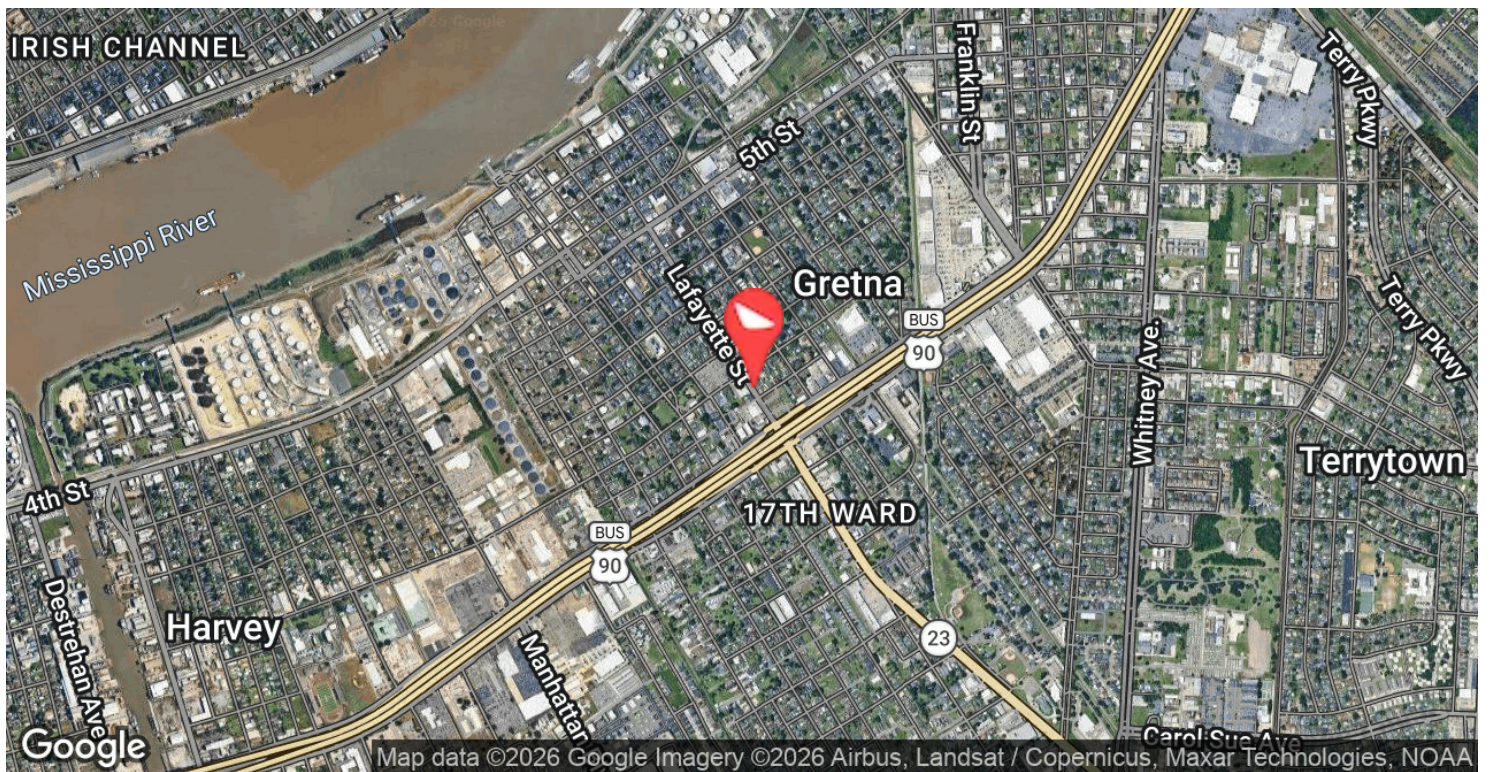
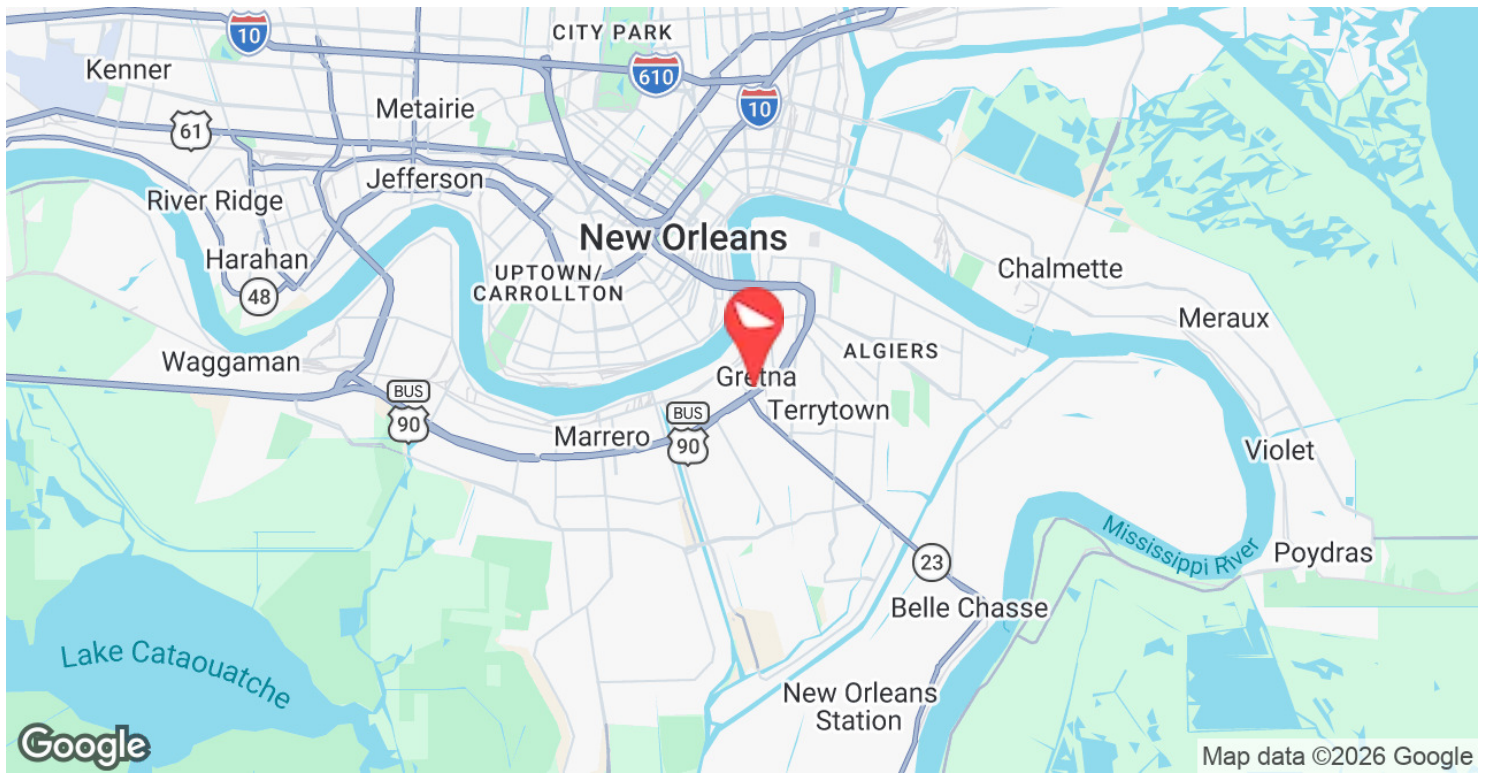
2023 American Community Survey (ACS)

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LOCATION MAP



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