



PROPERTY DESCRIPTION

Now available for lease is a 1,500 square foot inline suite within a well-maintained shopping center. Previously occupied by Edward Jones, this space is perfectly suited for a professional office or light medical user. The layout includes a welcoming reception area, three private offices, and two restrooms.

The suite offers excellent visibility and accessibility, with ample parking and strong co-tenancy in a high-traffic retail corridor

LOCATION DESCRIPTION

Walker Commons is located on Walker South Road in Walker, Louisiana, a suburb of Baton Rouge. The shopping center is located just off Interstate 12 (I-12) and situated between Baton Rouge and Hammond, LA. The center is strategically positioned in Walker's most populated retail corridor. Surrounding retailers include Walmart Supercenter, Auto Zone, CVS, McDonald's, and many more.

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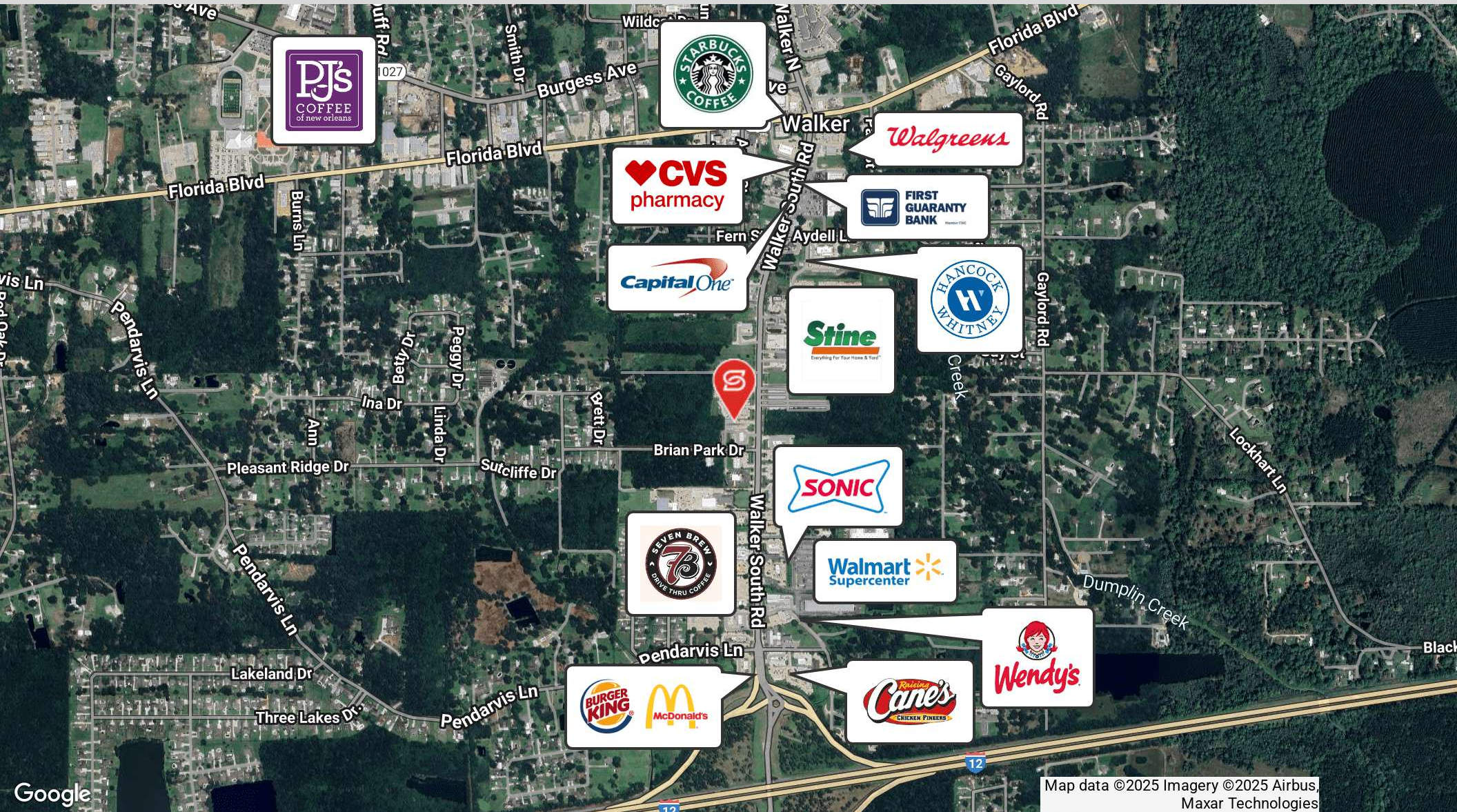
JOHN DEARMOND

Licensed in LA
225.202.4649
jdearmond@stirlingprop.com

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,500 SF
Lot Size:	1.764 Acres
Building Size:	13,800 SF

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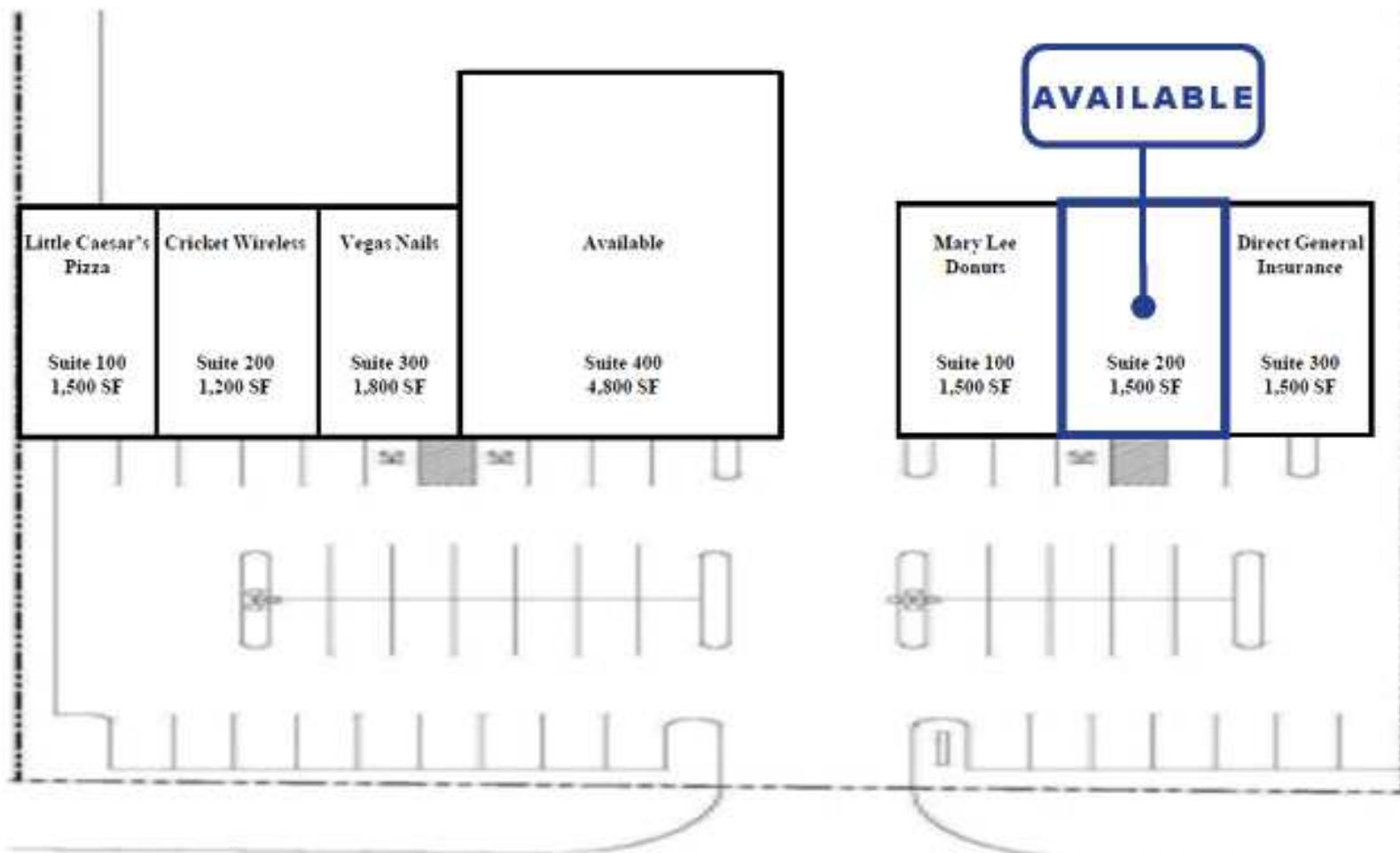
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Walker Commons

Site Plan



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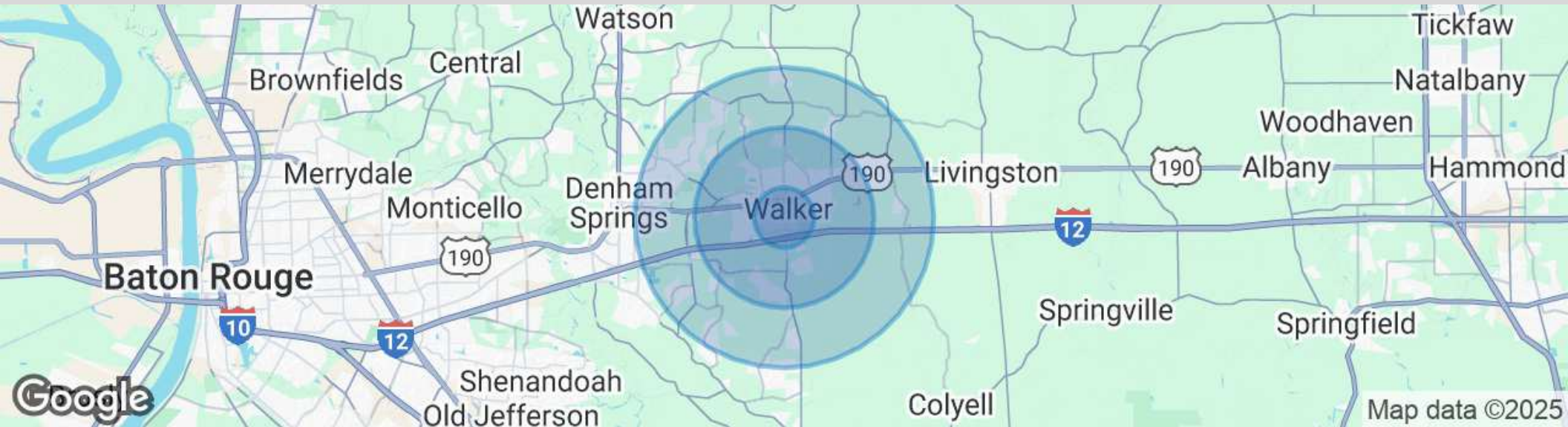
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,906	19,803	55,397
Average Age	40	37	37
Average Age (Male)	38	36	36
Average Age (Female)	41	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,537	7,323	20,468
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$116,943	\$108,326	\$105,026
Average House Value	\$290,983	\$257,818	\$266,544

Demographics data derived from AlphaMap

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