

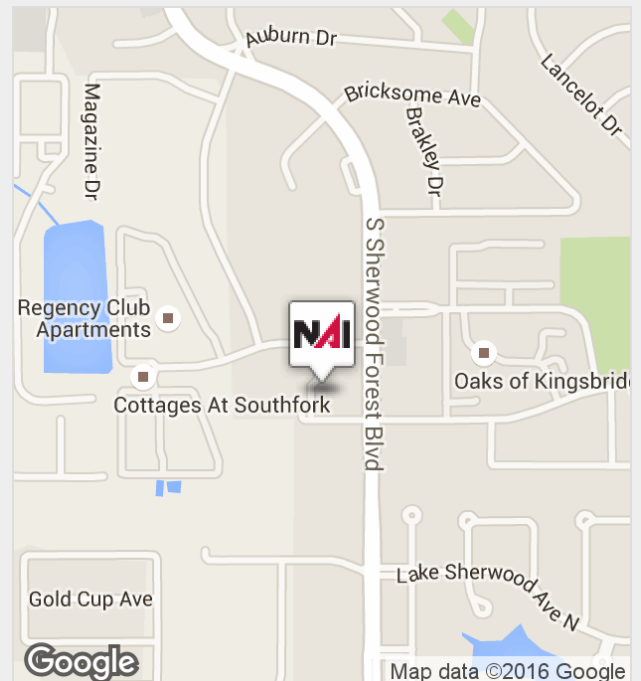


## Newcastle Office Building

11603-11613 Newcastle Ave, Baton Rouge, Louisiana 7081

### Property Features

- \$12 per square foot
- 1,995 SF First Floor Space Available
- Modified Gross Lease
- Located just off Sherwood Forrest Blvd with easy access to I-12 and Airline Hwy
- Class B Office Space



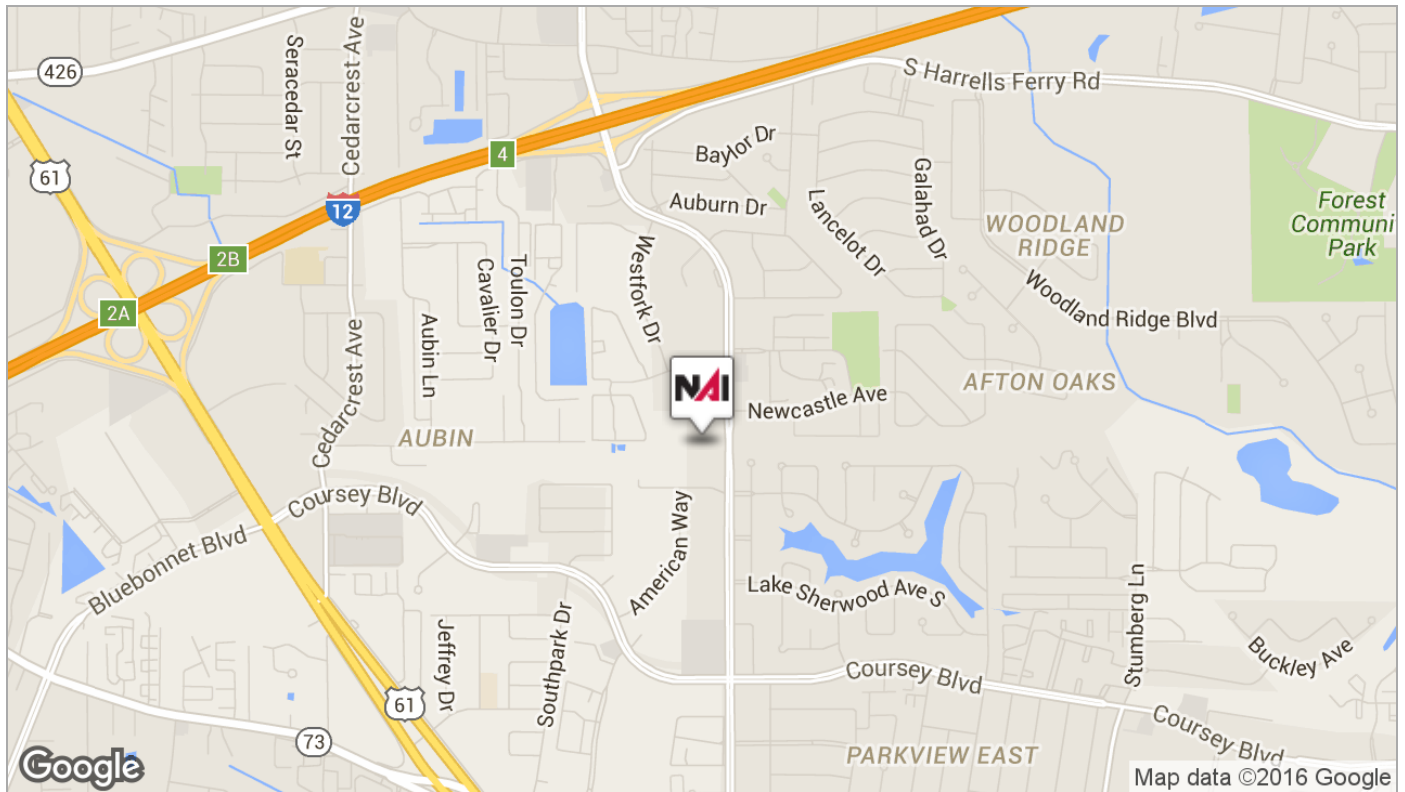
For more information:

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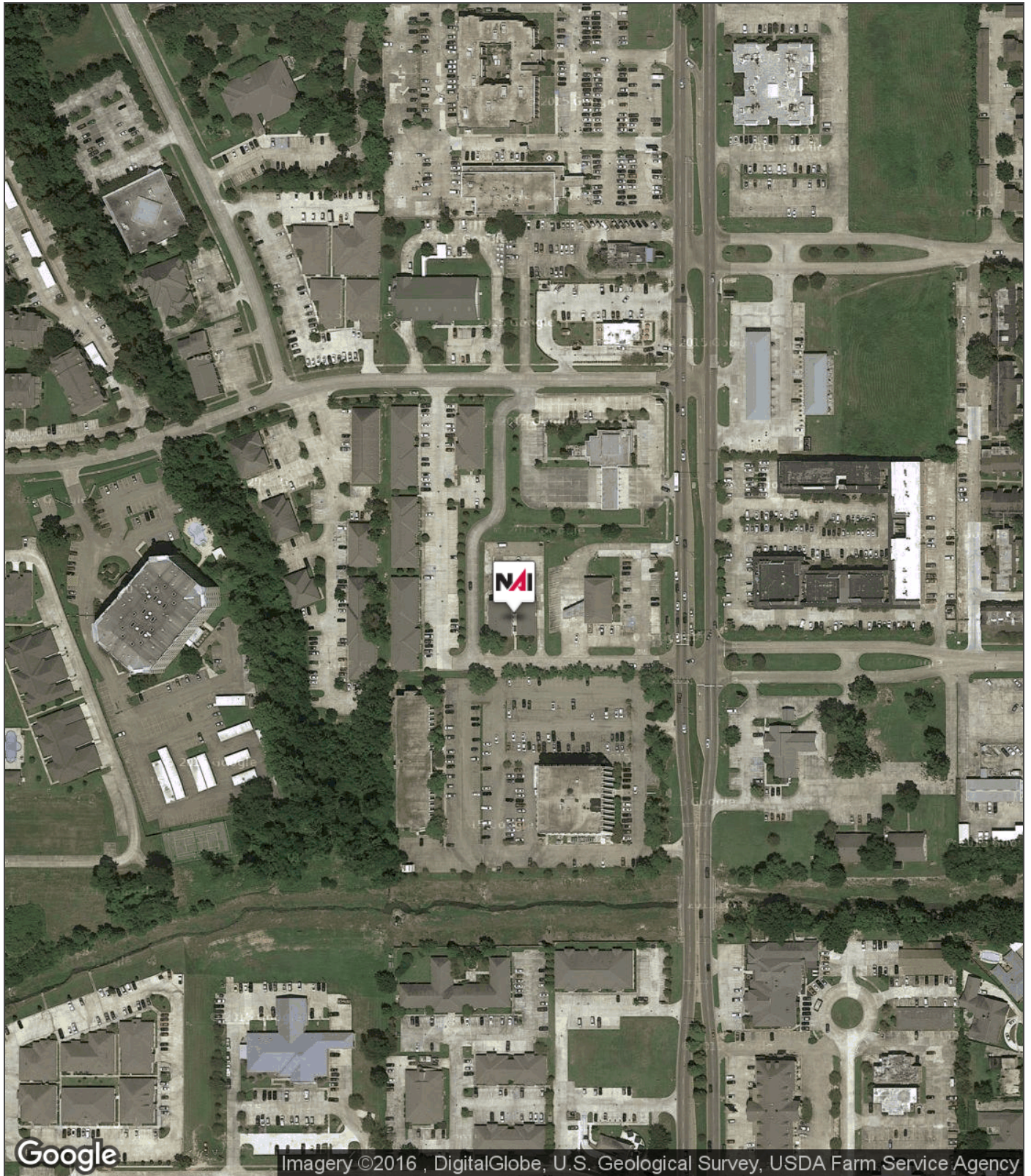
For Lease

# Maps



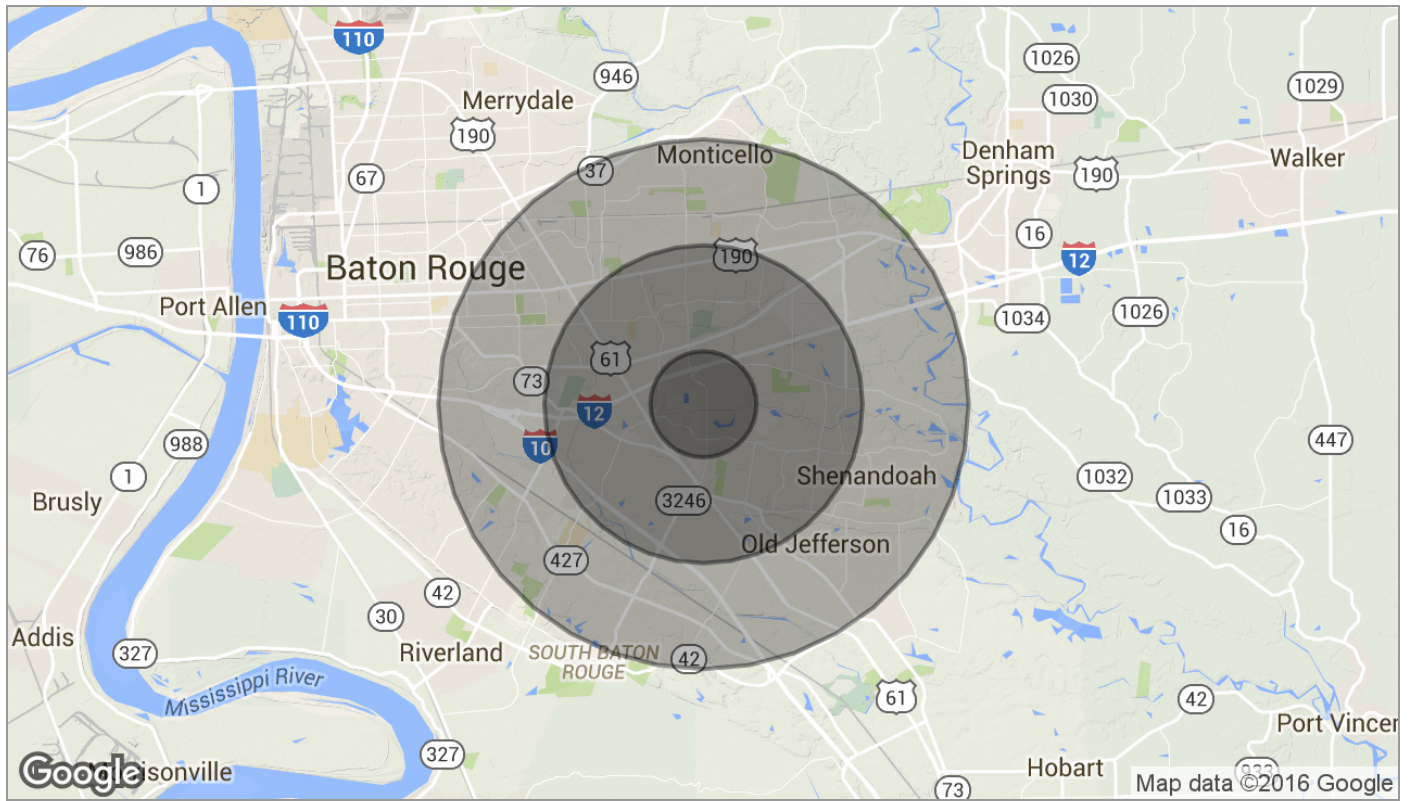


For Lease  
**Aerial**





# Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,547	77,733	176,407
MEDIAN AGE	34.1	36.4	36.1
MEDIAN AGE (MALE)	32.9	34.4	33.9
MEDIAN AGE (FEMALE)	34.9	38.2	38.1
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,398	33,084	72,307
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$61,082	\$69,798	\$74,187
AVERAGE HOUSE VALUE	\$222,419	\$202,763	\$220,519
Race	1 Mile	3 Miles	5 Miles
% WHITE	66.8%	67.3%	61.4%
% BLACK	24.3%	25.1%	31.7%
% ASIAN	5.1%	5.0%	4.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	2.4%	0.9%	1.0%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	9.8%	5.2%	4.8%

\* Demographic data derived from 2010 US Census