



## 7911 Wrenwood

7911 Wrenwood Blvd, Baton Rouge, Louisiana 70809

### Property Highlights

- Great Location
- Recently Completed Renovation (Paint & Carpet)
- Excellent Access to I-10 & I-12
- Six Private Offices
- Conference Room/ Training Room

### Lease Rate

\$15.00 SF/yr (MG)



For more information

**Evan Scroggs, CCIM**

O: 225 297 7415 | C: 225 241 8616  
evanscrogs@latterblum.com

**Dex Shill**

O: 225 297 7874 | C: 225 284 9092  
dexshill@latterblum.com

**CALL OR EMAIL FOR MORE INFORMATION**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
**latterblum.com**

August 25, 2020

## Executive Summary



AVAILABLE SF: 1,500 - 3,000 SF

LEASE RATE: \$15.00 SF/yr (MG)

BUILDING SIZE: 6,000 SF

BUILDING CLASS: B

YEAR BUILT: 1980

RENOVATED: 2020

ZONING: B1

MARKET: Baton Rouge MSA

SUB MARKET: South Baton Rouge

CROSS STREETS: Wrenwood Blvd -  
Jefferson Highway

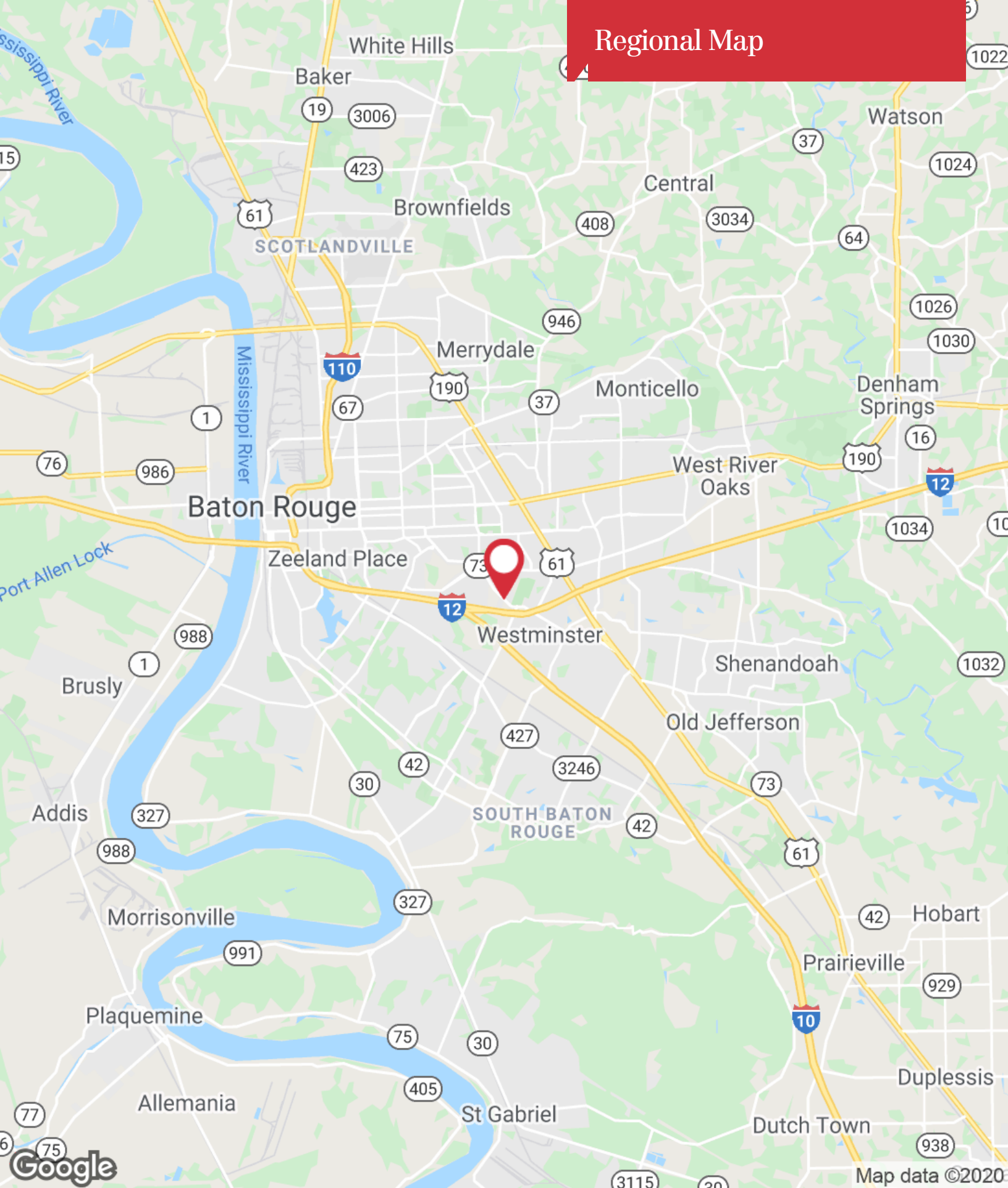


### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	6,270	\$86,319
3 MILES	66,797	\$74,942
5 MILES	210,042	\$70,100

\* Figures shown represent estimates

## Regional Map



Google

Map data ©2020

## Location Maps



## Aerial Map



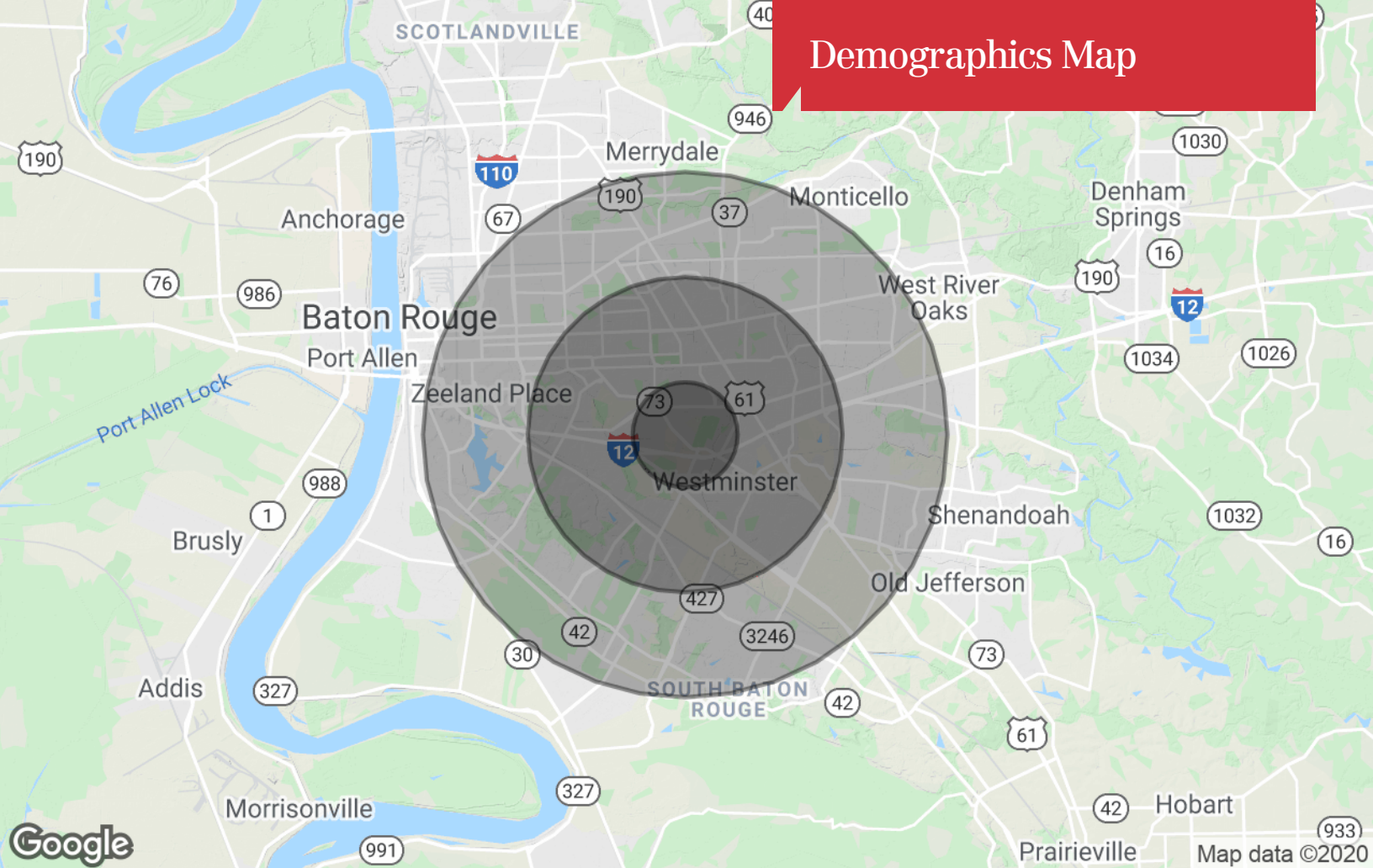
Google

Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**NAI**Latter&Blum

1700 City Farm Drive  
Baton Rouge, LA 70806  
225 295 0800 tel  
[latterblum.com](http://latterblum.com)

# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,270	66,797	210,042
MEDIAN AGE	41.5	37.3	35.1
MEDIAN AGE (MALE)	35.2	33.8	32.8
MEDIAN AGE (FEMALE)	44.8	40.2	37.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,107	29,824	86,203
# OF PERSONS PER HH	2.0	2.2	2.4
AVERAGE HH INCOME	\$86,319	\$74,942	\$70,100
AVERAGE HOUSE VALUE	\$428,002	\$286,337	\$248,047

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	78.1%	66.9%	55.5%
% BLACK	19.1%	29.6%	40.1%
% ASIAN	1.7%	2.6%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.1%	0.1%
% OTHER	0.8%	0.8%	0.9%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.3%	4.0%	4.0%

\* Demographic data derived from 2010 US Census