

For Sale  
**Retail**  
6,588 SF



# Kayla's Kitchen / For His Temple

311-315 Wood Street  
West Monroe, Louisiana 71291

## Property Highlights

- Within walking distance of many shops, multifamily housing, and offices
- Current tenants have a large following of regular customers
- Renovated with new wiring, roof, interior and exterior finishes, and kitchen

## Property Description

This building consist of two restaurants and is located in historic downtown West Monroe's Antique Alley. This property is walking distance from many offices, shops, housing, as well as easy driving distance from the extended area with ample parking available.

## OFFERING SUMMARY

<b>Sale Price</b>	\$380,000
<b>Lot Size</b>	0.35 Acres
<b>Building Size</b>	6,588 SF

## DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>3 Miles</b>	41,175	\$44,809
<b>5 Miles</b>	85,098	\$51,060
<b>7 Miles</b>	112,124	\$51,765

For more information

**John "Louis" Luffey III**

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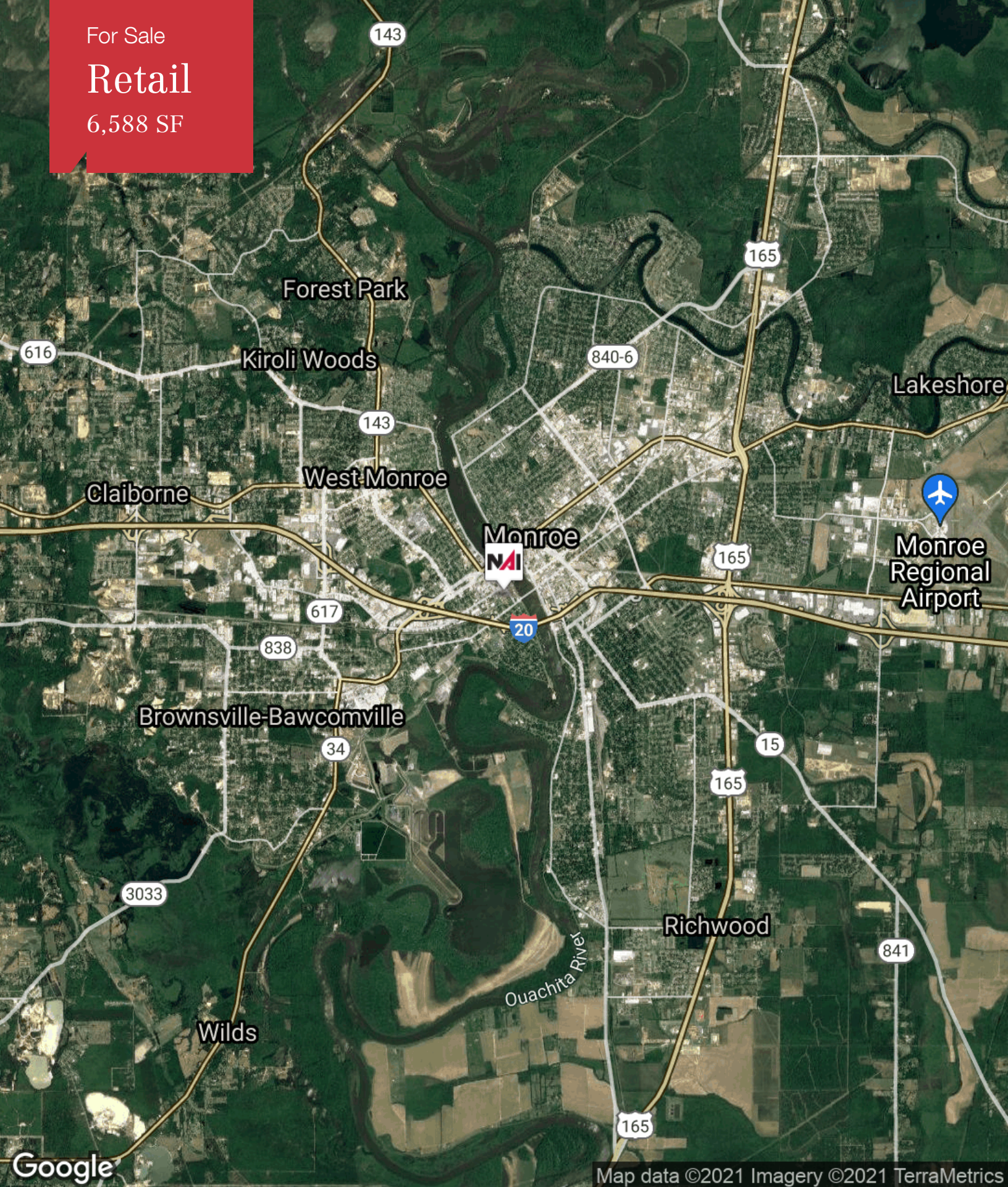
6,588 SF



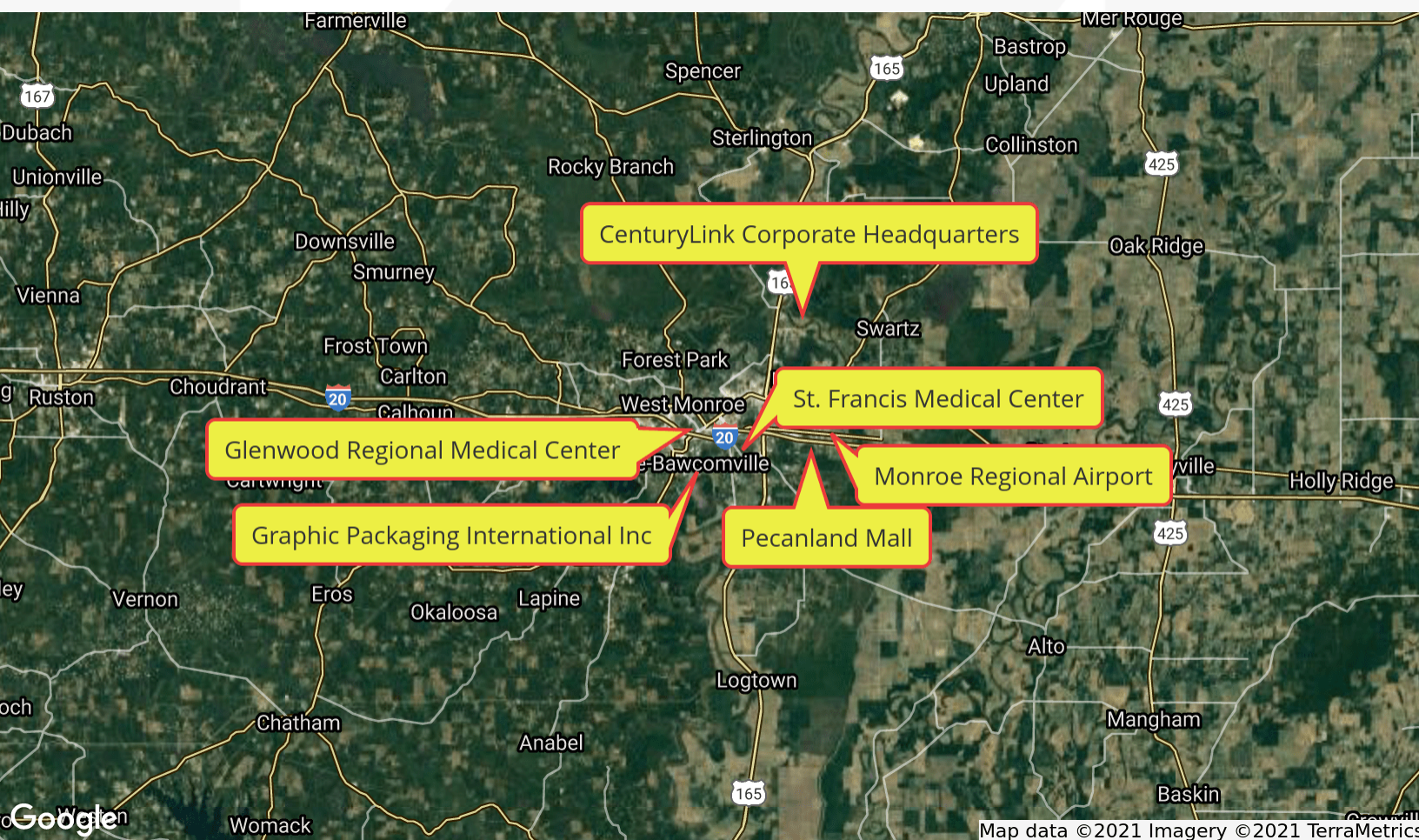
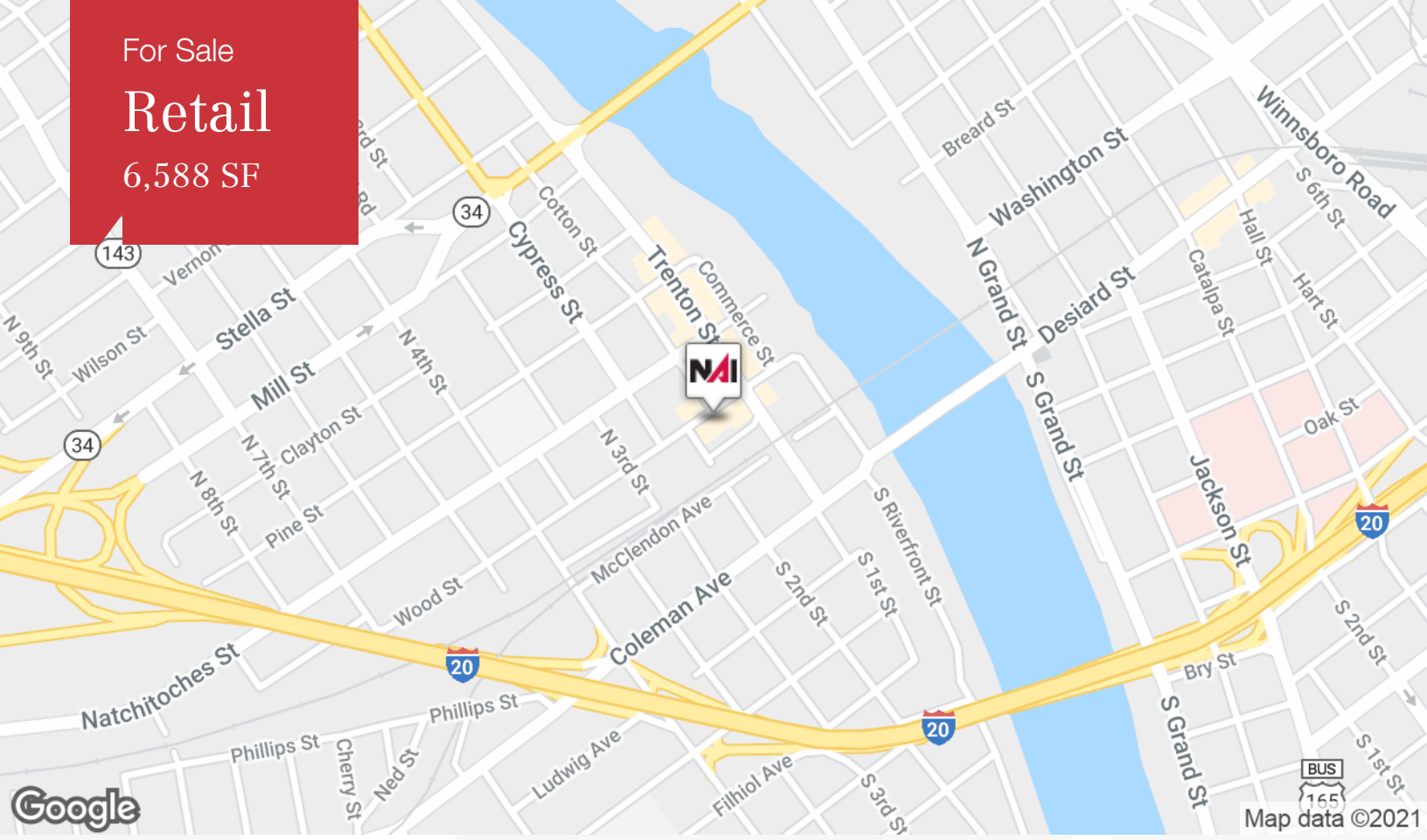
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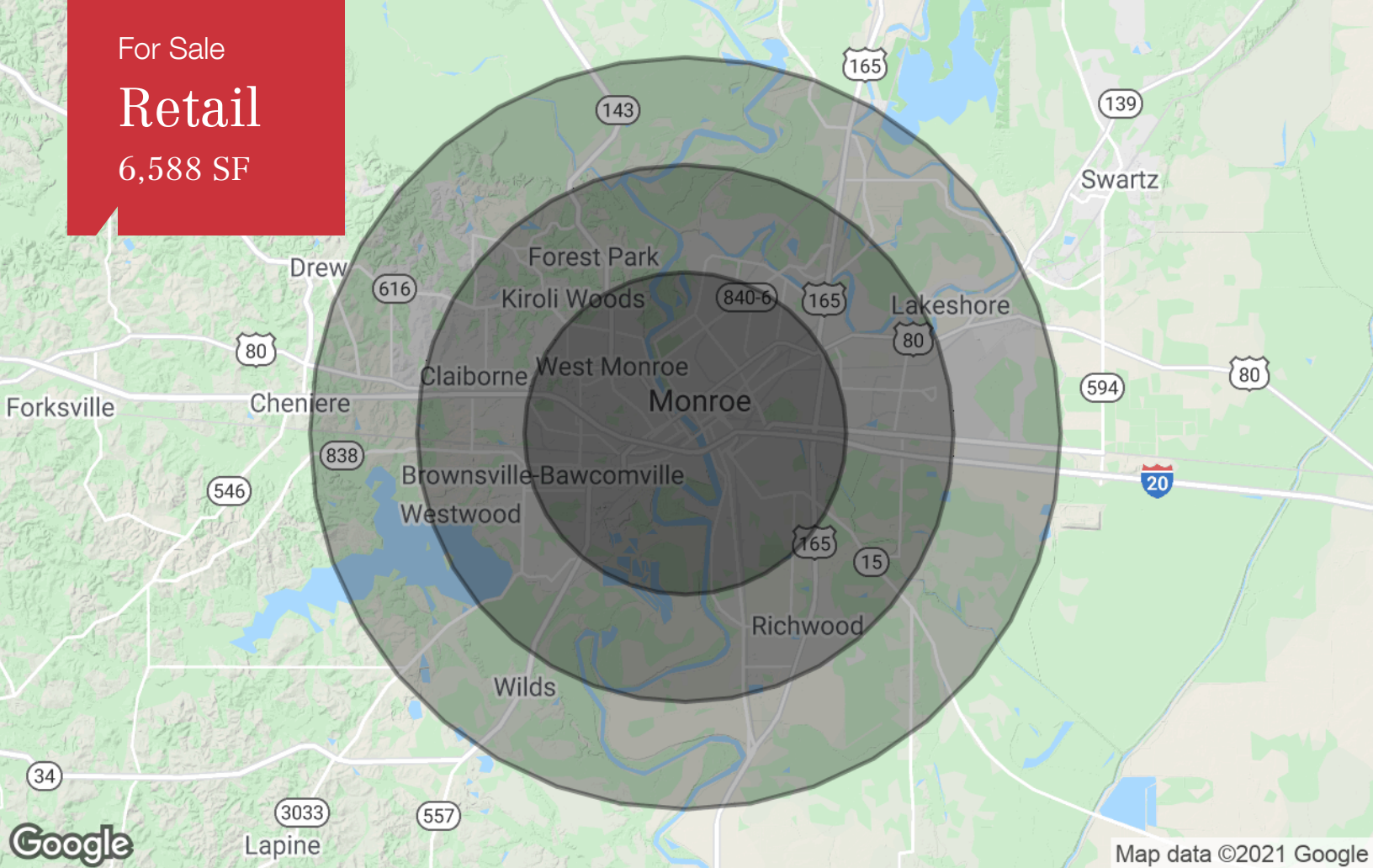
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	3 Miles	5 Miles	7 Miles
<b>Population</b>			
TOTAL POPULATION	41,175	85,098	112,124
MEDIAN AGE	34.7	34.4	33.7
MEDIAN AGE (MALE)	31.6	31.6	31.3
MEDIAN AGE (FEMALE)	36.8	36.6	35.8
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	16,300	32,515	42,491
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$44,809	\$51,060	\$51,765
AVERAGE HOUSE VALUE	\$96,477	\$160,352	\$154,923
<b>Race</b>			
% WHITE	41.1%	47.5%	51.1%
% BLACK	57.5%	51.1%	47.4%
% ASIAN	0.2%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.1%	1.0%	0.9%
<b>Ethnicity</b>			
% HISPANIC	1.6%	1.5%	1.5%

\* Demographic data derived from 2010 US Census

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## John "Louis" Luffey III

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