

Former Bank Branch

FOR SALE W/ ATM LEASEBACK OPPORTUNITY

11311 Florida Boulevard, Baton Rouge, LA 70815

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



Former Bank Branch w/ ATM Leaseback Opportunity

11311 Florida Boulevard, Baton Rouge, LA 70815

PROPERTY HIGHLIGHTS



Property Highlights

- 3,944 sq. ft. building
- 1.31 acres of land
- 219.20' of frontage on Florida Blvd
- 295.60' of frontage on N. Sherwood Forest Dr.
- Located on Florida Blvd, 1.80 miles east of the new Amazon Center (Former Cortana Mall)
- Drive thru with 4 teller lanes located on the east side of the building
- Zoned C2, Heavy Commercial
- Price: \$900,000
- ATM Leaseback: See Page 3 for Terms

Cade Bogan

225.333.9807

cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | May 11, 2021



Former Bank Branch w/ ATM Leaseback Opportunity

11311 Florida Boulevard, Baton Rouge, LA 70815

ATM LEASEBACK OPPORTUNITY



ATM Leaseback Terms:

- Rent: \$300/month gross
- Electric: To be separately metered
- Term: 3-year initial term with three, 3-year renewal options
- Option Rent: To be escalated 5% from previous term
- Termination: JPMC can terminate at any time with 30 days' notice
- Premises: ATM pad and shared access to all common drives
- Signage: Chase ATM monument / directional sign locations as shown in red on aerial

Cade Bogan

225.333.9807

cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | May 11, 2021



Former Bank Branch w/ ATM Leaseback Opportunity

11311 Florida Boulevard, Baton Rouge, LA 70815

AERIALS



Cade Bogan
225.333.9807
cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | May 11, 2021



Former Bank Branch w/ ATM Leaseback Opportunity

11311 Florida Boulevard, Baton Rouge, LA 70815

LOCATION MAP



Cade Bogan

225.333.9807

cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | May 11, 2021



Former Bank Branch w/ ATM Leaseback Opportunity

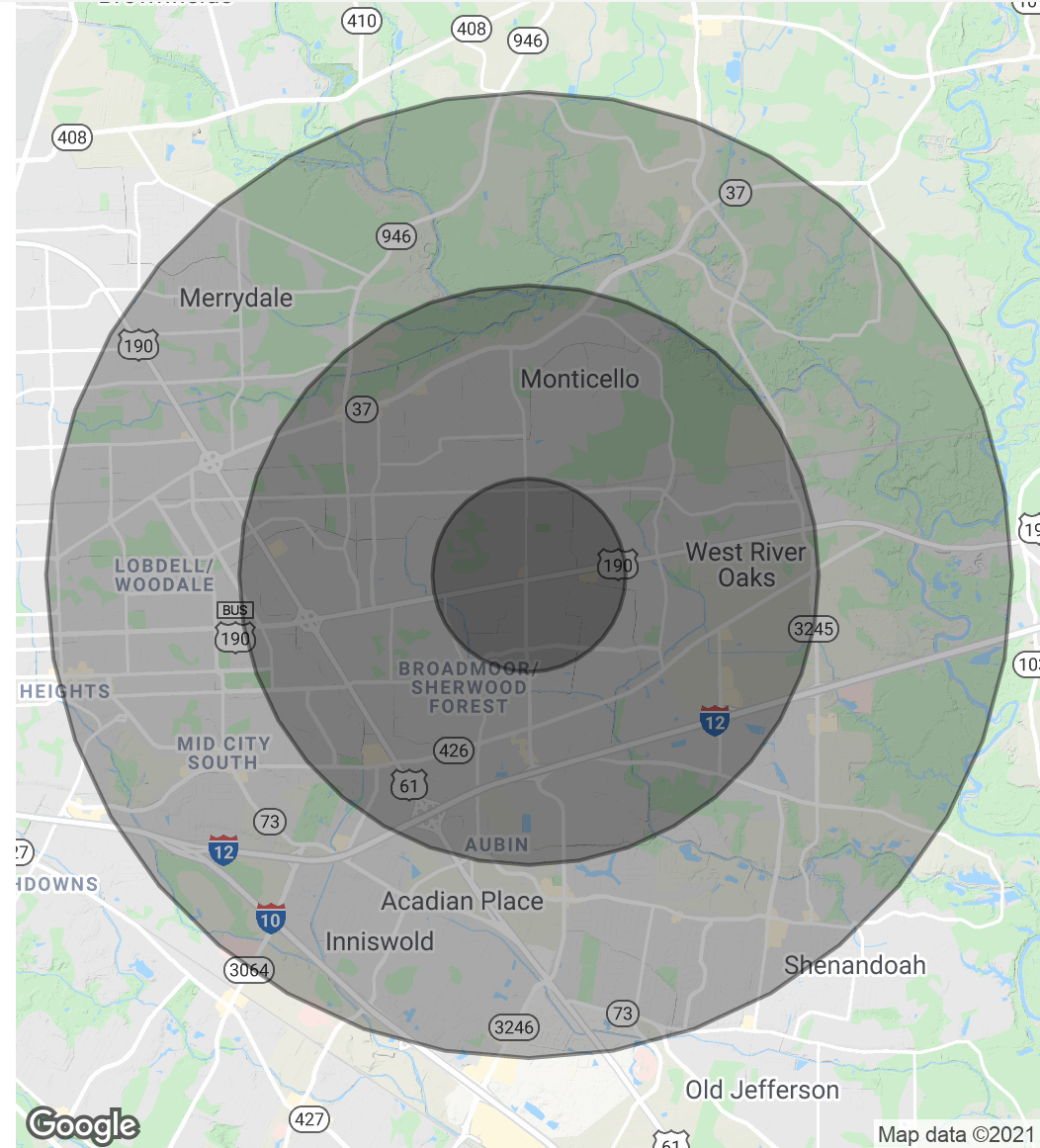
11311 Florida Boulevard, Baton Rouge, LA 70815

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	12,227	73,245	162,820
Average Age	31.8	34.7	35.0
Average Age (Male)	29.5	32.7	33.0
Average Age (Female)	34.2	36.6	36.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,521	29,128	65,614
# Of Persons Per HH	2.7	2.5	2.5
Average HH Income	\$48,063	\$59,626	\$63,827
Average House Value	\$123,601	\$156,288	\$190,099

* Demographic data derived from 2010 US Census



Cade Bogan
 225.333.9807
 cbogan@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | May 11, 2021

