

Former Bank Branch

FOR SALE W/ ATM LEASEBACK OPPORTUNITY

3012 Government Street, Baton Rouge, LA 70806

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



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PROPERTY HIGHLIGHTS



Property Highlights

- 3,960 sq. ft. building
- 0.964 acres of land
- 140' of frontage on Government Street
- 300' of frontage on Kenmore Avenue
- Located on Government Street in Mid-City and adjacent to Catholic High School with a student population of 1,100+.
- Zoned C1, Light Commercial
- Price: \$1,260,000
- ATM Leaseback: See Page 3 for Terms

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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: Pylon and monument sign locations to be retained and modified

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AERIALS



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LOCATION MAP



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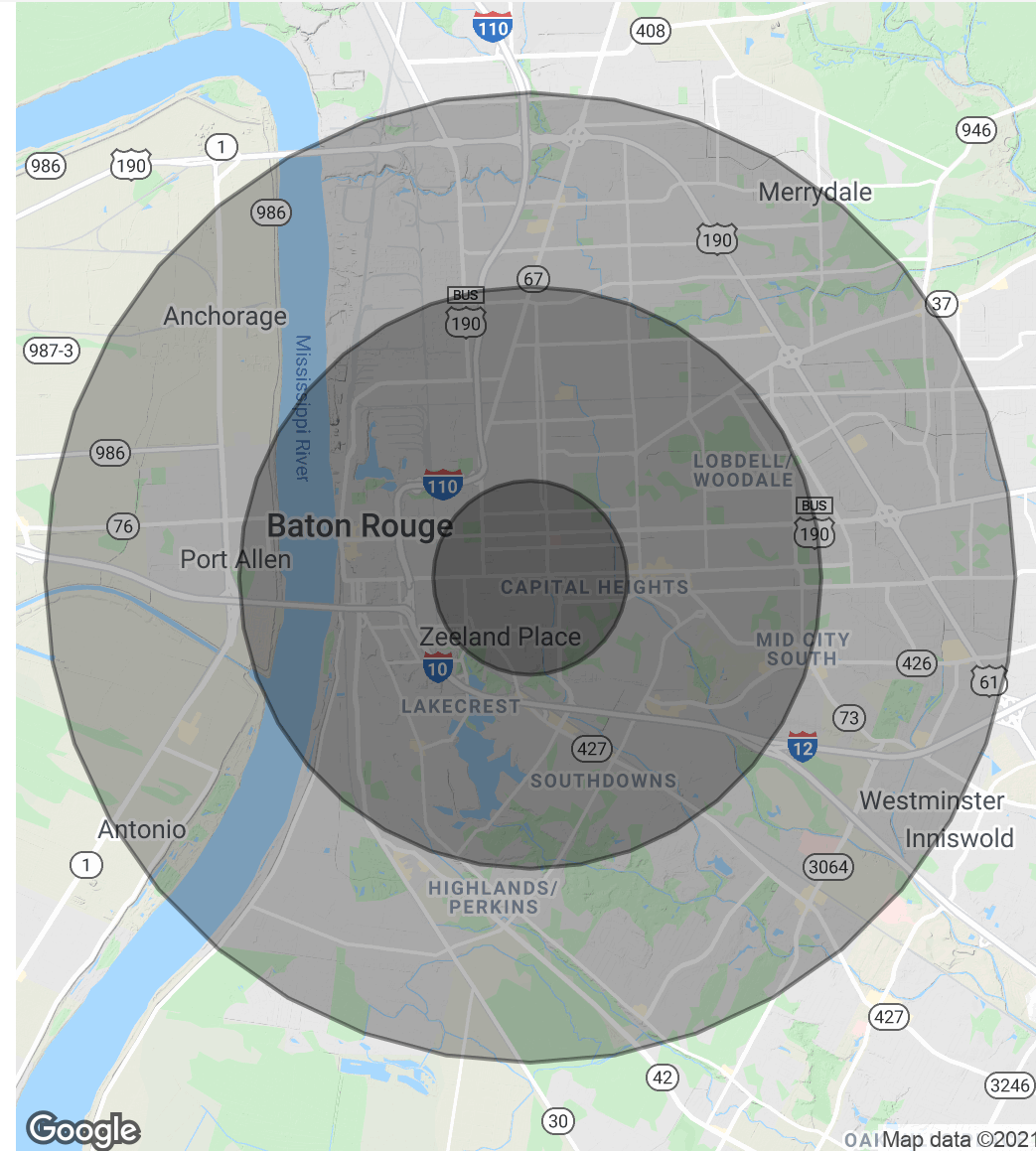
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	12,614	89,707	175,859
Average Age	35.8	31.6	32.0
Average Age (Male)	35.2	29.8	29.8
Average Age (Female)	35.9	33.5	34.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,517	34,679	68,574
# Of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$70,065	\$54,408	\$56,810
Average House Value	\$222,119	\$238,740	\$250,499

* Demographic data derived from 2010 US Census



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