

# Former Bank Branch

FOR SALE W/ ATM LEASEBACK OPPORTUNITY

1312 O'Neal Lane, Baton Rouge, LA 70816

Cade Bogan | 225.333.9807 | [cbogan@beaubox.com](mailto:cbogan@beaubox.com)



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## 1312 O'Neal Lane, Baton Rouge, LA 70816

### PROPERTY HIGHLIGHTS



### Property Highlights

- 1,568 sq. ft. building
- 0.964 acres of land
- 175' of frontage on O'Neal Ln
- 258.83' of frontage on Riverdale Ave. E.
- Located on O'Neal Ln in Baton Rouge, LA, 0.5 miles north of Interstate 12
- Drive thru with 3 teller lanes located on the south side of the property
- Zoned Rural
- Price: \$375,000
- 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 at northern drive to be retained and modified

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AERIALS



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LOCATION MAP



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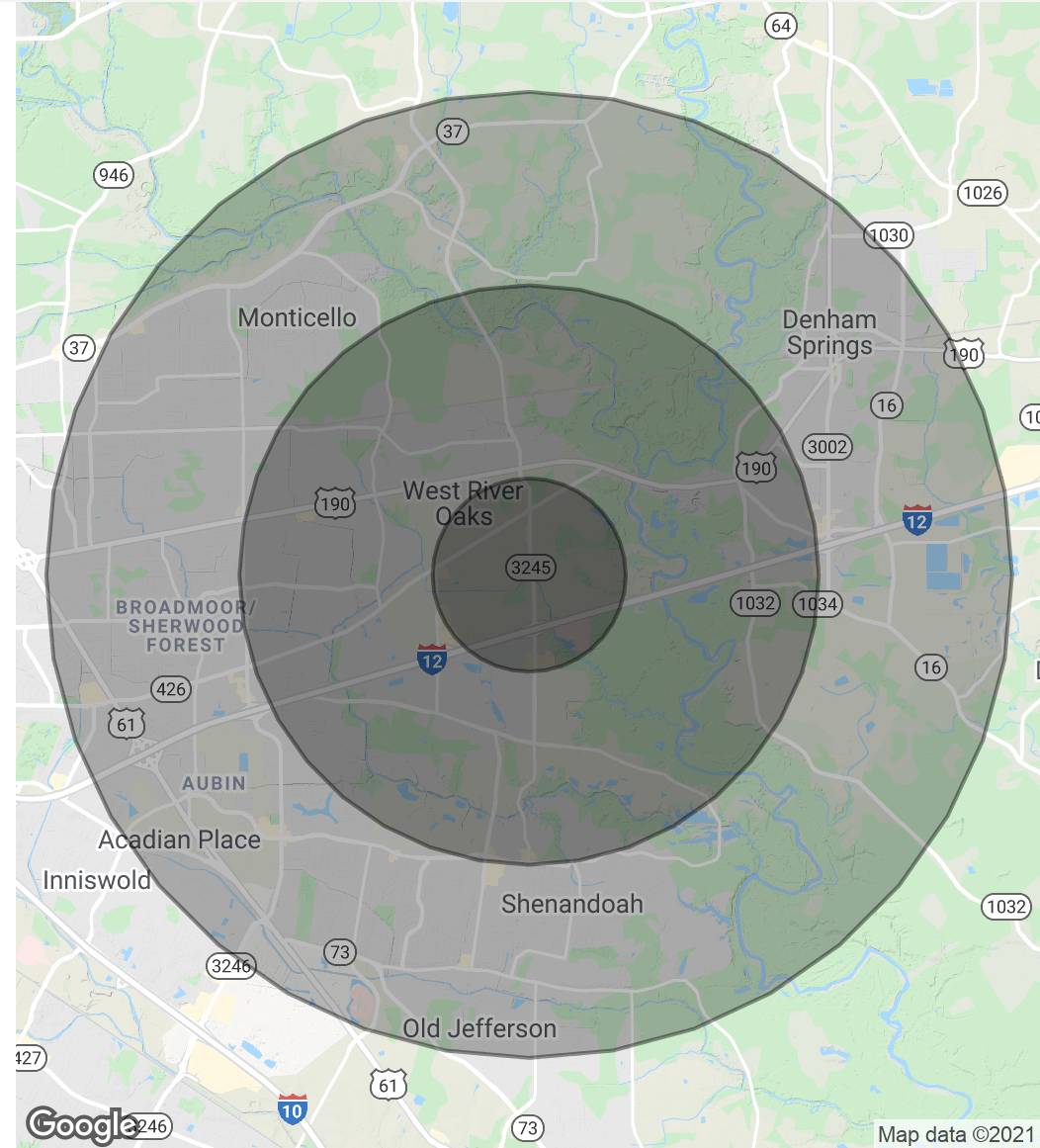
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### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	6,040	50,761	138,035
Average Age	32.5	32.9	35.3
Average Age (Male)	29.5	31.9	34.1
Average Age (Female)	35.5	34.3	36.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,315	19,443	53,698
# Of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$67,942	\$65,979	\$68,358
Average House Value	\$167,011	\$172,624	\$184,756

\* Demographic data derived from 2010 US Census



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