



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

EAGLE PLAZA - FOR SALE

WALMART SHADOW CENTER

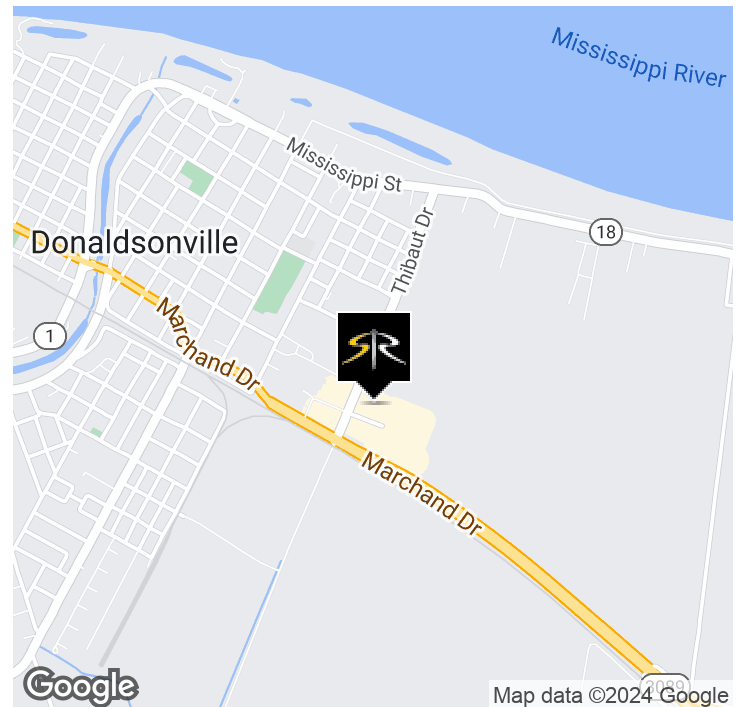
37200 HWY. 3089 , DONALDSONVILLE, LA 70346

30,240 SF



OFFERING SUMMARY

SALE PRICE: (Updates)	\$3,200,000	\$3,400,000
BUILDING SIZE:	30,240 SF	
LOT SIZE:	2.958 Acres	
#UNITS:	9	
OCCUPANCY:	100%	
PRICE / SF:	\$105.82	\$112.43
CAP RATE:	8%	7.36%
NOI:	\$252,550	\$250,400
TOTAL PARKING SPACES:	162	
ZONING:	C-2	
YEAR BUILT:	2001	



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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30,240 SF



PROPERTY OVERVIEW

- 100% occupied Walmart shadow center in Donaldsonville, LA. Majority of square footage is leased by national brand tenants with corporate backed leases including Enterprise Car Rental, H&R Block, Hibbett Sports, T-Mobile, Dollar Tree, It's Fashion and AT&T, among others. Currently operating with an NOI of \$252,550. Sales price represents an 8% CAP rate. Many leases are NNN with tenants responsible for their prorated shared of taxes, insurance, and common area maintenance. Property does have cross access with Walmart.

PROPERTY HIGHLIGHTS

- Eagle Plaza Shopping Center
- Walmart Shadow Center
- Located in Donaldsonville, LA
- 30,240 SF Building
- 2.958 Acres (128,850 SF)
- 9 Units (100% Occupied)
- NOI: \$252,550
- Cap Rate: 8%
- 162 Parking Spaces (6 Handicap)
- High Visibility
- Zoned C2
- Potential 1031 Exchange

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Google

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EAGLE PLAZA - SURVEY WALMART SHADOW CENTER

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30,240 SF



HIGHWAY 3089

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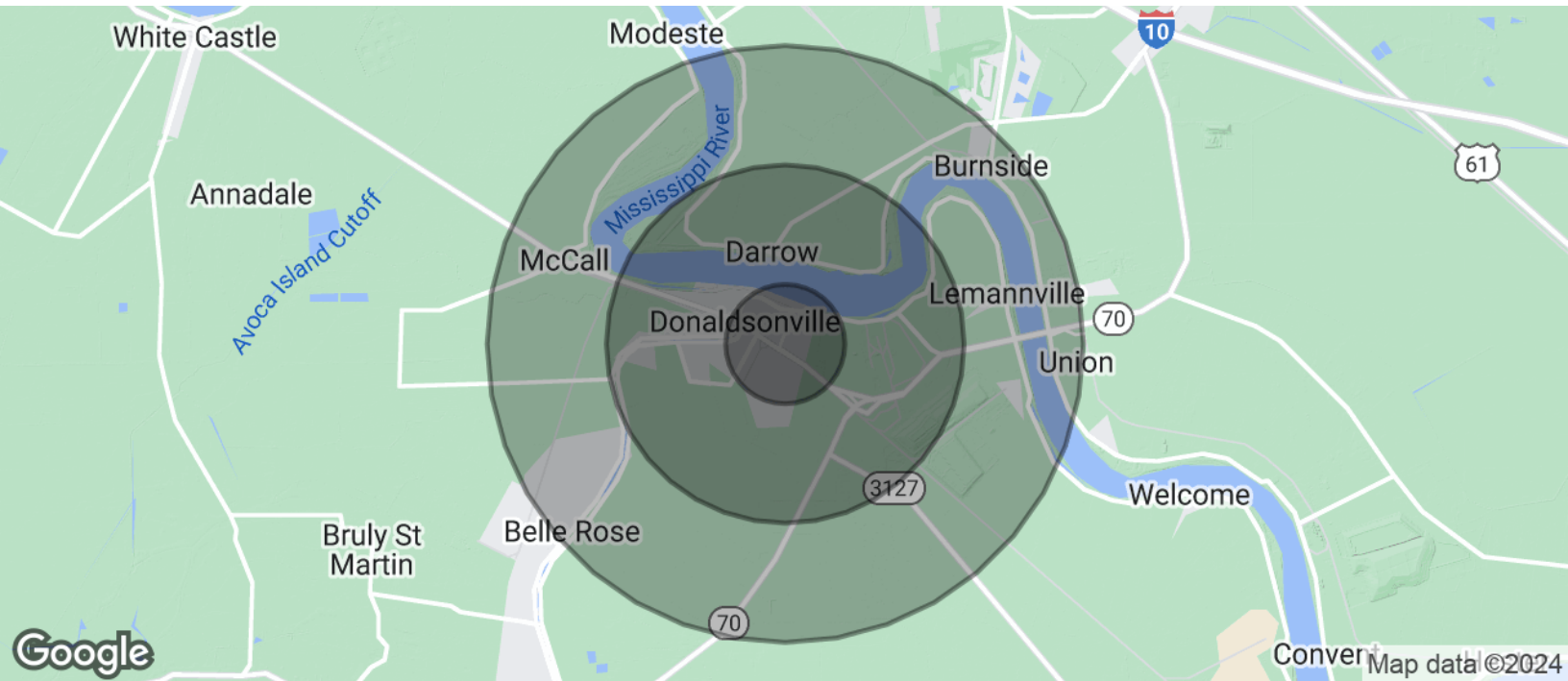
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DEMOGRAPHICS

WALMART SHADOW CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,244	8,769	13,414
Average Age	41	40	40
Average Age (Male)	38	38	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,322	3,417	5,154
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$49,452	\$56,992	\$69,207
Average House Value	\$175,531	\$196,206	\$217,643

Demographics data derived from AlphaMap

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