



INVESTMENT PROPERTY FOR SALE

2631 Bernwood Dr

Baton Rouge, LA 70816

Presented By:

Jake Loach, CCIM

Commercial Sales & Leasing
O: 225.295.0800 | C: 256.724.2764
jakeloach@latterblum.com

Will Champney

Commercial Sales & Leasing
O: 225.295.0800 | C: 225.229.3730
wchampney@latterblum.com

Michael Cashio, CCIM, SIOR

Commercial Sales & Leasing
O: 225.295.0800 | C: 225.247.9812
mcashio@latterblum.com



PROPERTY HIGHLIGHTS

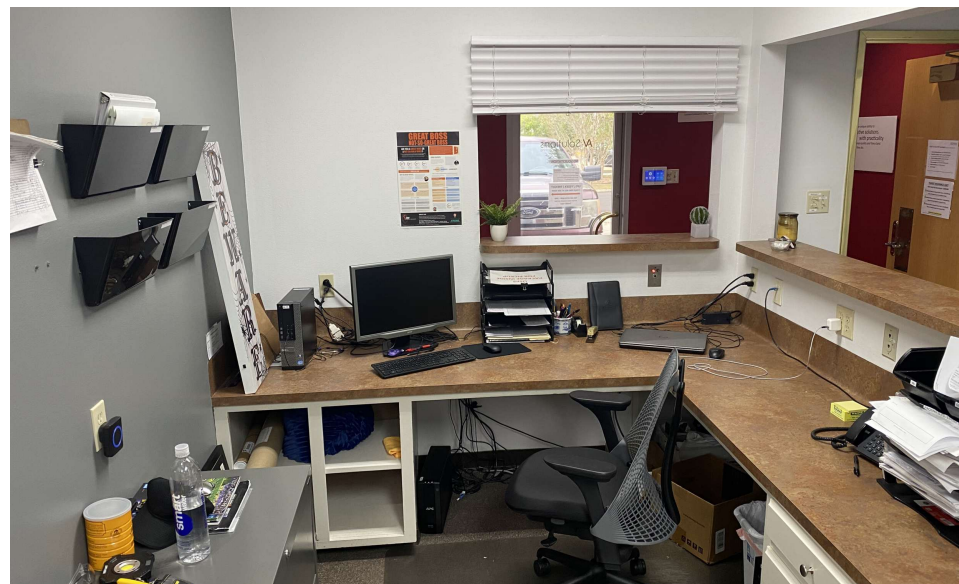
- Sale / Leaseback investment opportunity for Sale.
- Lease expires July 2028 with Renewal Options in place.
- Cap rate: 8.6%
- Property is located off South Harrell's Ferry Road, near Jones Creek Road.
- Property is zoned C1 & B1.
- Property is not in a flood zone.
- Property does not appear to contain wetlands.

OFFERING SUMMARY

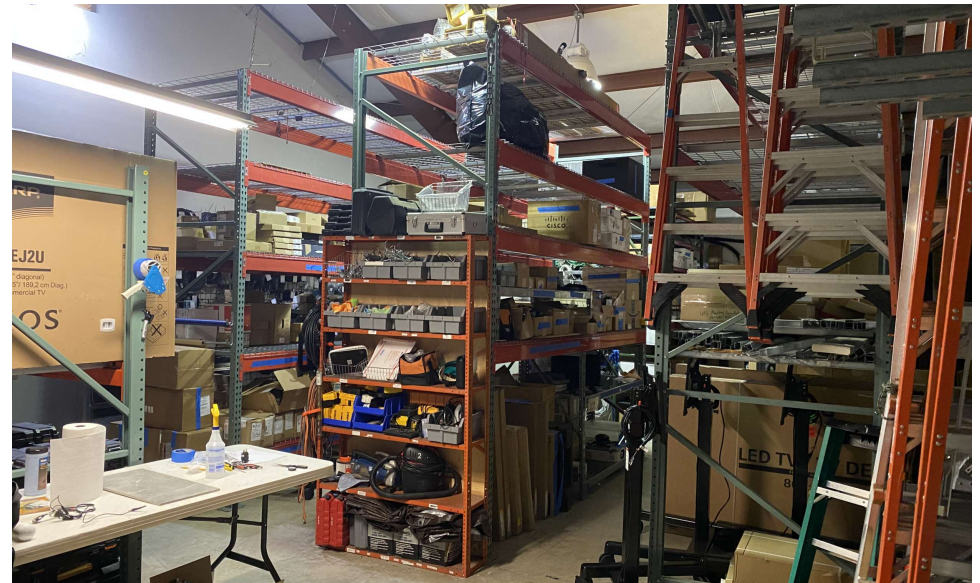
Sale Price:	\$500,000
Building Size:	3,250 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	258	1,003	3,427
Total Population	484	1,852	6,672
Average HH Income	\$73,214	\$72,336	\$70,618

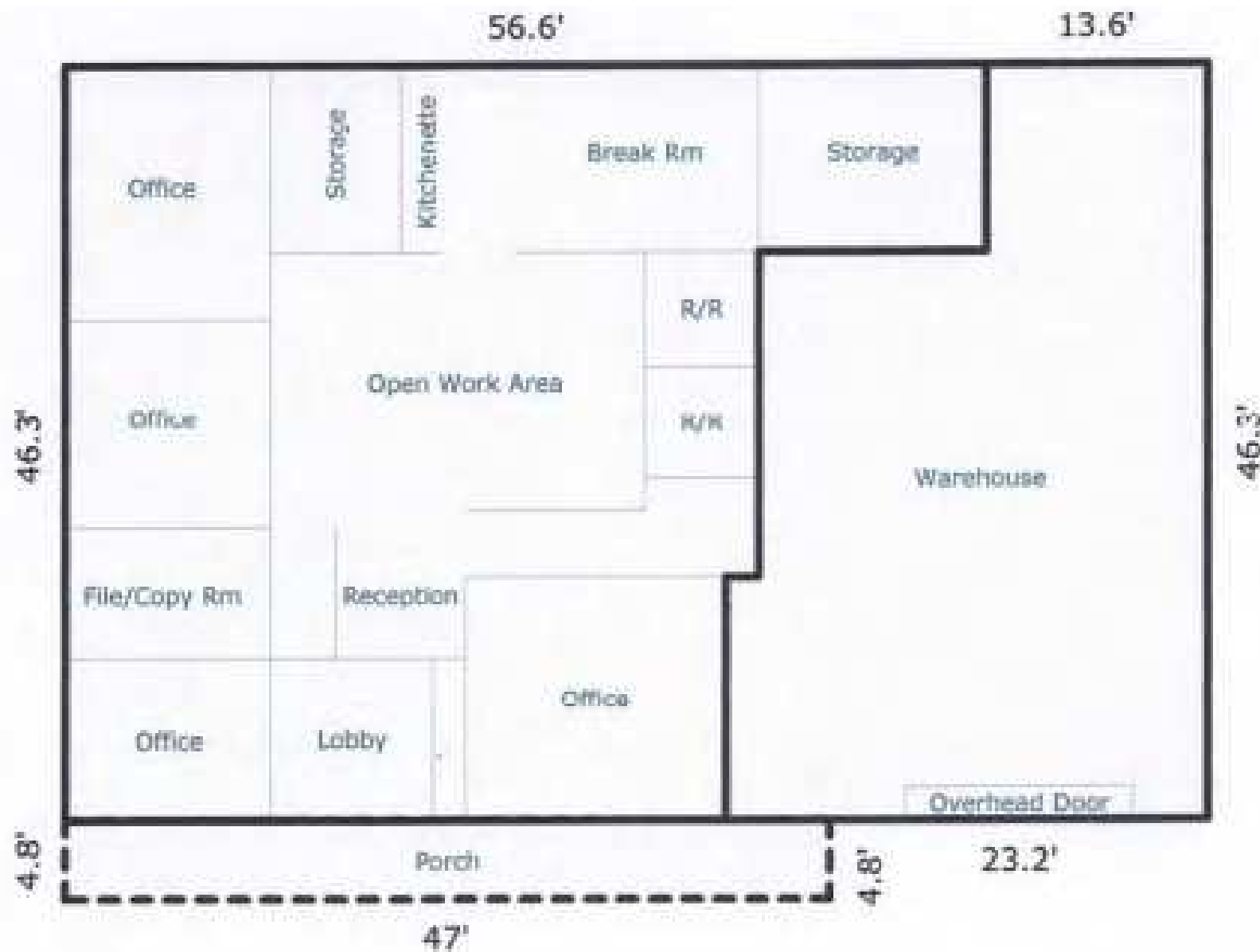
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



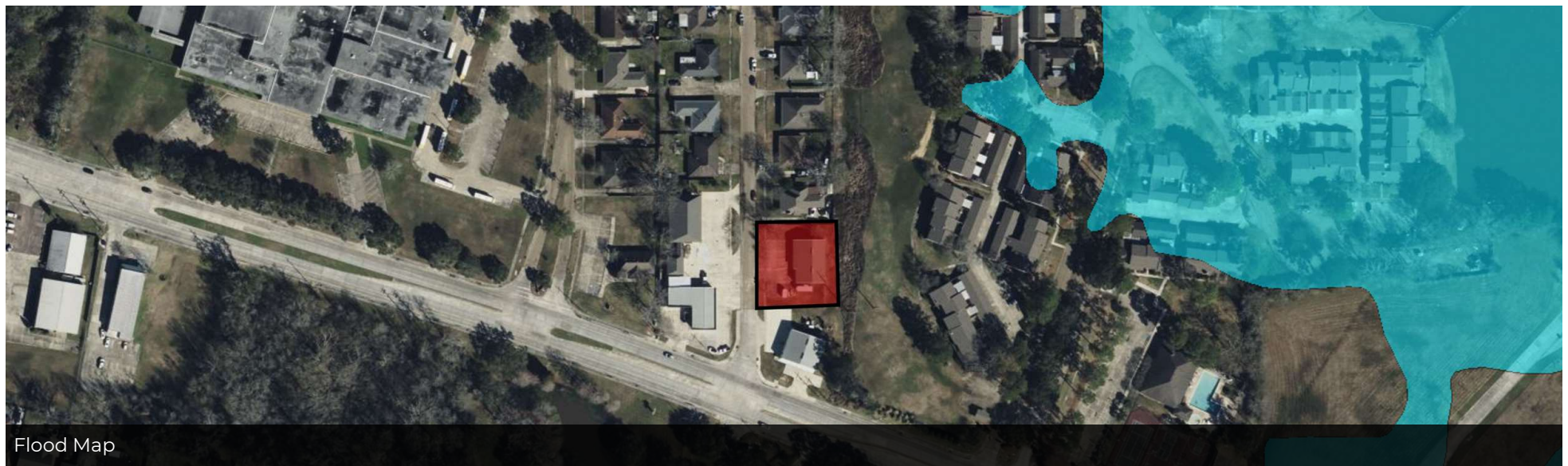
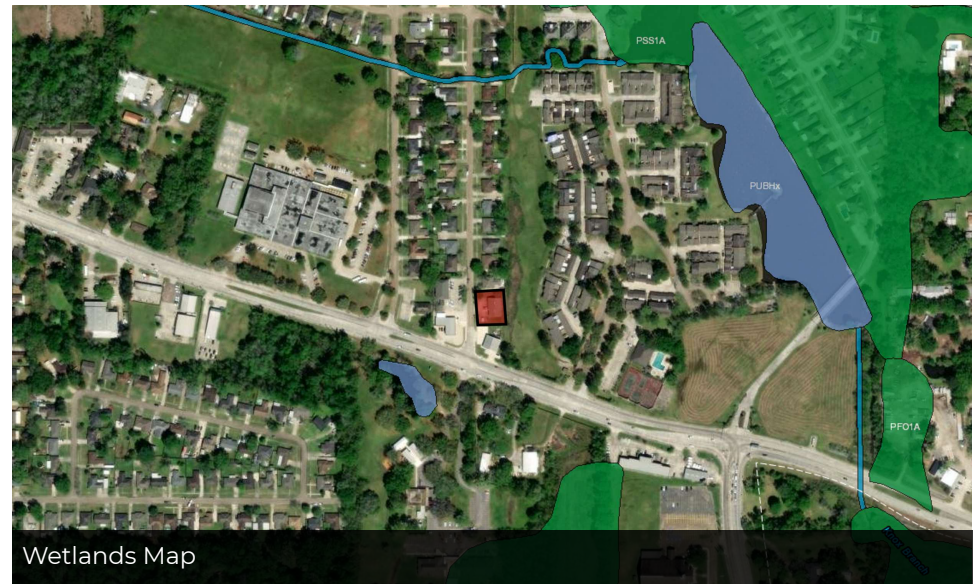
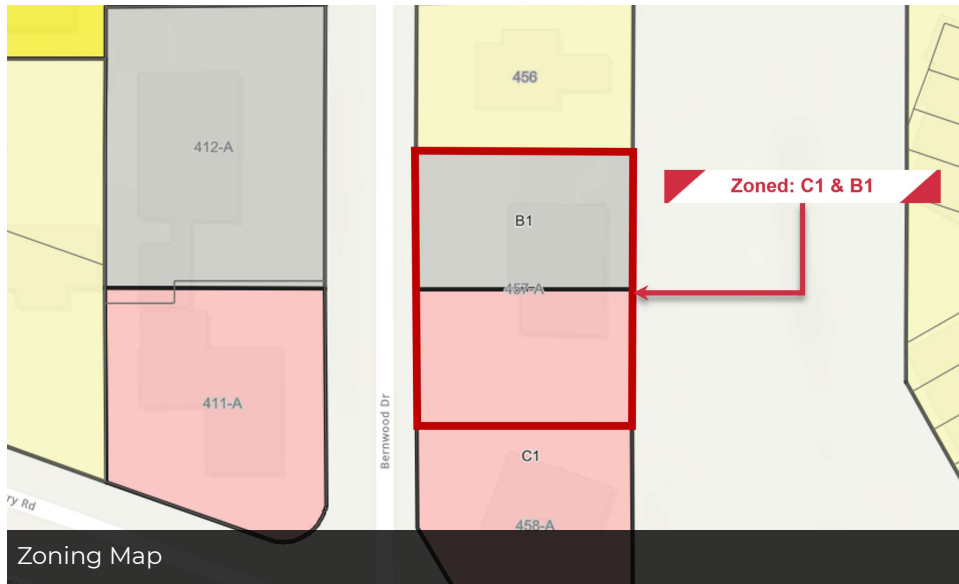
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



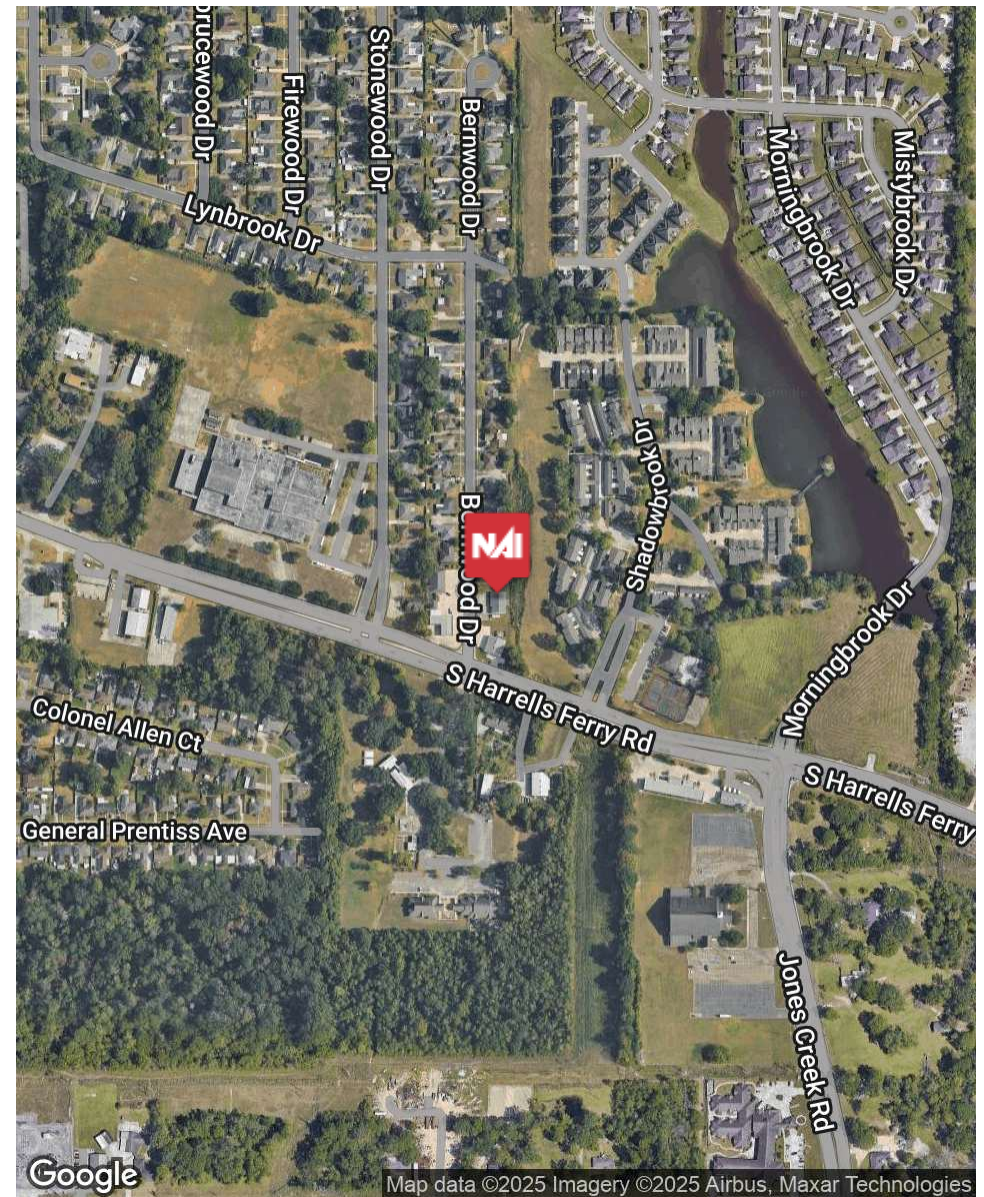
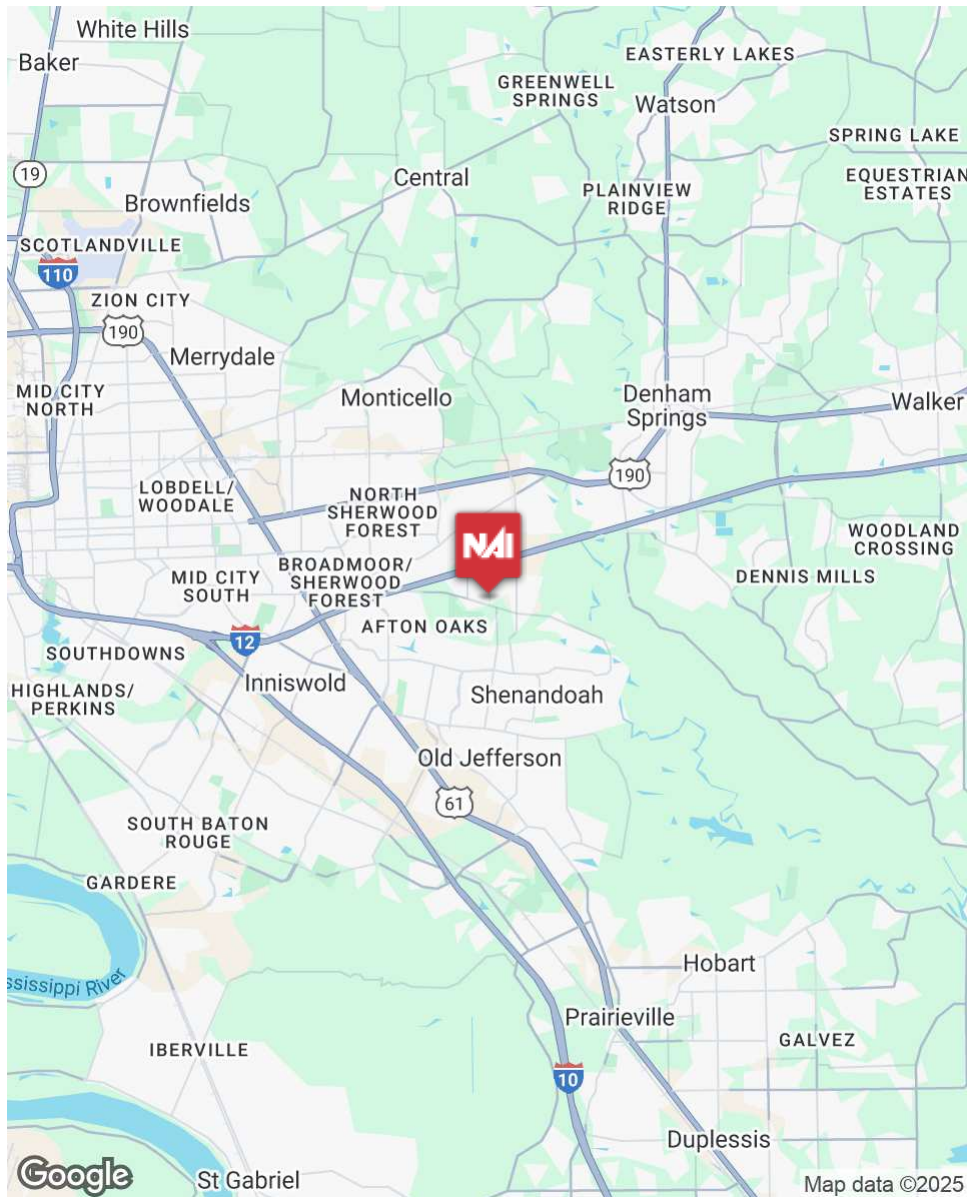
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Jake Loach, CCIM

Commercial Sales & Leasing

O: 225.295.0800 | C: 256.724.2764

jakeloach@latterblum.com

Will Champney

Commercial Sales & Leasing

O: 225.295.0800 | C: 225.229.3730

wchampney@latterblum.com

Michael Cashio, CCIM, SIOR

Commercial Sales & Leasing

O: 225.295.0800 | C: 225.247.9812

mcashio@latterblum.com

NALatter&Blum

1700 City Farm Drive
Baton Rouge, LA 70806

www.latterblum.com