



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

**58630 Belleview Drive
Plaquemine, LA 70764**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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carmen@sr-cre.com



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PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

58630 BELLEVIEW DRIVE, PLAQUEMINE, LA 70764

FOR SALE

17,675 SF



OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	17,675 SF
Occupancy:	100%
Lot Size:	3.914 Acres
Price / SF:	\$127.30
Cap Rate:	8.57%
NOI:	\$192,840
Year Built:	2007
Zoning:	C6 (Commercial)



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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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\$2,250,000	8.57%	\$241,540	17,675	3.914	2007	100%	Parcel ID
PRICE	CAP	YEAR 1 NOI	SQ FT	ACRES	BUILT	OCCUPANCY	0210308472

PROPERTY DESCRIPTION

Discover a Fully Leased Retail Gem in Thriving Plaquemine, Louisiana

Nestled along the bustling north side of Belleview Road in the heart of Iberville Parish, The Plaquemine Center offers a rare chance to own a high-performing, income-generating shopping center in a stable and growing community. This 17,600± square foot, Class S steel-frame property, built in 2007 and maintained in excellent condition, boasts a modern design with central HVAC, ample parking (66 spaces), and full ADA compliance. With an effective age of just 15 years, this center is primed for long-term value appreciation.

Strategic Location with Strong Growth Potential

Located at 58630 Belleview Road, Plaquemine, LA 70764, the property sits on a generous 3.914± acre (170,495± sq ft) rectangular site with 260 feet of prime frontage. Zoned C-6 for commercial use, it's ideally positioned in a rural-yet-accessible neighborhood that's evolving with new residential subdivisions and major industrial developments, including the upcoming Formosa Plastics plant as well as Shintech and Dow Chemical, which promises thousands of jobs and economic boost. Proximity to essential amenities like schools, churches, shopping, and healthcare, combined with easy access to Baton Rouge (just 15 miles away), ensures steady foot traffic and tenant stability. The corridor along Belleview Road features well-maintained commercial properties and is expected to remain stable with positive income and population trends.

[View on YouTube](#)

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PROPERTY DESCRIPTION CONTINUED

100% Occupancy with Reliable National and Local Tenants

This turnkey investment is fully leased to three established tenants under triple-net (NNN) leases, minimizing owner responsibilities and maximizing cash flow:

- **Snap Fitness** (End Cap, 6,240 sq ft): \$78,000/year (\$12.50/sq ft), lease through April 2029.
- **BuyWise Home Furnishings** (Inline, 4,960 sq ft): \$54,000/year (\$10.89/sq ft), lease through June 2027.
- **O'Reilly Auto Parts** (End Cap, 6,400 sq ft): \$60,840/year (\$9.51/sq ft), lease through August 2032.

Total annual gross income: \$192,840 (\$10.96/sq ft average). Tenants handle utilities, janitorial, and pro-rata shares of taxes, insurance, and common area maintenance, leaving the owner focused on structural upkeep and management. With a projected net operating income (NOI) of approximately \$157,731 in Year 1 and low stabilized vacancy expectations (around 7%), this property delivers consistent returns for passive investors.

Expansion Upside with Surplus Land

Adding to its appeal, the site includes 2.316± acres (100,895± sq ft) of surplus land valued at around +/- \$250,000—perfect for future development, such as self-storage, small service bay industrial warehousing, or multi-family, additional parking, or complementary Phase 2 retail expansions. The land-to-building ratio of 9.687:1 provides flexibility without compromising current operations.

Proven Value and Financial Strength

Highest and best use confirmed as a multi-tenant shopping center, making it an ideal fit for 1031 exchanges, portfolio additions, or first-time commercial investors. Don't miss this opportunity to secure a low-maintenance, high-yield asset in a community on the rise. Contact us today for more details, financials, or to schedule a viewing!

\$2,250,000	8.57%	\$241,540	17,675	3.914	2007	100%	Parcel ID
PRICE	CAP	YEAR 1 NOI	SQ FT	ACRES	BUILT	OCCUPANCY	0210308472

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COMPLETE HIGHLIGHTS

- Prime Retail Investment Opportunity in Plaquemine, Louisiana
- **Property Overview**
 - Address: 58630 Belleview Road, Plaquemine, LA 70764
 - Legal Description: Tract B of the Belleview Farm Subdivision, Section 17, T-9-S, R-12-E, Iberville Parish, LA
 - Size: 17,600± sq ft shopping center on 3.914± acres (170,495± sq ft)
 - Year Built: 2007
 - Construction: Class S steel frame
 - Parking: 66 spaces
- **Location Highlights**
 - Situated along the north side of Belleview Road
 - Zoned C-6 (Commercial)
 - Proximity to Baton Rouge (15 miles), schools, churches, shopping, and healthcare
 - Near upcoming Formosa Plastics plant, Shintech and Dow Chemical promising economic growth and jobs
 - Stable neighborhood with positive income and population trends

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PROPERTY HIGHLIGHTS

- **Tenant Profile**
- 100% occupied with triple-net (NNN) leases
- Tenants:
 - **Snap Fitness** (6,240 sq ft, End Cap): \$78,000/year (\$12.50/sq ft), lease through April 2029
 - **Buy Wise Home Furnishings** (4,960 sq ft, Inline): \$54,000/year (\$10.89/sq ft), lease through June 2027
 - **O'Reilly Auto Parts** (6,400 sq ft, End Cap): \$60,840/year (\$9.51/sq ft), lease through August 2032. Recently renewed.
- Total Annual Income: \$192,840 (\$10.96/sq ft average)
- Tenants cover utilities, janitorial, and pro-rata shares of taxes, insurance, and CAM
- **Investment Upside**
 - 2.316± acres of surplus land valued at +/- \$250,000 for future development or expansion
 - Ideal for 1031 exchanges, portfolio diversification, or first-time commercial investors
- Low-maintenance, high-yield asset with proven tenant stability
- **Contact Us Today**
 - Secure this turnkey retail investment in a growing market. For more information, financials, or to schedule a tour, reach out now!

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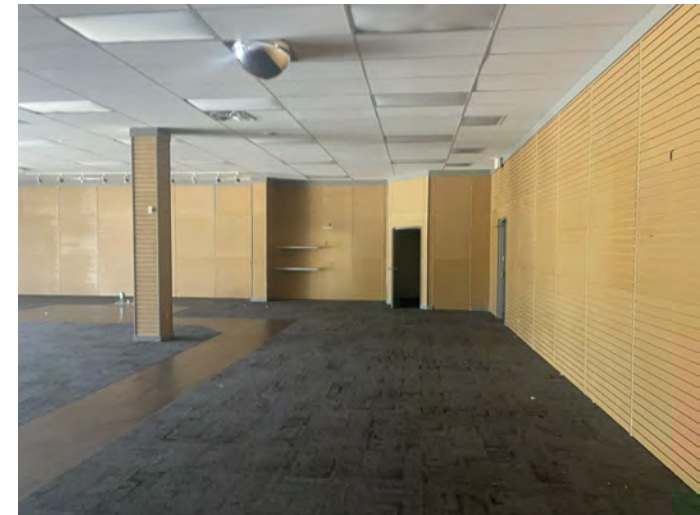
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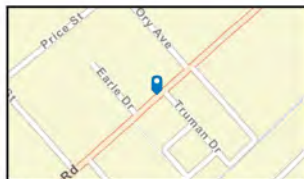
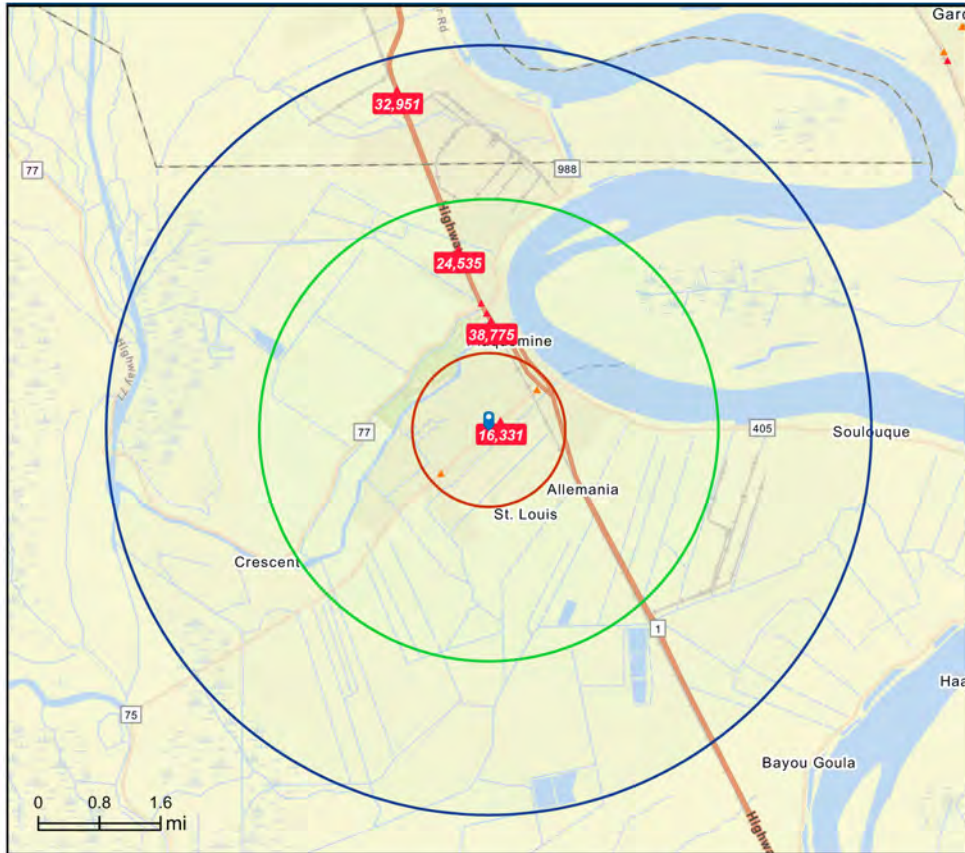
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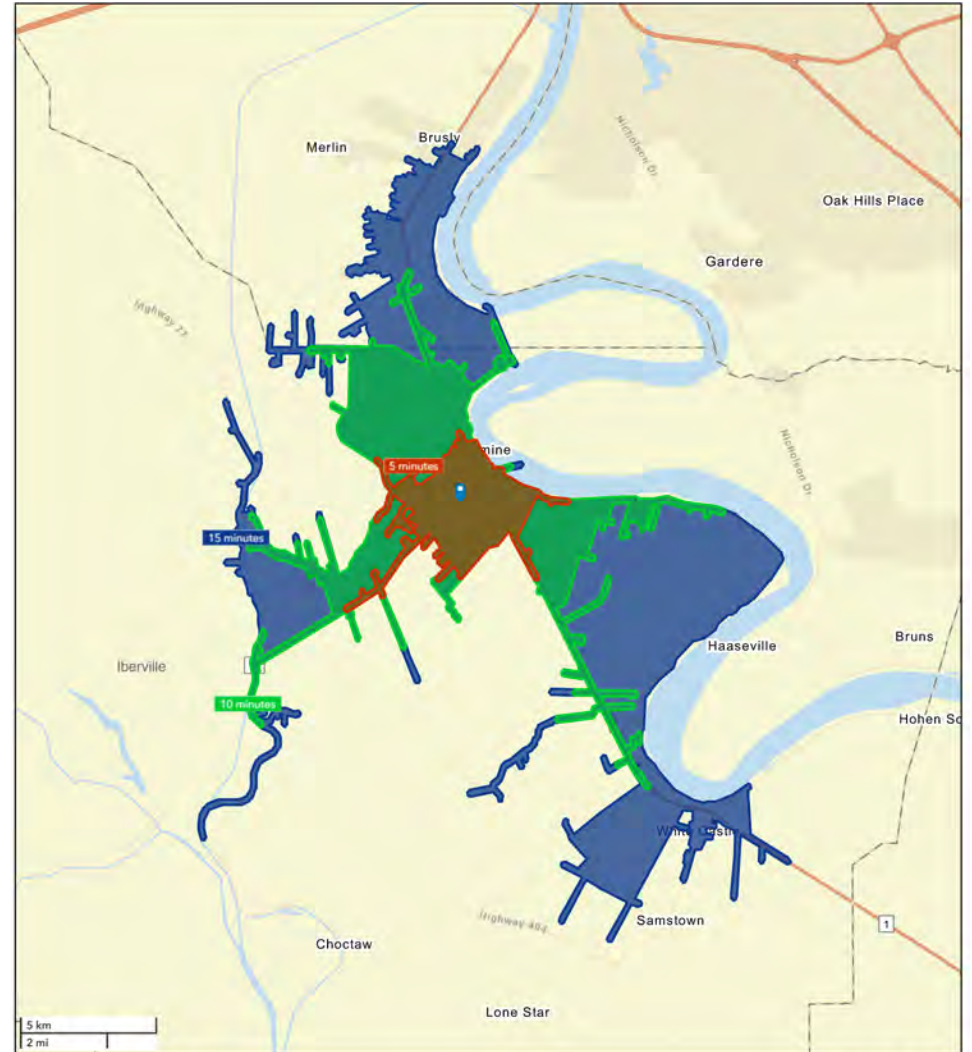
TRAFFIC COUNT MAP: 16,331/VPD & DRIVE TIME MAP: 5, 10, 15 MINUTES

58630 BELLEVIEW DRIVE, PLAQUEMINE, LA 70764

17,675 SF



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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FLOOR PLAN

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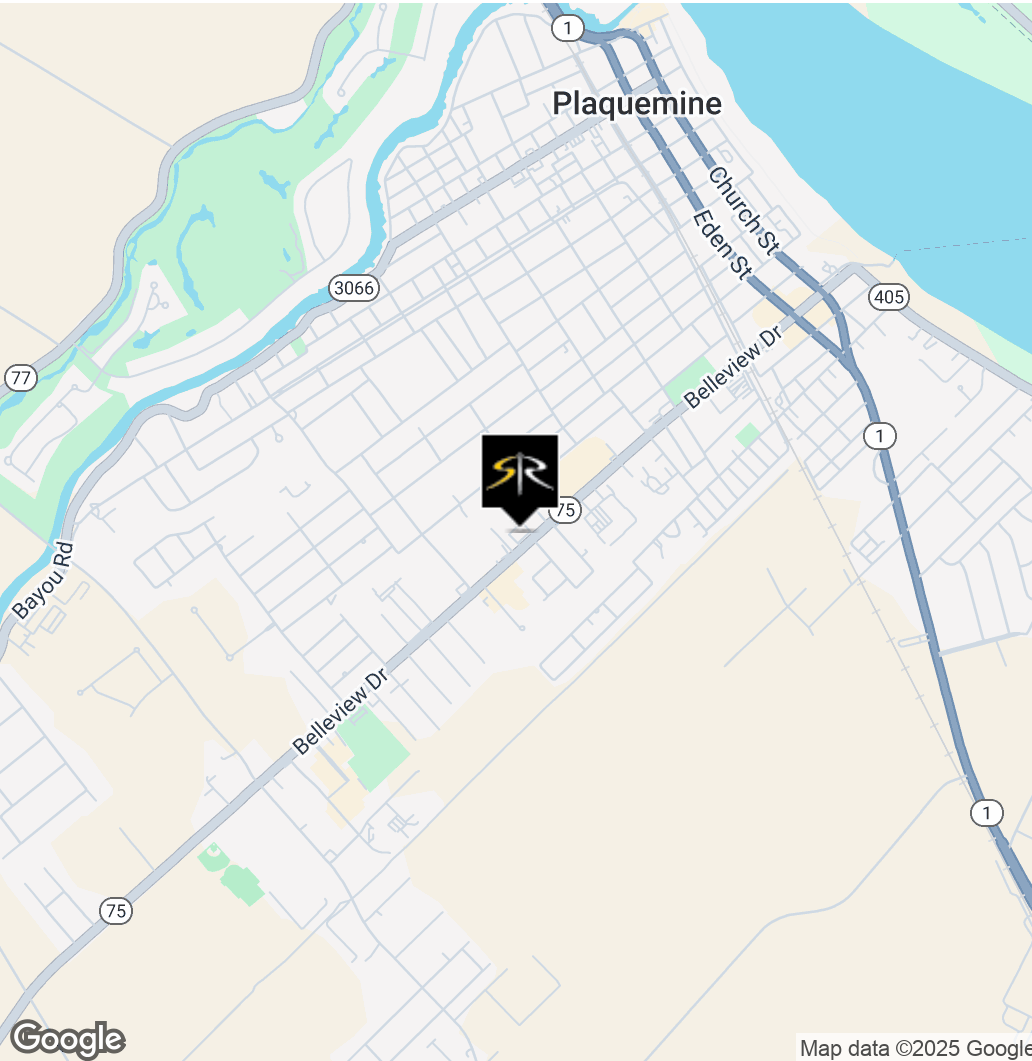
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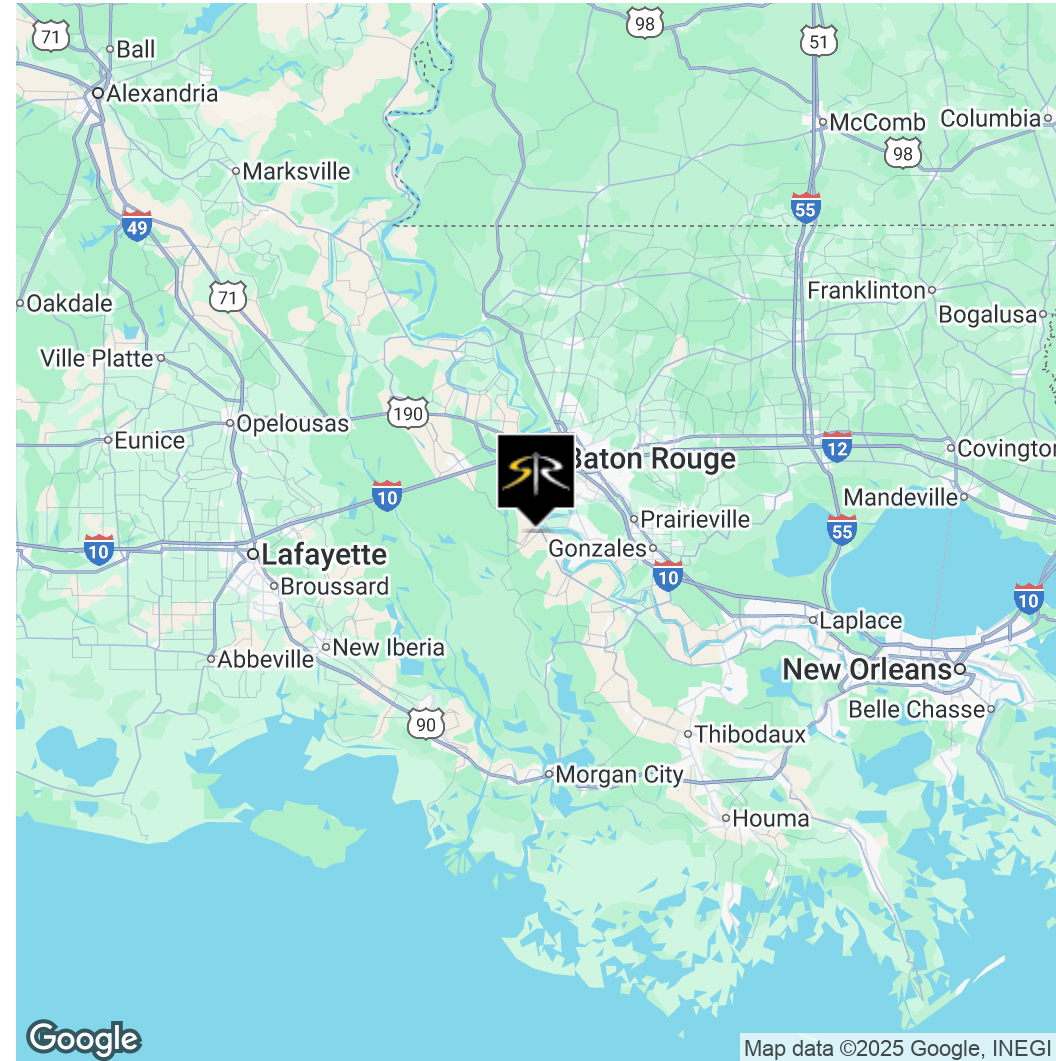
LOCATION MAPS

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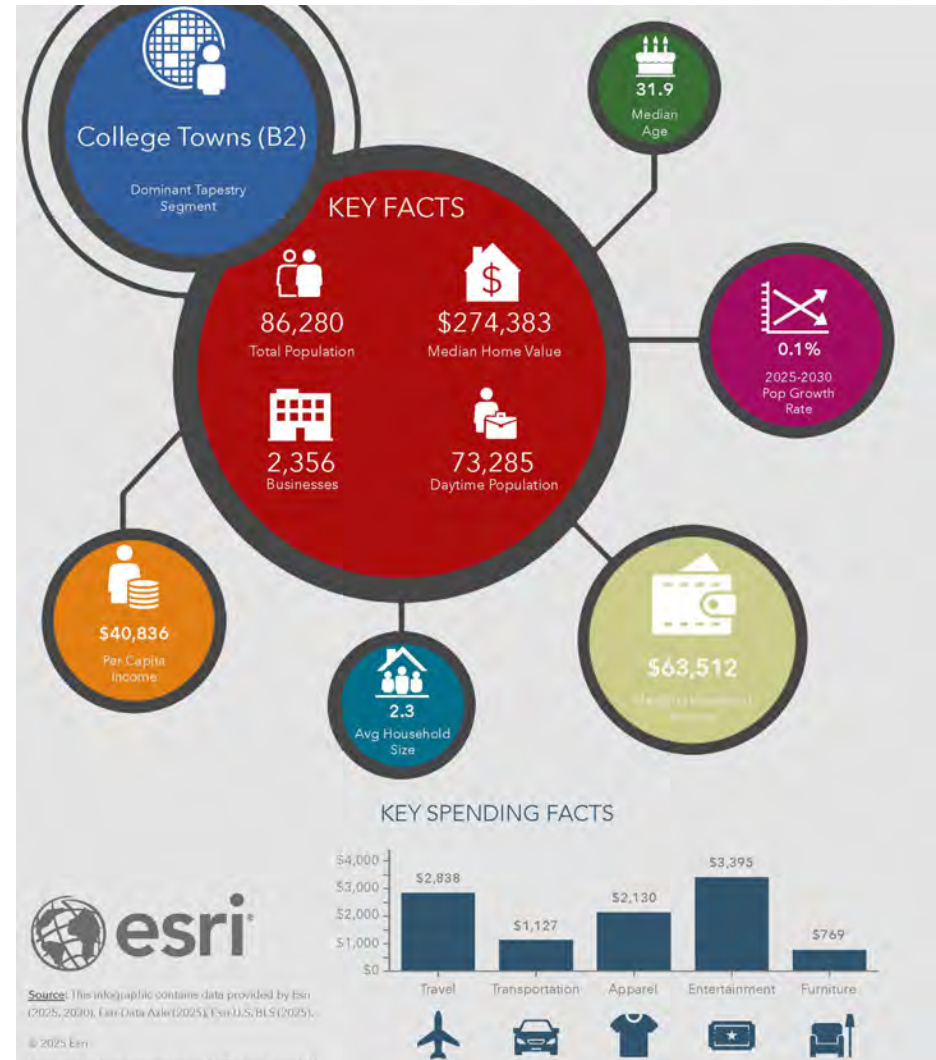
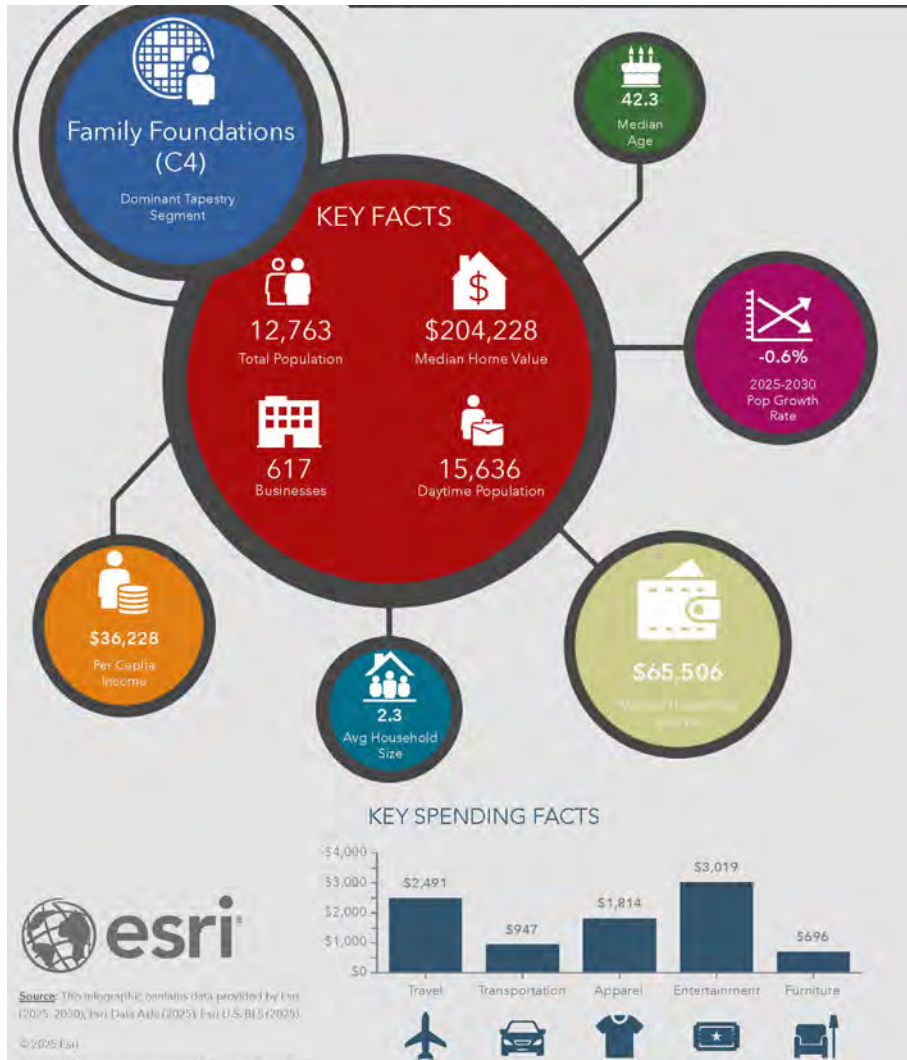


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EXECUTIVE SUMMARY: 5 MILE RADIUS (LEFT) & 10 MILE RADIUS (RIGHT) PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

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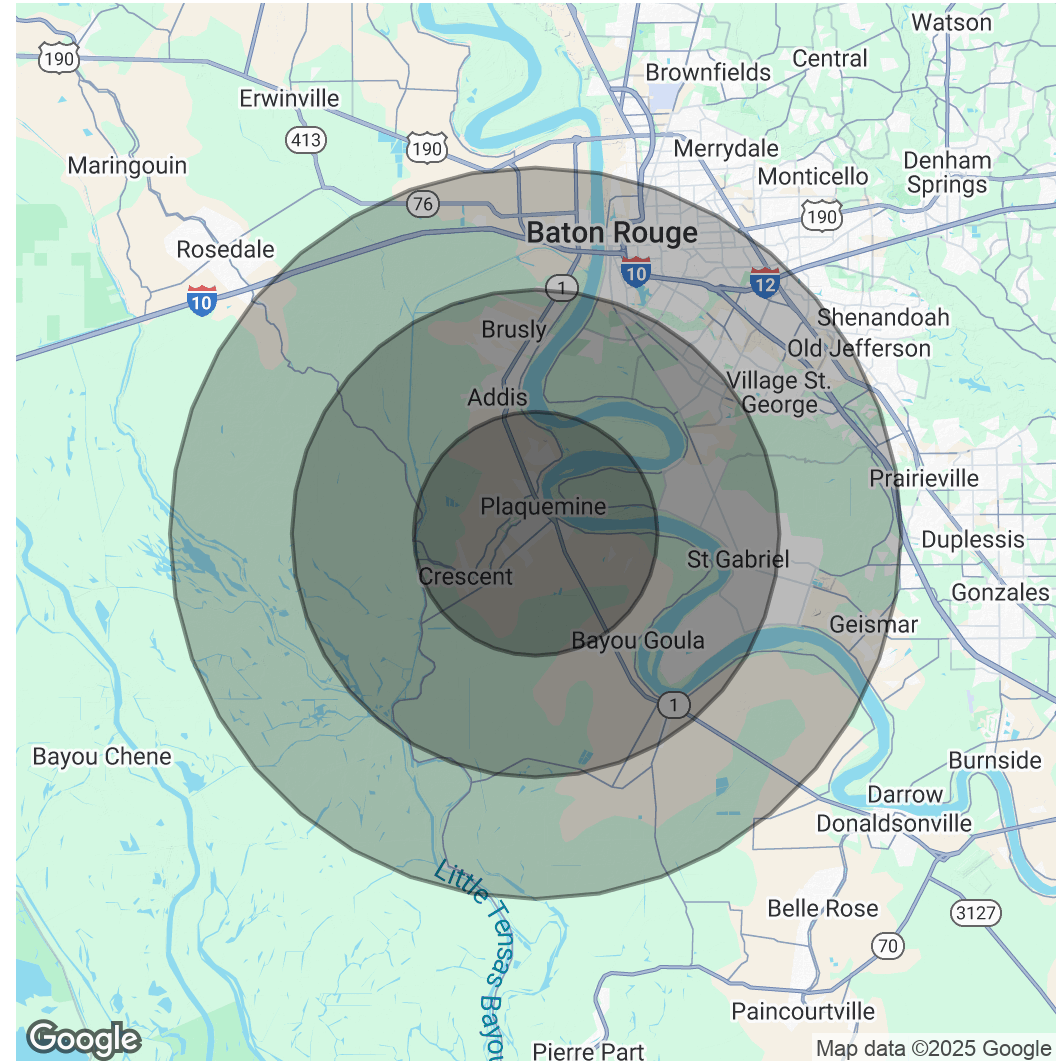
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DEMOGRAPHIC SUMMARY: 5, 10, 15 MILE RADII
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17,675 SF

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,130	72,176	249,753
Average Age	42	37	38
Average Age (Male)	40	36	37
Average Age (Female)	43	38	39
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	5,245	27,530	103,883
# Of Persons Per HH	2.5	2.6	2.4
Average HH Income	\$83,782	\$99,521	\$95,757
Average House Value	\$232,755	\$317,118	\$351,414

Demographics data derived from AlphaMap



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PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

RENT ROLL

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17,675 SF

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101	Snap Fitness	6,240 SF	35.30%	\$12.50	\$78,000	5/1/2024	4/29/2029
105	Buy Wise Home Furnishings	4,960 SF	28.06%	\$10.89	\$54,014	7/1/2024	6/30/2027
106	O'Reilly's Auto Parts	6,400 SF	36.21%	\$9.51	\$60,864	9/1/2007	8/31/2032
TOTALS		17,600 SF	99.57%	\$32.90	\$192,878		
AVERAGES		5,867 SF	33.19%	\$10.97	\$64,293		

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FINANCIAL DATA

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17,675 SF

INCOME SUMMARY

PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

Snap Fitness	\$78,000
Buy Wise	\$54,000
O'Reilly's	\$60,840
Other Income	\$48,700
GROSS INCOME	\$241,540

EXPENSES SUMMARY

PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

Real Estate Taxes	\$16,700
Property Insurance	\$17,000
CAM	\$12,000
Water/Trash	\$3,000
OPERATING EXPENSES	\$48,700

NET OPERATING INCOME	\$192,840
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INVESTMENT OVERVIEW

PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

Price	\$2,250,000
Price Per SF	\$127
Price Per Unit	\$750,000
GRM	11.67
CAP Rate	8.57%
Cash-On-Cash Return (Yr 1)	24.49%
Total Return (Yr 1)	\$192,840

OPERATING DATA

PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

Gross Scheduled Income	\$192,840
Other Income	\$48,700
Total Scheduled Income	\$241,540
Gross Income	\$241,540
Operating Expenses	\$48,700
Net Operating Income	\$192,840
Pre-Tax Cash Flow	\$192,840

FINANCING DATA

PRIME INVESTMENT OPPORTUNITY: THE PLAQUEMINE CENTRE

Down Payment	\$787,500
Loan Amount	\$1,462,500

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