



RETAIL CENTER FOR SALE
\$2,100,000 / \$103.09 psf / 8.47 Cap Rate
9469-9489 AIRLINE HWY, BATON ROUGE, LA 70815

OFFERING MEMORANDUM

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PERSAC PROPERTIES, INC.

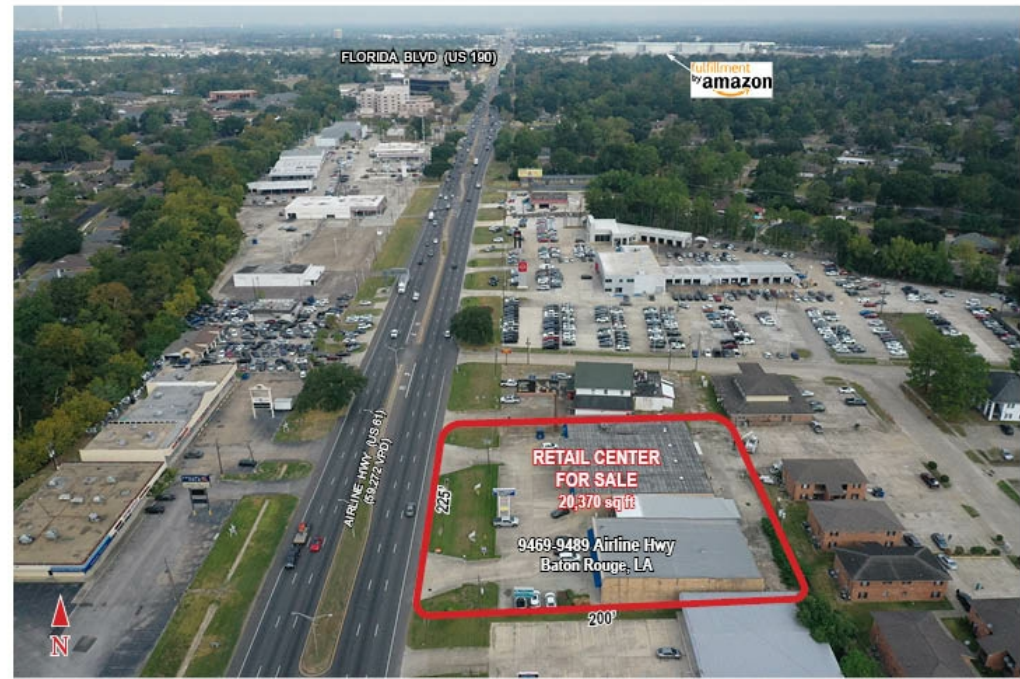
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INVESTMENT SUMMARY

Airline Hwy Retail Center, located at 9469-9489 Airline Hwy (US 61), Baton Rouge, LA has excellent visibility and exposure to Airline Hwy with its traffic count of 59,272 cars per day. This 20,370 sq. ft. multi-tenant shopping center is a 100% percent leased, stabilized asset, that offers an investor the rare opportunity to acquire a well constructed multi-tenant retail center. Easy access is provided with two ingress & egress points to Airline Hwy within the property. The center is strategically positioned between Interstate 12 and Florida Blvd (US 190), one mile south of Amazon's new 3.4 million sq. ft. Fulfillment Center.



PROPERTY SUMMARY

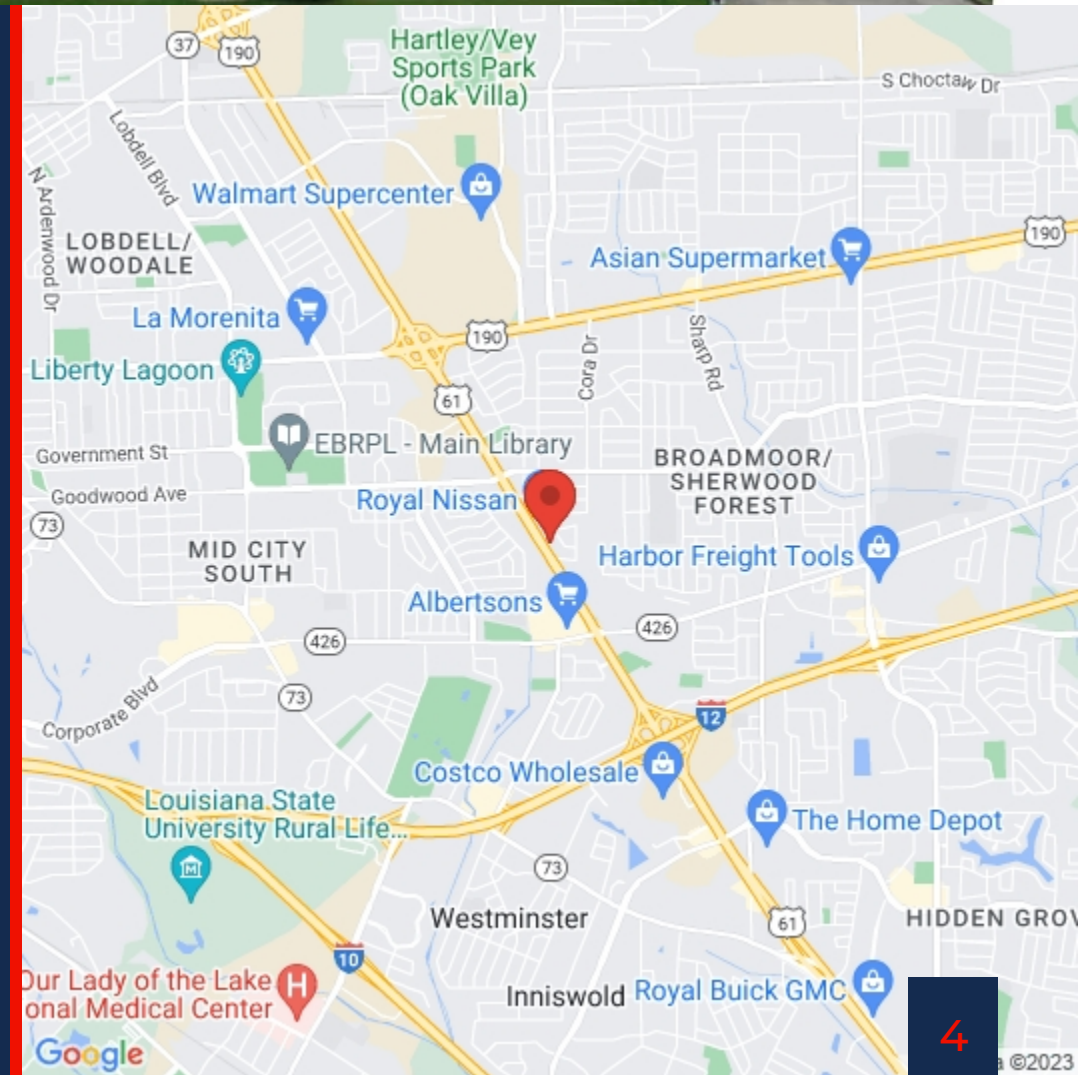
Offering Price	\$2,100,000.00 / \$103.09 PSF
Building SqFt	20,370 SqFt
Lot Size (acres)	1.03
Parcel ID	1032143, 1032151, 1032135
Zoning Type	Commercial
County	East Baton Rouge
Frontage	225.00 Ft
Coordinates	30.438328,-91.084741

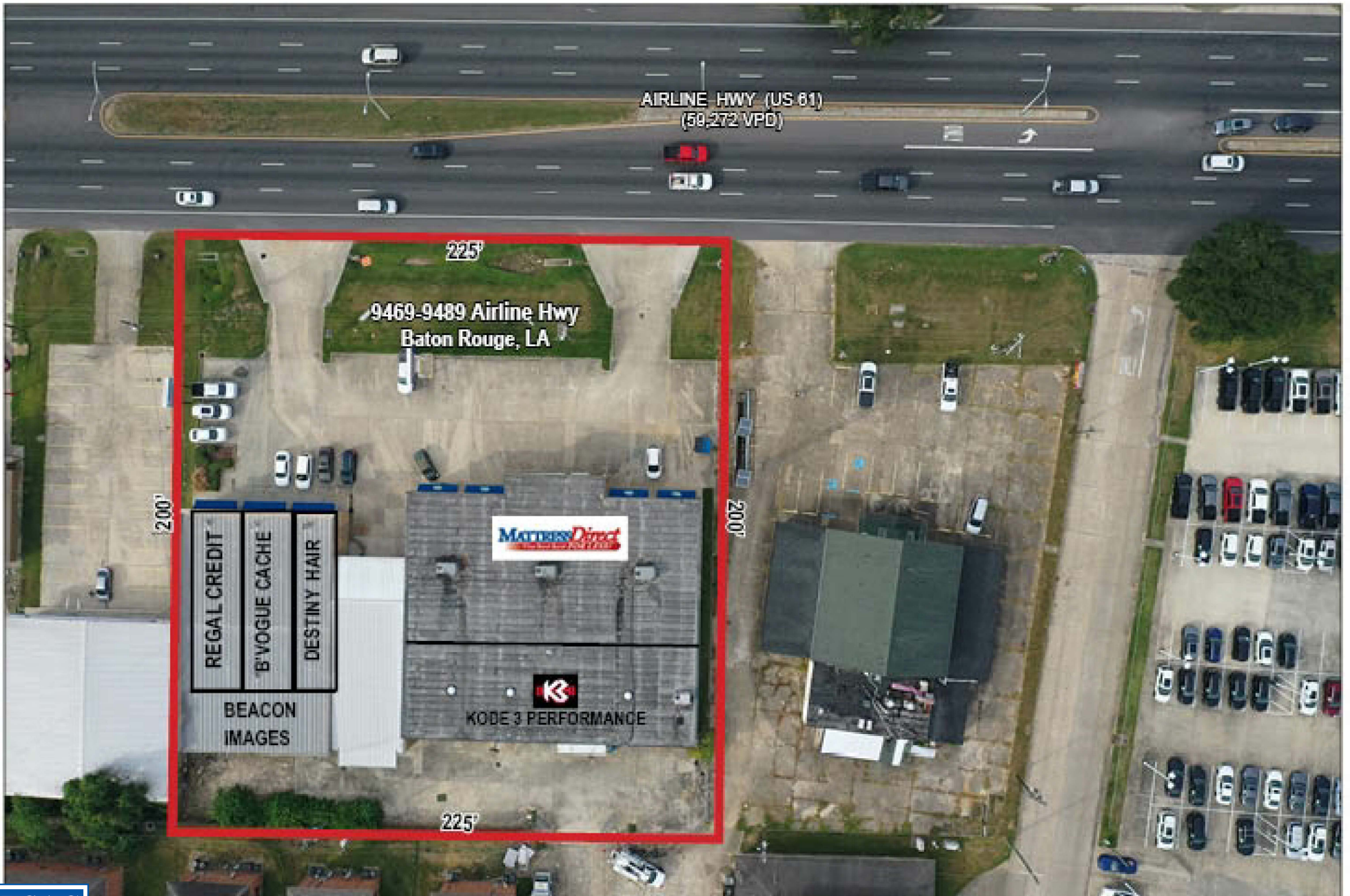




INVESTMENT HIGHLIGHTS

- Sales price \$2,100,000 / \$103.09 per sq. ft.
- 8.47% Cap Rate
- Stabilized, fully leased multi-tenant retail center with long-term tenant leases
- 20,370 retail center strategically located in the Baton Rouge market with direct frontage on Airline Hwy (US 61)
- Two Ingress/Egress Points to Airline Hwy





AIRLINE HWY (US 81)
(58,272 VPD)

9469-9489 Airline Hwy
Baton Rouge, LA

REGAL CREDIT
B'VOGUE CACHE
DESTINY HAIR

BEACON
IMAGES

Mattress Direct



KODE 3 PERFORMANCE

200'

200'

225'

225'

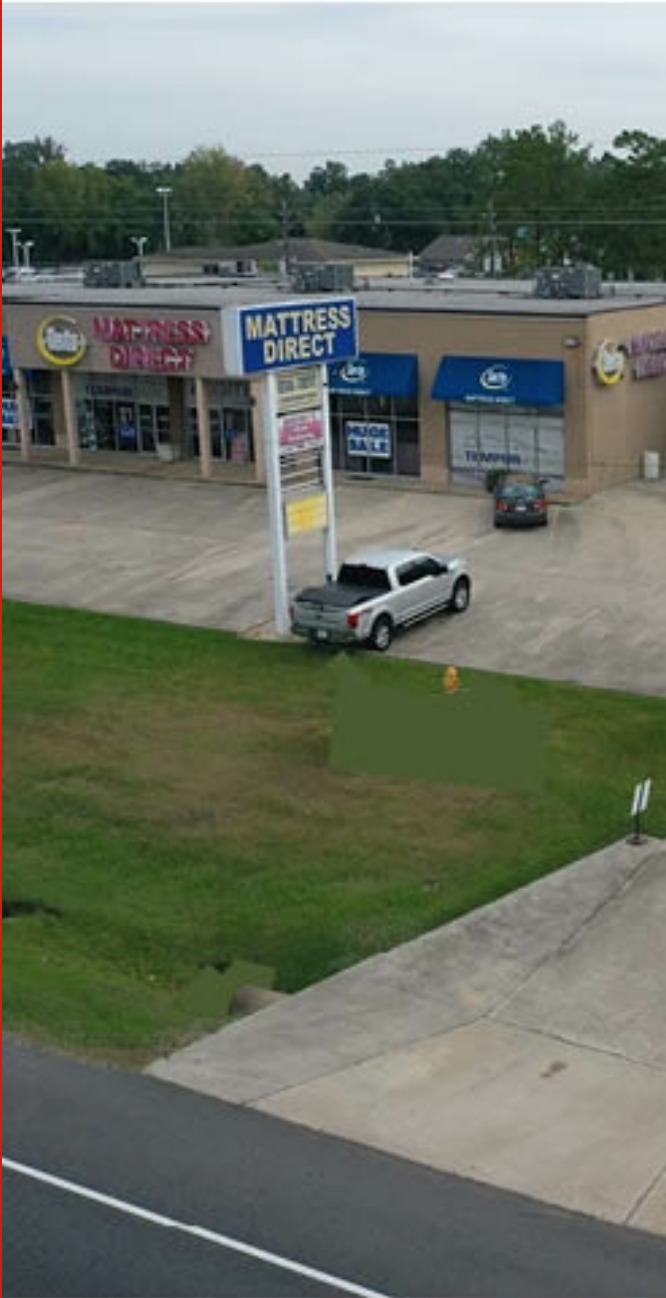
OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$2,100,000.00
Price PSF	\$103.91
Year 1 NOI	\$177,954.19
Year 1 Cap Rate	8.47%
Year 1 Leveraged Cash / Cash Return	8.47%

EXPENSE BREAKDOWN

Property Insurance	\$15,000.00
Property Tax	\$30,000.00
Management Fee	\$7,435.00
CAM	\$17,500.00
Total Expenses	\$69,935.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$213,907.30	\$213,907.30
SCHEDULED BASE RENTAL REVENUE	\$213,907.30	\$213,907.30
NNN/TAX	\$33,981.89	\$33,981.89
TOTAL POTENTIAL GROSS REVENUE	\$247,889.19	\$247,889.19
EFFECTIVE GROSS REVENUE	\$247,889.19	\$247,889.19
OPERATING EXPENSES		
PROPERTY TAX	\$30,000.00	\$30,000.00
INSURANCE	\$15,000.00	\$15,000.00
MANAGEMENT FEE	\$7,435.00	\$7,435.00
CAM	\$17,500.00	\$17,500.00
TOTAL OPERATING EXPENSES	\$69,935.00	\$69,935.00
NET OPERATING INCOME	\$177,954.19	\$177,954.19
CAP RATE		8.47%

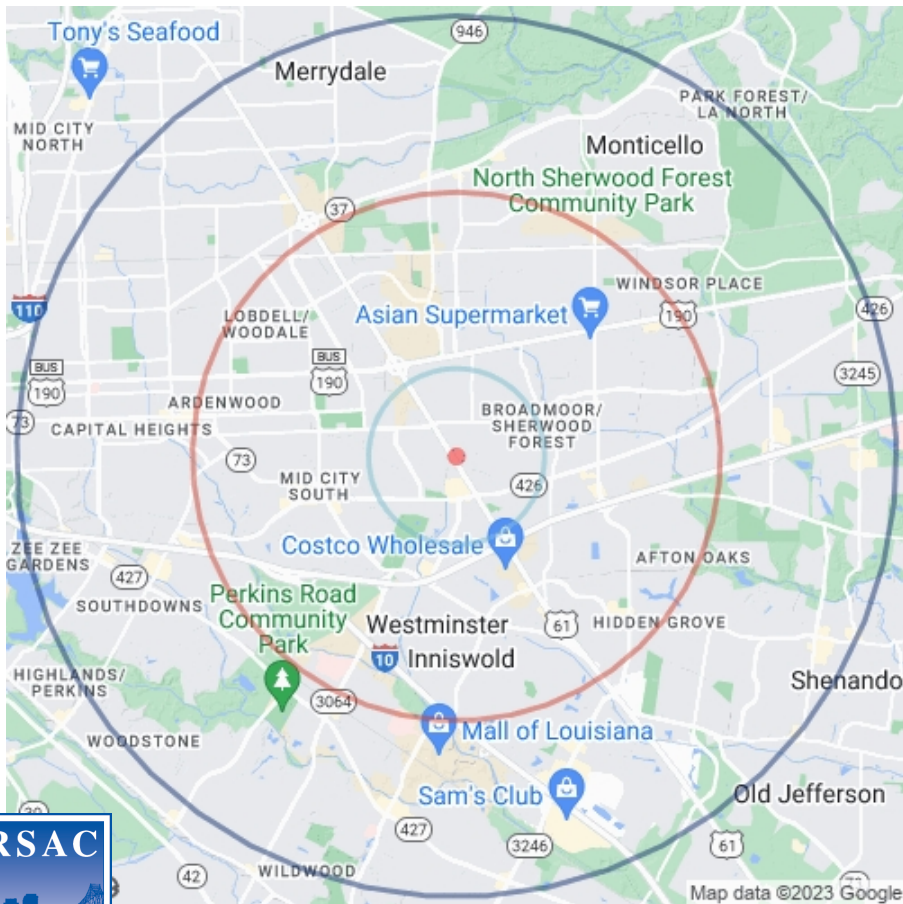




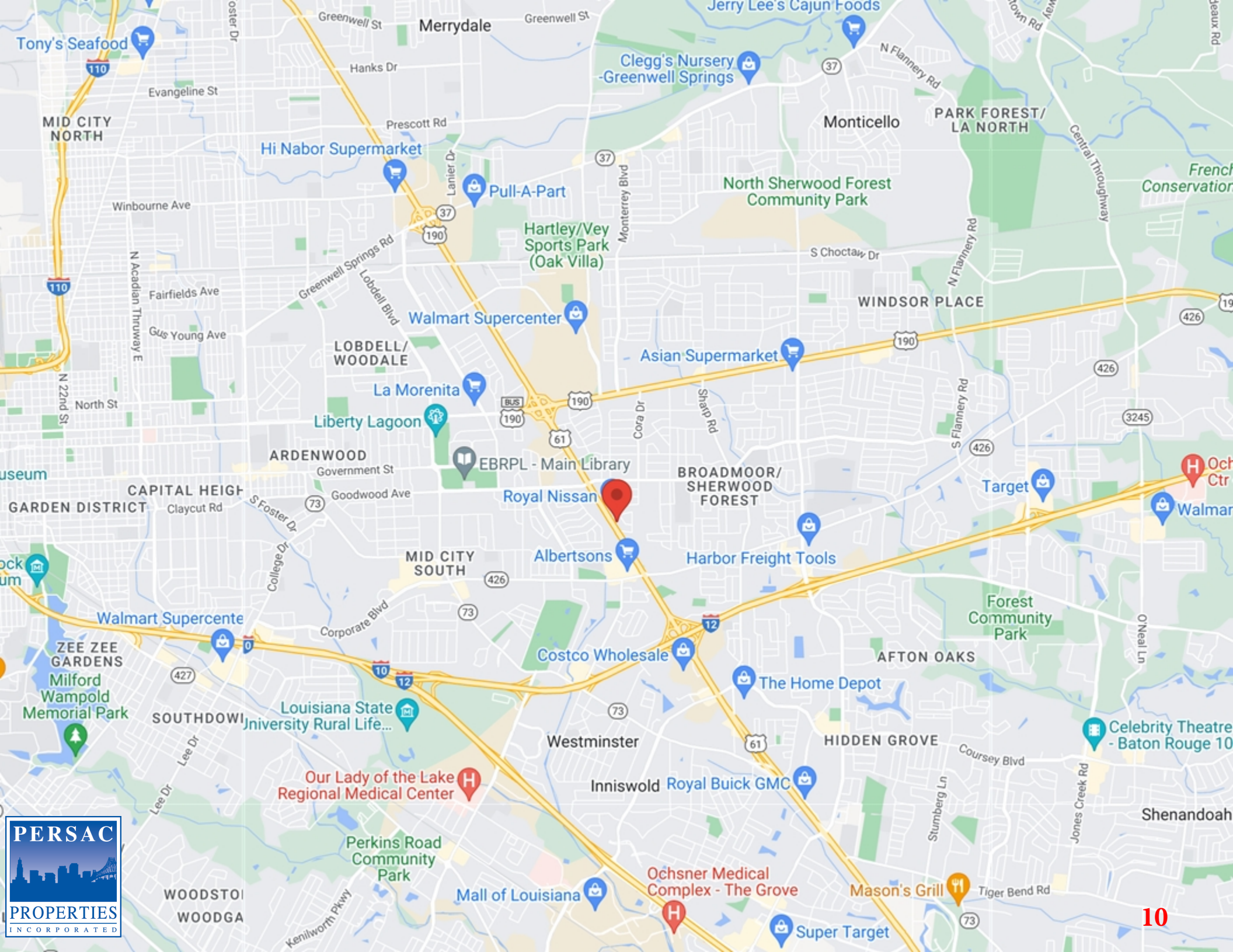
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,639	74,347	194,357
2010 Population	7,849	79,576	205,485
2023 Population	7,900	79,231	205,285
2028 Population	7,885	78,604	203,841
2023-2028 Growth Rate	-0.04 %	-0.16 %	-0.14 %
2023 Daytime Population	10,008	126,819	264,038

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	184	4,084	10,474
\$15000-24999	189	3,416	8,674
\$25000-34999	248	3,678	8,508
\$35000-49999	484	5,421	13,555
\$50000-74999	635	6,645	15,988
\$75000-99999	411	3,305	7,943
\$100000-149999	421	3,251	9,656
\$150000-199999	340	2,368	6,232
\$200000 or greater	333	2,107	6,316
Median HH Income	\$ 68,779	\$ 51,348	\$ 52,683
Average HH Income	\$ 107,743	\$ 81,506	\$ 86,458



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,126	32,780	79,600
2010 Total Households	3,230	34,493	85,596
2023 Total Households	3,245	34,277	87,349
2028 Total Households	3,268	34,287	87,489
2023 Average Household Size	2.42	2.27	2.32
2023 Owner Occupied Housing	2,666	17,700	50,528
2028 Owner Occupied Housing	2,707	17,915	51,253
2023 Renter Occupied Housing	579	16,577	36,821
2028 Renter Occupied Housing	561	16,372	36,236
2023 Vacant Housing	208	4,719	12,040
2023 Total Housing	3,453	38,996	99,389



Hi Nabor Supermarket

Pull-A-Part

Hartley/Vey Sports Park (Oak Villa)

Walmart Supercenter

Asian Supermarket

La Morenita

Liberty Lagoon

EBRPL - Main Library

Royal Nissan

Albertsons

Harbor Freight Tools

Walmart Supercente

Costco Wholesale

The Home Depot

Our Lady of the Lake Regional Medical Center

Inniswold Royal Buick GMC

Ochsner Medical Complex - The Grove

Mall of Louisiana

Mason's Grill

Super Target



CITY OF BATON ROUGE

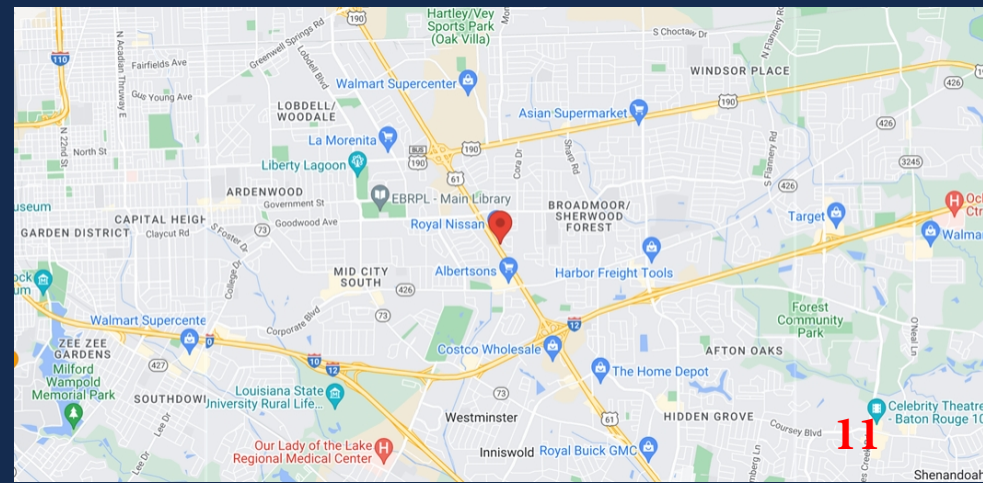
PARISH EAST BATON ROUGE

INCORPORATED 1/15/1817



ABOUT BATON ROUGE

Baton Rouge is the capital city of the U.S. state of Louisiana. Located on the eastern bank of the Mississippi River, it is the parish seat of East Baton Rouge Parish, Louisiana's most populous parish (the equivalent of counties in other states). Since 2020, it has been the second-largest city in Louisiana after New Orleans, with a population of 227,470; Baton Rouge is the 18th-most-populous state capital.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE PERSAC PROPERTIES, INC. ADVISOR FOR MORE
DETAILS.**

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