

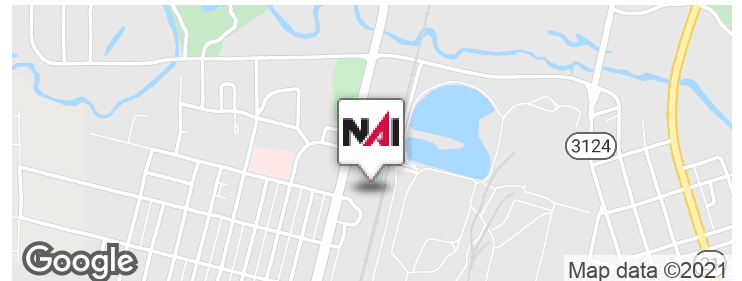


412 Avenue B

Bogalusa, Louisiana 70427

Property Highlights

- 21,470 SF Retail Center Available
- 8,192 SF Available for Lease
- Ideal for an Owner Occupant
- Located adjacent to International Paper Mill, Our Lady of Angels Hospital, Bogalusa High School, and the YMCA
- Located on Bogalusa's major thoroughfare Avenue B
- 13,419 2010 AADT (ESRI)



Offering Summary

Sale Price: \$985,000

Lease Rate: \$6.25 SF/yr (NNN)

For More Information

Michael Cashio, CCIM

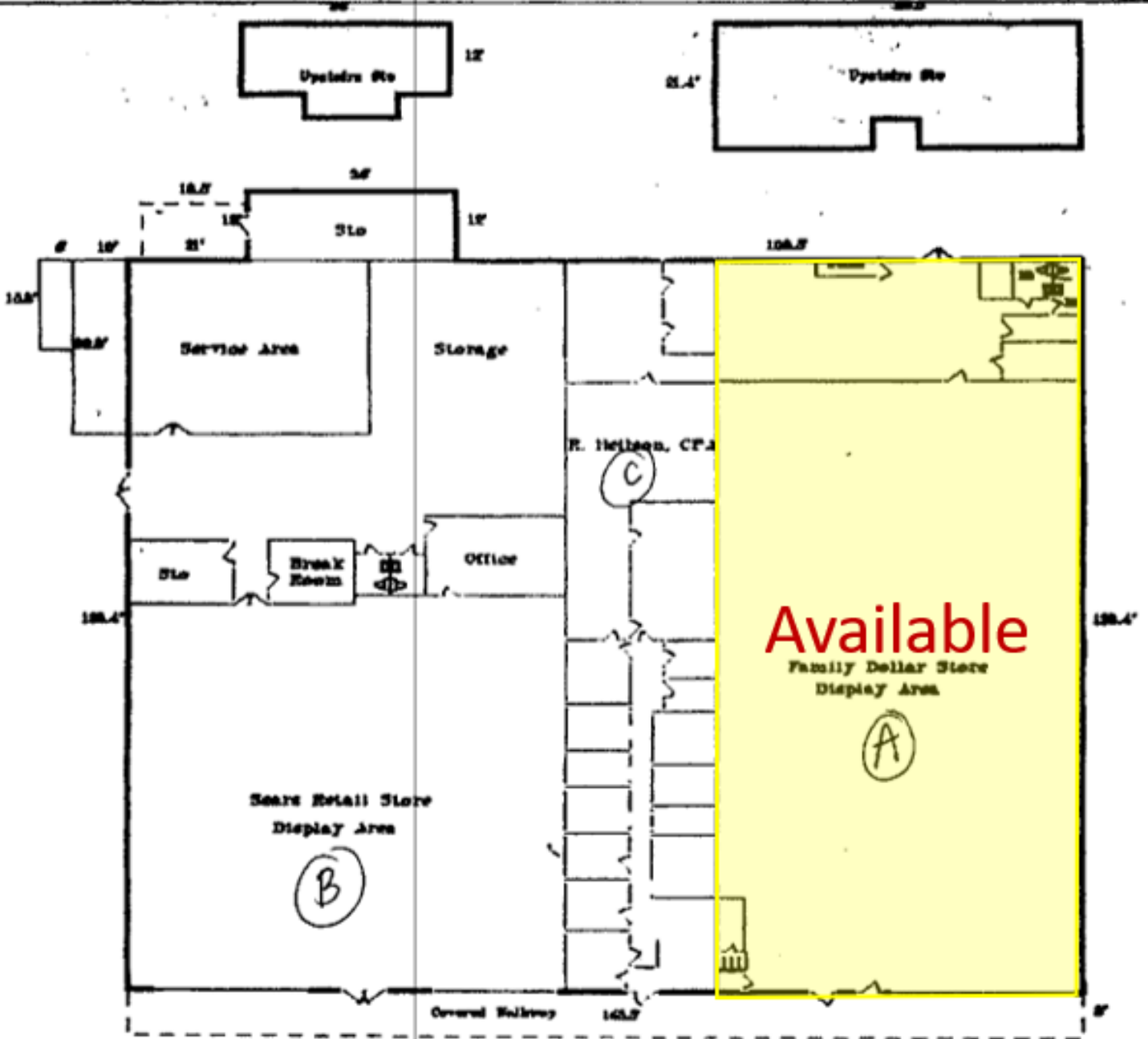
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 mcashio@latterblum.com

Jake Loach

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 jakeloach@latterblum.com

Spaces	Lease Rate	Space Size
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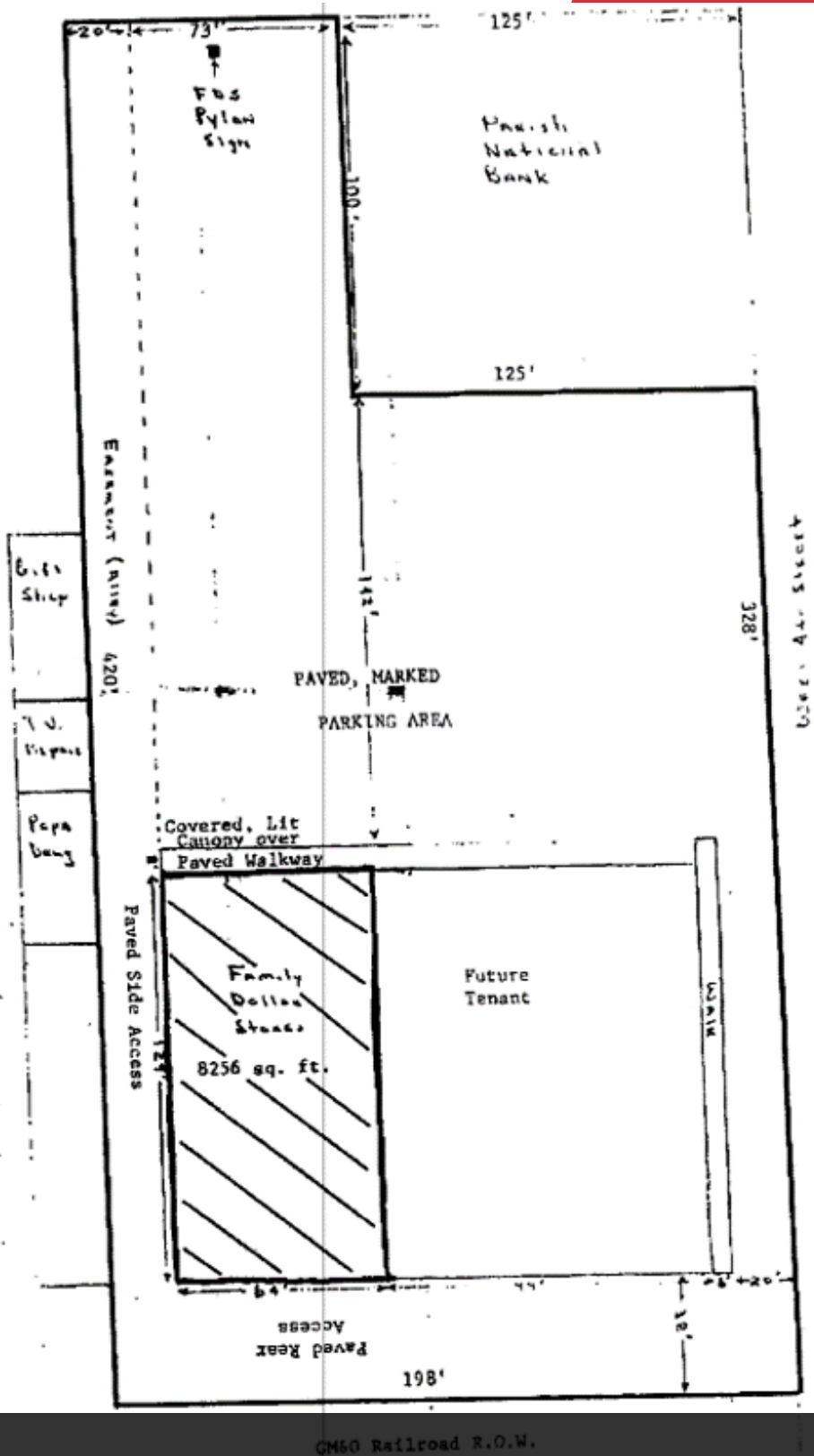
A	\$6.25 SF/yr	8,192 SF
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SCALE: 1 inch = 32.00 feet

Placement and orientation of interior walls and appliances is approximate but essentially correct.

Floor Plan

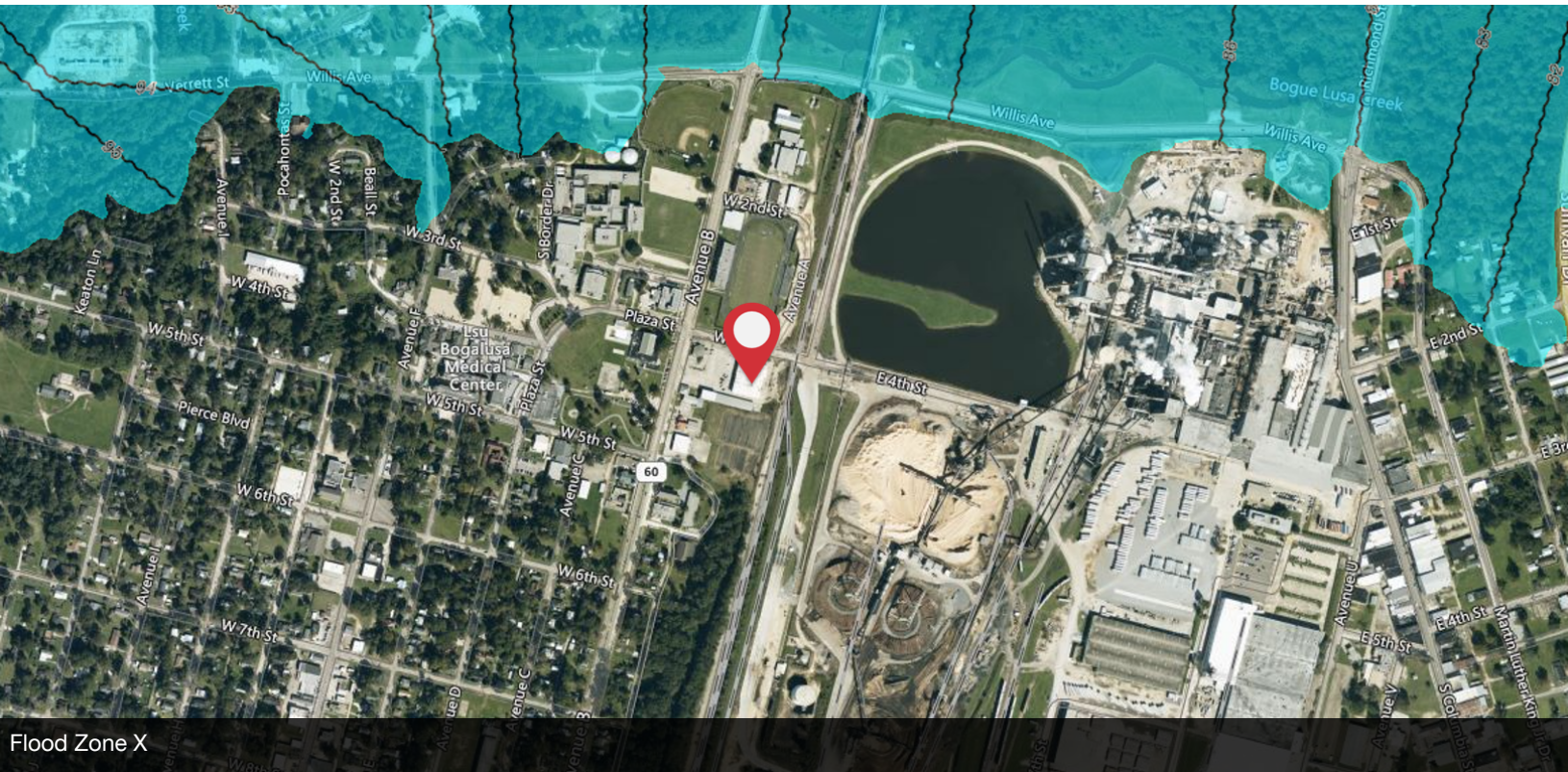


Site Plan

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Property Aerial



Flood Zone X

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1700 City Farm Drive
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KEY FACTS



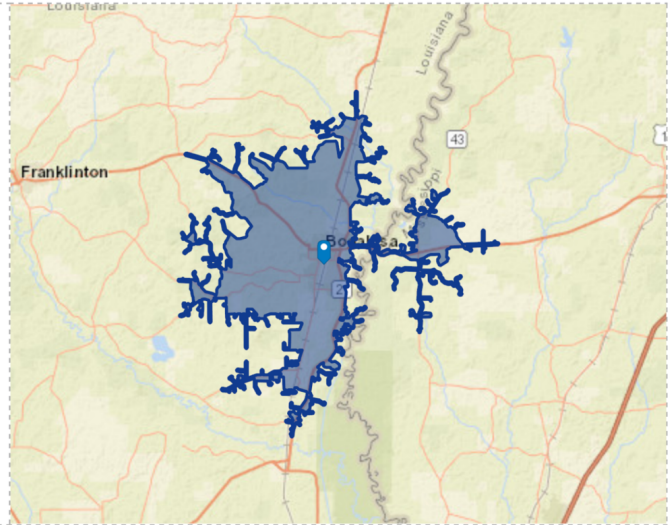
18,123
Population

40.9

Median Age



6,986
Total Households



BUSINESS



696
Total Businesses



6,302
Total Employees

INCOME



\$28,718
Median Net Worth



\$45,413
Average Household Income

EDUCATION



20%
No High School Diploma



44%
High School Graduate



24%
Some College



12%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%
White Collar



26%
Blue Collar

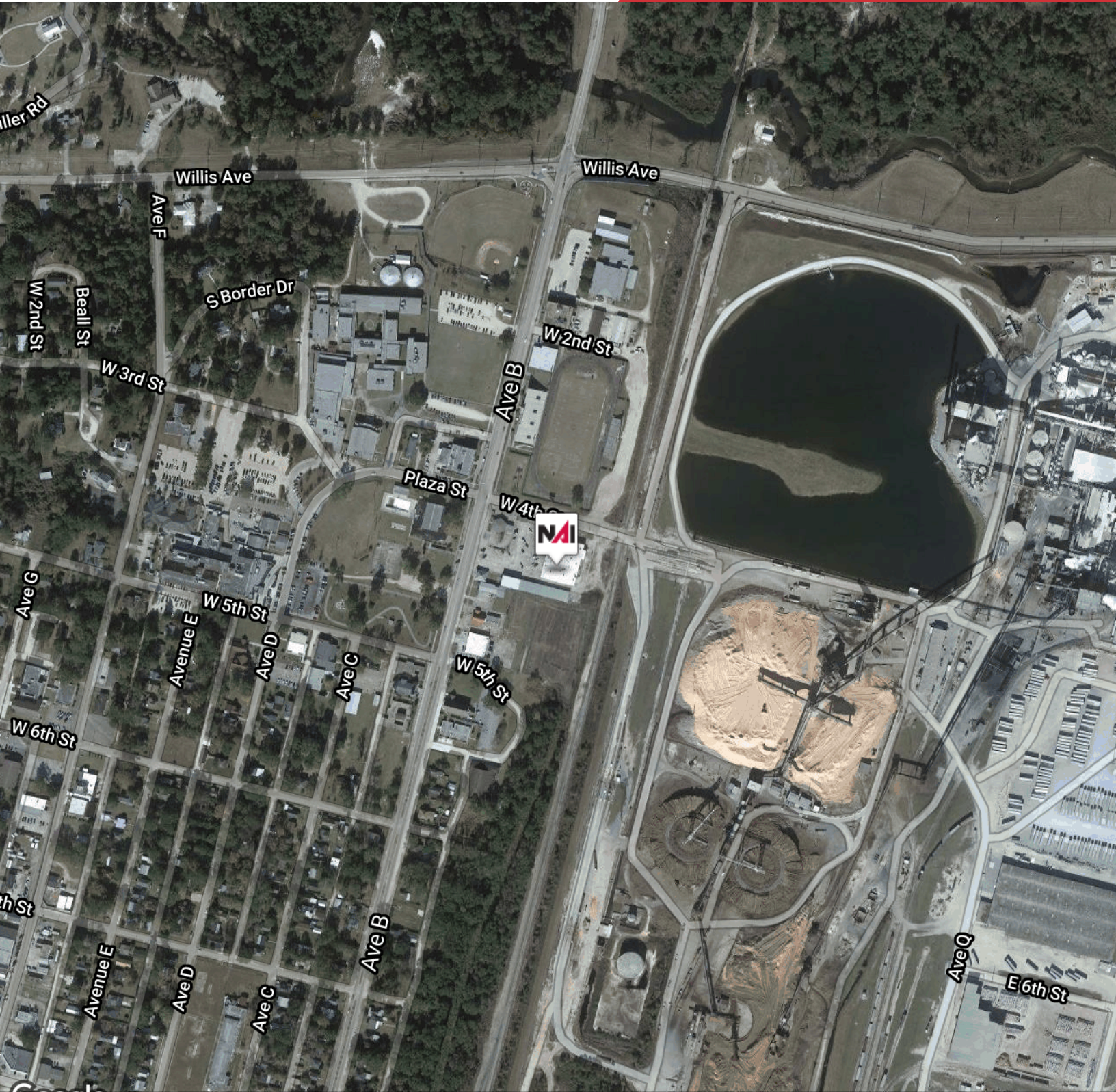


14%
Services



13.6%
Unemployment Rate





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