

4454 Highland Road//NNN Leased C-Store/Gas Station

C-STORE/GAS STATION PROPERTY FOR SALE



4454 Highland Rd Baton Rouge, LA 70808

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com

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PROPERTY SUMMARY



Property Description

NNN Leased C-Store/Gas Station located at the South Gates of LSU. Positioned off of Highland Road at the LSU Ave intersection which is Less than 2 miles from I-10 and 1 mile from Tiger Stadium. Traffic counts exceeding over 12K VPD. 1,700 +/- SF building with 2,000 +/- SF canopy covering 4 fuel pumps on approximately 0.5 acres.

Absolute NNN Lease with zero Landlord responsibility extended for a 10 year term starting August 1, 2023 which will expire August 1, 2033. Tenant pays \$7,000/month base rent for years 1-5, annual escalations based upon the Consumer Price Index to begin on year 6(Not to be less than 3% or more than 6%).

Fuel pumps, pump lines, and underground storage tanks (UST's) shall not be included in the sale.

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ashlyn@beaubox.com

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Offering Summary

Sale Price:	\$1,500,000
Lot Size:	0.5 Acres
Building Size:	1,719 SF
NOI:	\$84,000.00
Cap Rate:	5.6%

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,439	26,009	59,743
Total Population	15,755	63,758	139,467



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ADDITIONAL PHOTOS



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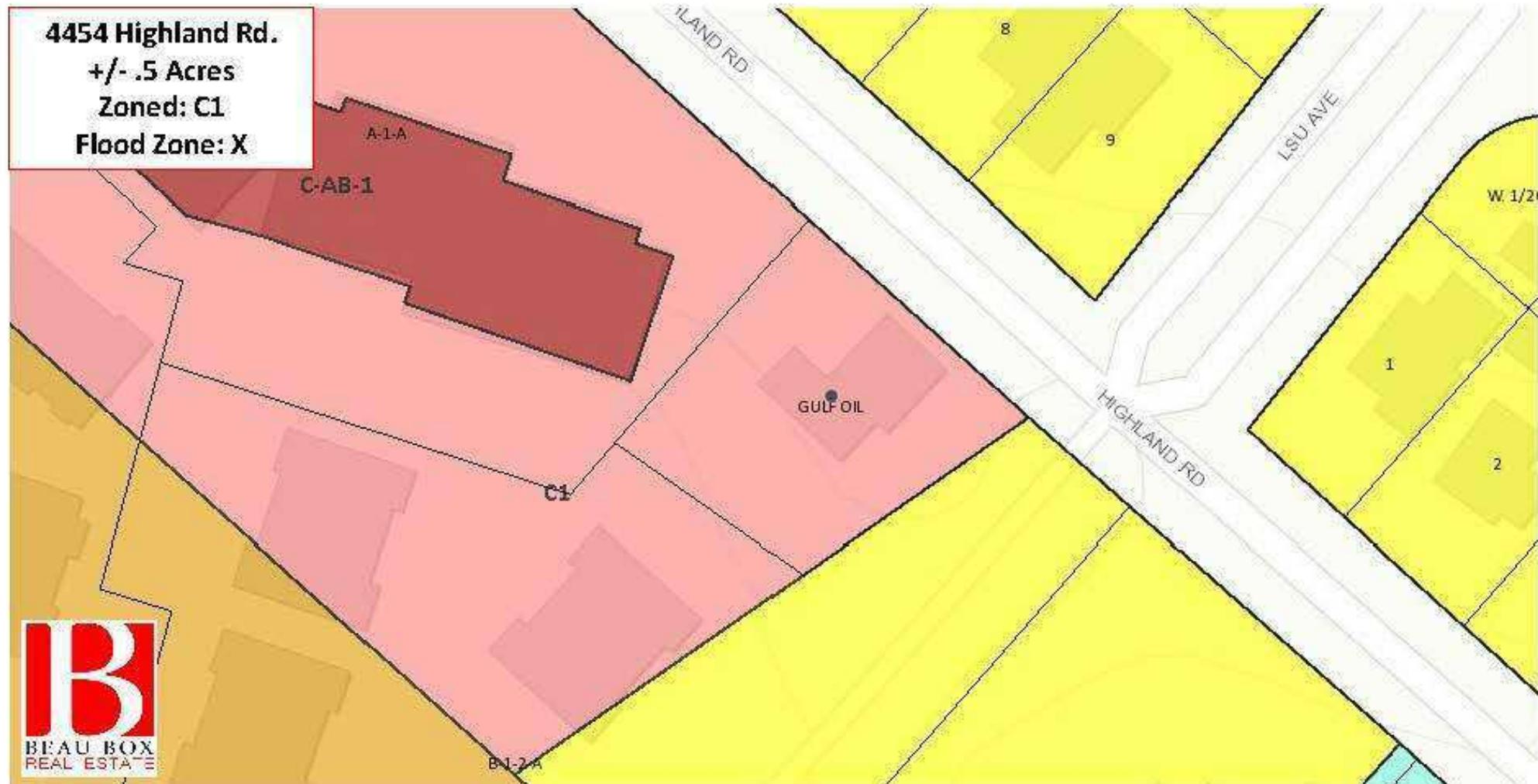
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ZONING MAP



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FLOOD ZONE MAP

4454 Highland Rd.
+/- .5 Acres
Zoned: C1
Flood Zone: X

Pt. 1 (30.4023, -91.1709)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)

Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

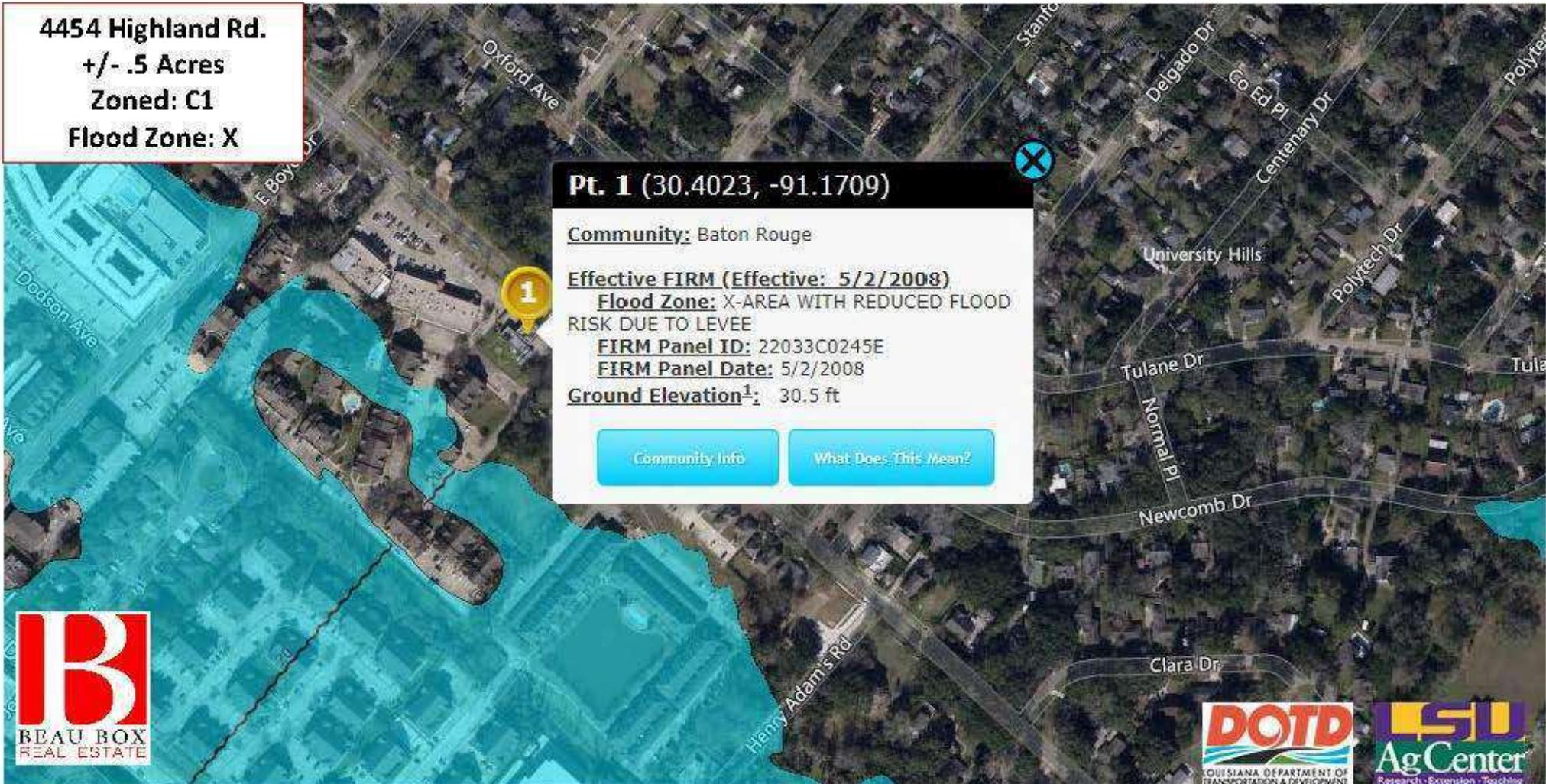
FIRM Panel ID: 22033C0245E

FIRM Panel Date: 5/2/2008

Ground Elevation¹: 30.5 ft

[Community Info](#)

[What Does This Mean?](#)



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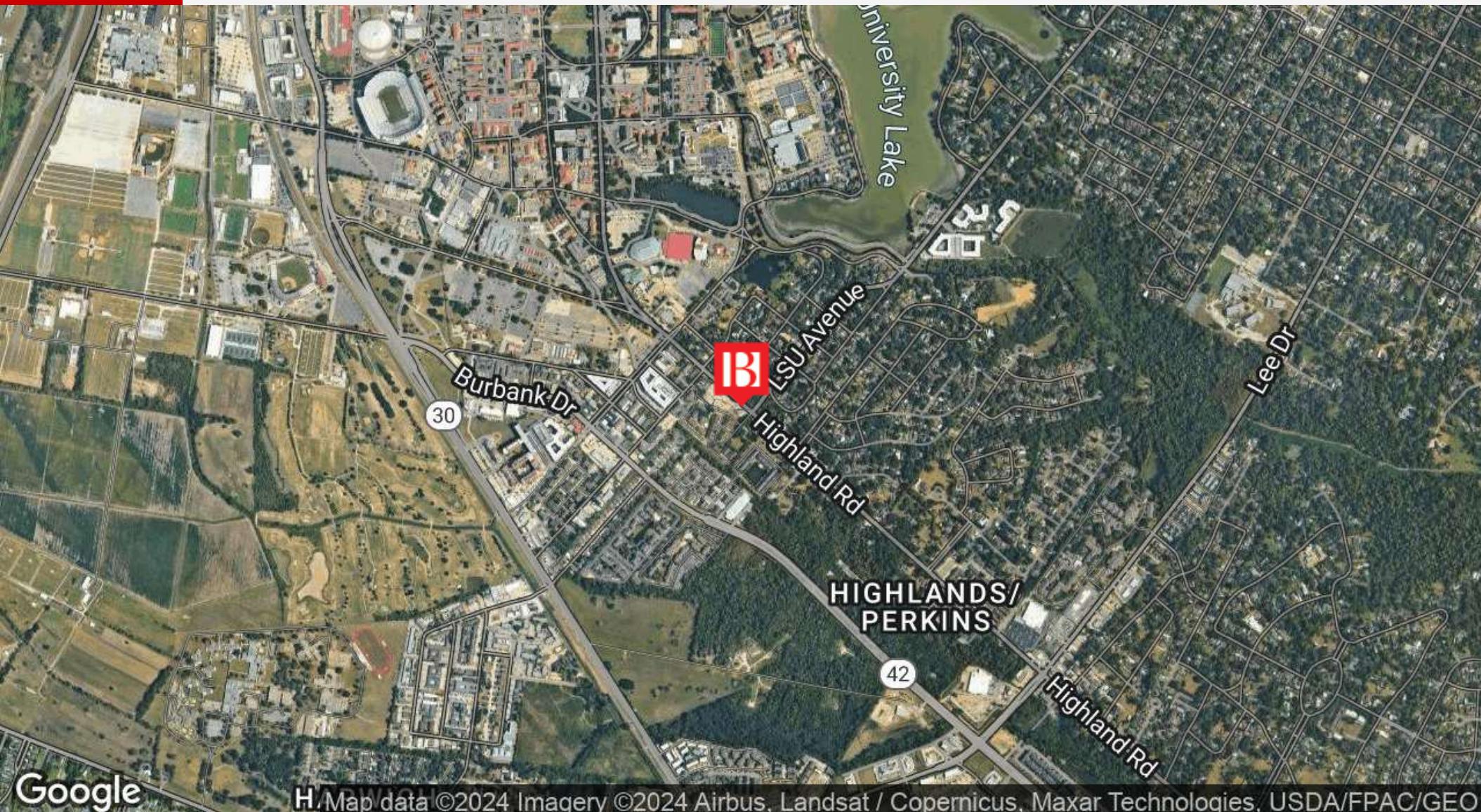
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AERIAL MAP



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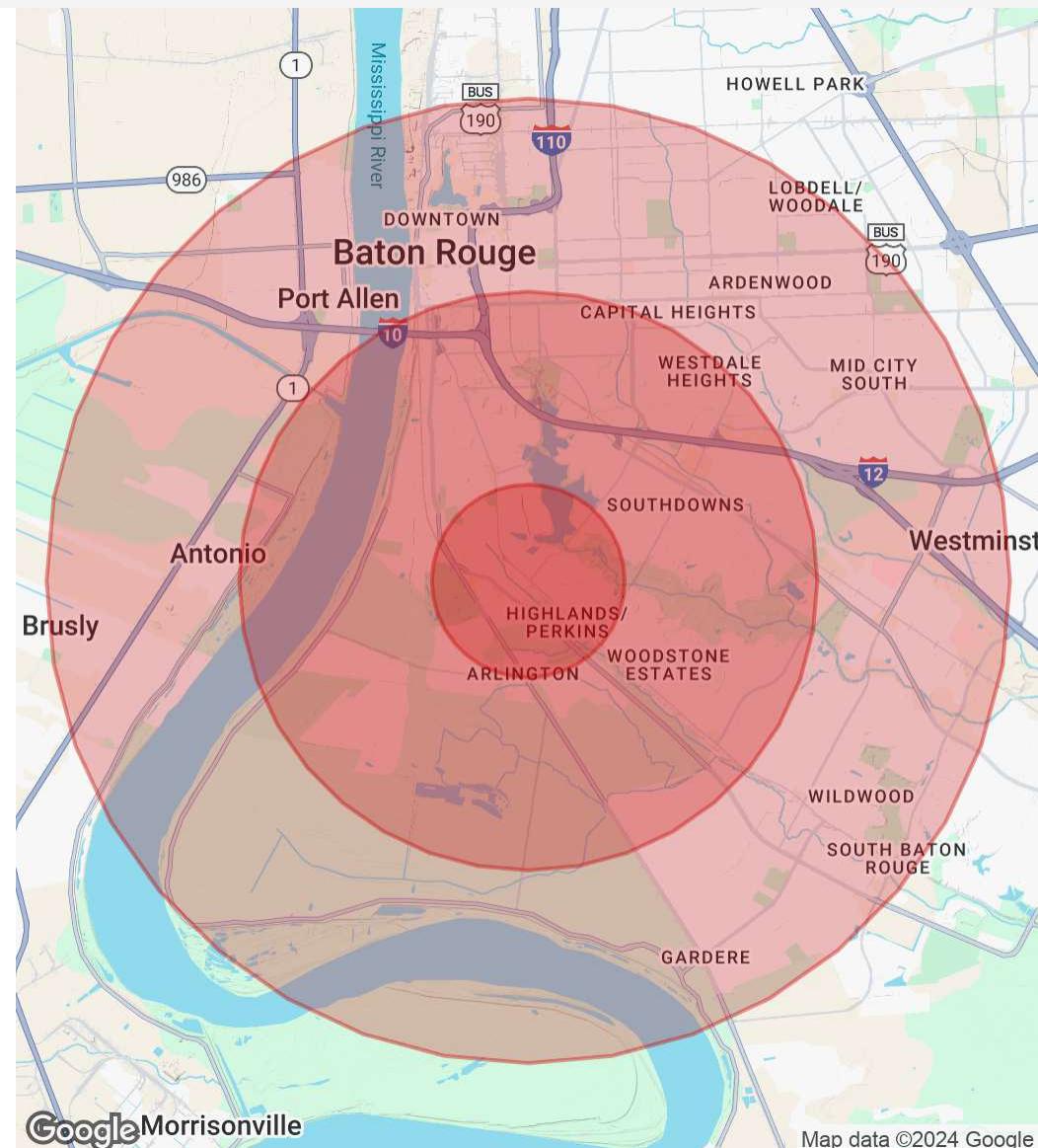
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	15,755	63,758	139,467
Average Age	29	34	37
Average Age (Male)	29	34	36
Average Age (Female)	29	34	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,439	26,009	59,743
# Of Persons Per HH	2.4	2.5	2.3
Average HH Income	\$55,606	\$87,838	\$81,681
Average House Value	\$386,510	\$420,383	\$360,199

Demographics data derived from AlphaMap



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