

BATON ROUGE MSA, LOUISIANA

SIX (6) UNIT LITTLE CAESAR'S PORTFOLIO



BATON ROUGE MSA, LA

\$6,518,400 | 6.25% CAP

- Available as a Portfolio or Individually
- Baton Rouge, LA Little Caesar's Drive Thru Portfolio (6 Locations)
- NNN 5-Year Leases with 3 5-Year Options to Renew and Minimum 10% Increases Every 5 Years
- Baton Rouge is 2nd Largest City in Louisiana and a Strong and Stable Growing Tertiary Market in the United States
- Highly Trafficked Locations along Strong Retail Corridors
- 131+ Unit Operator with Locations Throughout the United States with \$167M Annual Operating Budget

EXCLUSIVELY MARKETED BY:

CARMEN R. AUSTIN, MBA, CCIM

225.328.1778 | Carmen@sr-cre.com

PROPERTY DETAILS:

Locations:	Florida Ave.	Perkins Rd.	Joor Rd.	Government St.	Veterans Blvd.	Plank Rd.
Building Area:	2,958 SF	4,700 SF	2,432 SF	2,053 SF	1,100 SF	2,100 SF
Land Area:	0.44 ac	0.99 ac	0.42 ac	0.41 ac	0.44 ac	1.10 ac
Year Built:	2013	2014	2014	2012	2013 renovated	2013

LEASE OVERVIEW:

Locations:	Florida Ave.	Perkins Rd.	Joor Rd.	Government St.	Veterans Blvd.	Plank Rd.
Rent Commenced:	1/1/2016	1/1/2016	1/1/2016	1/1/2016	1/1/2016	1/1/2016
Lease Expiration:	12/31/2026	12/31/2026	12/31/2026	12/31/2026	12/31/2026	12/31/2026
Lease Type:	NNN	NNN	NNN	NNN	NNN	NNN
Options:	3 - (5-Year)	3 - (5-Year)	3 - (5-Year)	3 - (5-Year)	3 - (5-Year)	3 - (5-Year)
Gross Income:	\$99,166	\$122,388	\$53,515	\$47,301	\$37,659	\$45,300
RE Taxes:	\$5,365	\$9,498	\$2,542	\$5,000	\$5,410	\$2,542
Property Insurance:	\$2,427	\$2,813	\$2,090	\$1,359	\$1,690	\$1,816
CAM:	\$1,992	\$2,520	\$2,520	\$1,992	\$1,992	\$1,992

EAST BATON ROUGE PARISH, LA

East Baton Rouge Parish is the home of the capital of Louisiana and to Louisiana State University, Southern University and Baton Rouge Community College. The city of Baton Rouge, one of the fastest-growing cities in the South, lies along the eastern banks of the Mississippi River. Downtown Baton Rouge is the site of the Governor's Mansion, the State Capitol building, the Louisiana Arts & Science Museum, and the Raising Cane's River Center, a venue for large events such as concerts, theater performances, trade shows and conferences. Also located downtown is the Shaw Center for the Arts, which features art exhibits, performances and rooftop dining with spectacular views.

In addition to the downtown area, the city of Baton Rouge includes many established neighborhoods, such as Mid-City, with its eclectic mix of local shops and restaurants; the Garden District, with its beautiful older homes; and Spanish Town, known for its flamboyant Mardi Gras parades. Outside the city limits, the parish is booming with both residential and commercial development. Subdivisions, planned communities, upscale shopping areas, restaurants and new movie theaters are springing up throughout the parish.

PARISH STATISTICS

Land Area in Square Miles:	455.37
Population:	448,142
Population Forecast (2021):	452,056
Population Percent Growth (Forecast):	0.87%
Median Age:	33.6
Business Establishments:	12,063
Employees:	273,300
Median Household Income:	\$50,519

TOP EMPLOYERS

Turner Industries Group:	9,875
LSU System:	6,250
Performance Contractors:	5,500
Our Lady of the Lake Regional Medical Center:	4,500
ExxonMobil Corporation:	4,214
Baton Rouge General Medical Center:	4,000
Parish Water Company:	3,196
AT&T:	3,000



105 FLORIDA AVENUE SE, DENHAM SPRINGS, LA 70726

2,958 SF



Little Caesars

POTTER'S

DENHAM SPRINGS, LA

Little Caesars

\$1,540,000

|

6.0%

105 FLORIDA AVENUE SE, DENHAM SPRINGS, LA 70726



HIGHLIGHTS

- Dual Drive-Thru Shopping Center
- Prime High Exposure Retail Space at 20K+ CPD
- Hard Corner Location on Florida Ave. SE at Range Ave.
- Situated Between 1-12 and Hwy. 190
- Adjacent to Walgreens, Domino's, McDonald's, and More
- Tenants: Little Caesar's and Spotter's Fast Fit Food
- Shared Grease Trap Available
- Easy Access
- Excellent Visibility
- 131' Frontage on Florida Blvd. & 146' on Hummel St.

FLORIDA AVENUE RETAIL MAP



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

105 FLORIDA AVENUE SE, DENHAM SPRINGS, LA 70726

2,958 SF



FLORIDA AVE SE ~ 20,149 CPD

S RANGE AVE

S HUMMELL ST

Aaron's

O'Reilly
AUTO PARTS

NAPA
AUTO PARTS

TACO
BELL

TAKE
5
OIL CHANGE

Party City

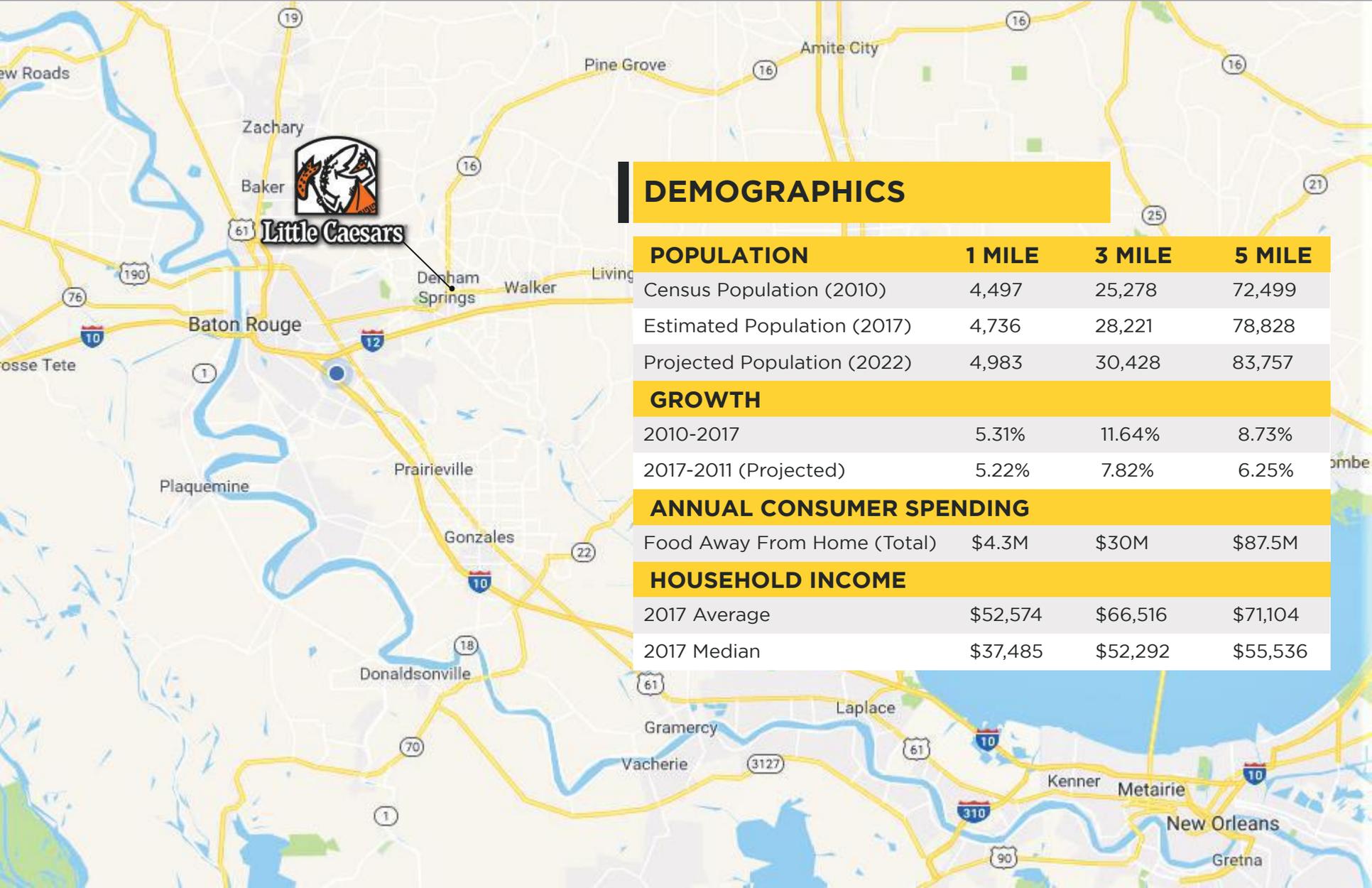
Walgreens

Little Caesars

Cafe Green

Domino's
Pizzeria

McDonald's



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	4,497	25,278	72,499
Estimated Population (2017)	4,736	28,221	78,828
Projected Population (2022)	4,983	30,428	83,757
GROWTH			
2010-2017	5.31%	11.64%	8.73%
2017-2011 (Projected)	5.22%	7.82%	6.25%
ANNUAL CONSUMER SPENDING			
Food Away From Home (Total)	\$4.3M	\$30M	\$87.5M
HOUSEHOLD INCOME			
2017 Average	\$52,574	\$66,516	\$71,104
2017 Median	\$37,485	\$52,292	\$55,536



9065 PERKINS ROAD, BATON ROUGE, LA 70810

4,700 SF



Little Caesars

BATON ROUGE, LA

\$2,100,000



5.5%

9065 PERKINS ROAD, BATON ROUGE, LA 70810



HIGHLIGHTS

- **Multi-Tenant (4 Unit) Shopping Center with Dual Drive-Thru**
- **Stable Occupancy**
- **Little Caesar’s Anchor Tenant**
- **Co-Tenants: Planet Nutrition, Orchid Nails, Polaris Spa**
- **Highly Trafficked Location**
- **Situated between Essen Ln. and Bluebonnet Blvd.**
- **Excellent Visibility**
- **107’ Frontage on Perkins Rd.**

PERKINS ROAD RETAIL MAP



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

9065 PERKINS ROAD, BATON ROUGE, LA 70810

4,700 SF



PERKINS ROWE

BLUEBONNET BLVD

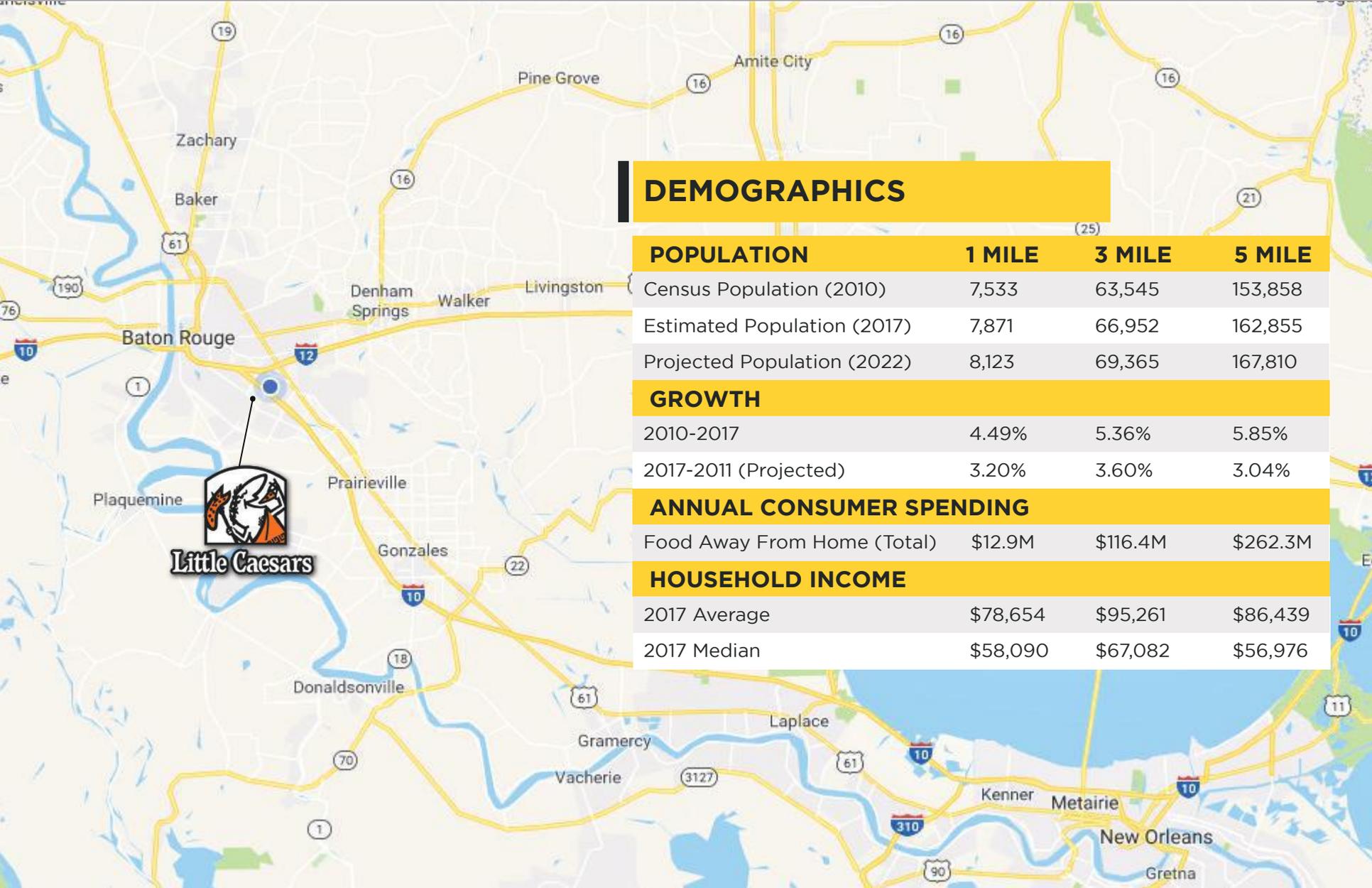


PERKINS RD

BLUEBONNET VILLAGE SHOPPING CENTER

9065 PERKINS ROAD, BATON ROUGE, LA 70810

4,700 SF



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	7,533	63,545	153,858
Estimated Population (2017)	7,871	66,952	162,855
Projected Population (2022)	8,123	69,365	167,810
GROWTH			
2010-2017	4.49%	5.36%	5.85%
2017-2011 (Projected)	3.20%	3.60%	3.04%
ANNUAL CONSUMER SPENDING			
Food Away From Home (Total)	\$12.9M	\$116.4M	\$262.3M
HOUSEHOLD INCOME			
2017 Average	\$78,654	\$95,261	\$86,439
2017 Median	\$58,090	\$67,082	\$56,976



10953 JOOR ROAD, BATON ROUGE, LA 70818

2,432 SF



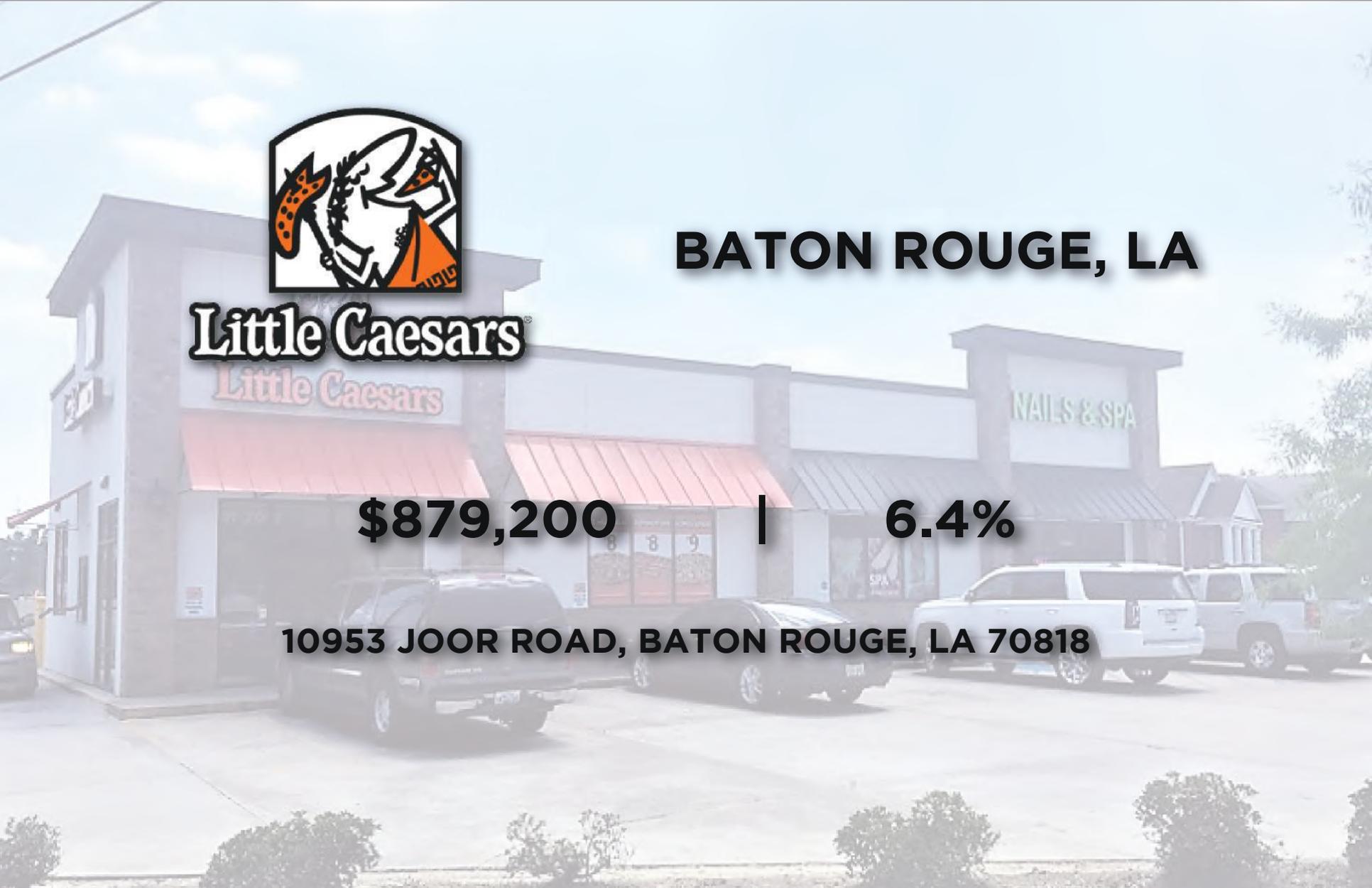
Little Caesars

Little Caesars

BATON ROUGE, LA

\$879,200 | 6.4%

10953 JOOR ROAD, BATON ROUGE, LA 70818





HIGHLIGHTS

- Multi-Tenant (2 Unit) Shopping Center
- Located in the Booming City of Central, LA
- Tenant's: Little Caesar's and I-Nails and Spa
- Potential for Dual Drive-Thru
- Hard Corner Location on Hooper Rd. at Joor Rd.
- High Traffic
- High Visibility
- 189' Frontage on Hooper Rd. & 172' on Joor Rd.

JOOR ROAD RETAIL MAP

10953 JOOR ROAD, BATON ROUGE, LA 70818

2,432 SF



DOLLAR GENERAL

Auto Zone

Walmart

TACO BELL

McDonald's

DQ

SONIC

HOOPER RD

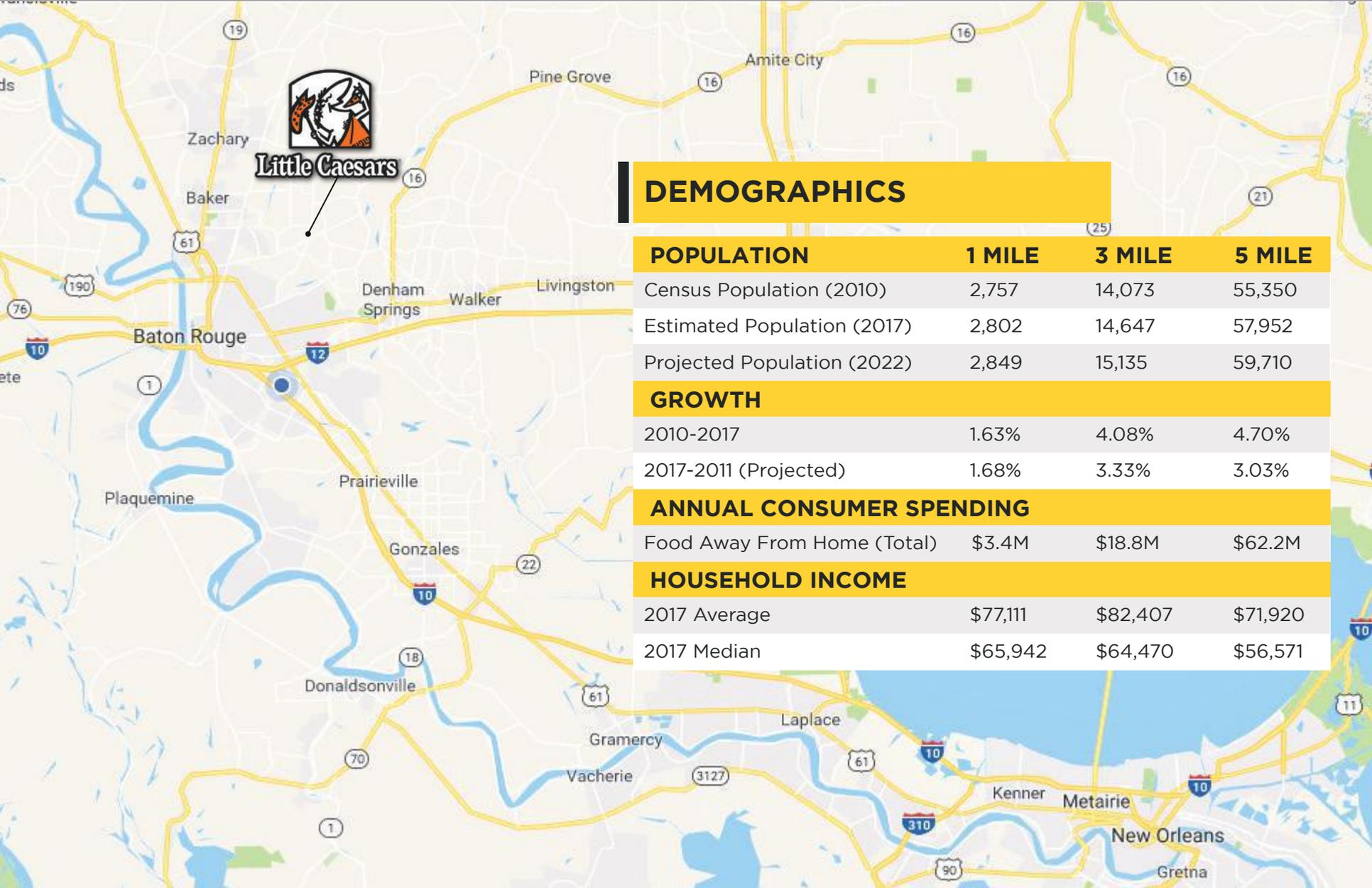
JOOR RD

Little Caesars

Winn-Dixie

10953 JOOR ROAD, BATON ROUGE, LA 70818

2,432 SF



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	2,757	14,073	55,350
Estimated Population (2017)	2,802	14,647	57,952
Projected Population (2022)	2,849	15,135	59,710
GROWTH			
2010-2017	1.63%	4.08%	4.70%
2017-2011 (Projected)	1.68%	3.33%	3.03%
ANNUAL CONSUMER SPENDING			
Food Away From Home (Total)	\$3.4M	\$18.8M	\$62.2M
HOUSEHOLD INCOME			
2017 Average	\$77,111	\$82,407	\$71,920
2017 Median	\$65,942	\$64,470	\$56,571



4222 GOVERNMENT STREET, BATON ROUGE, LA 70806

2,053 SF



Little Caesars

BATON ROUGE, LA

Little Caesars

\$778,400

|

5.6%

4222 GOVERNMENT STREET, BATON ROUGE, LA 70806



HIGHLIGHTS

- Free Standing Little Caesar’s Restaurant with Drive-Thru
- Located in Booming Mid-City
- Known as the Magazine St. of Baton Rouge, LA, with Tenant’s Profit / Sales on a Steady Rise
- Corner Lot with Easy Access to Capital Heights Neighborhood and Government St.
- 133’ Frontage on Government St. & 134’ on Glenmore
- Located Near Curbside Burgers, Calandro’s, and LaCaretta
- High Traffic Site at 21K+ CPD

GOVERNMENT STREET RETAIL MAP



SAURAGE ROTENBERG
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4222 GOVERNMENT STREET, BATON ROUGE, LA 70806

2,053 SF



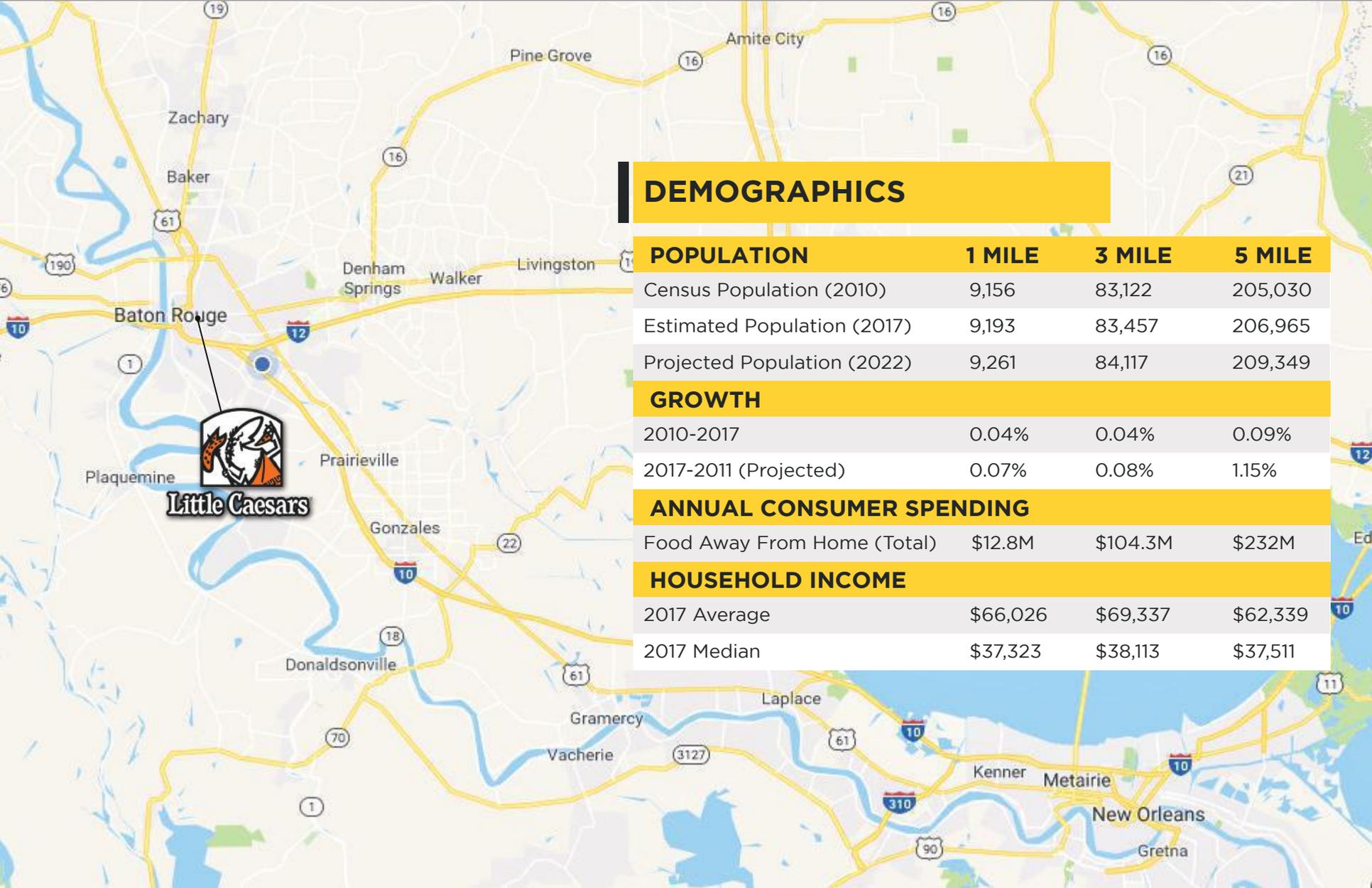
FLORIDA BLVD

S FOSTER DR

GOVERNMENT ST

SQUARE 46





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	9,156	83,122	205,030
Estimated Population (2017)	9,193	83,457	206,965
Projected Population (2022)	9,261	84,117	209,349

GROWTH

2010-2017	0.04%	0.04%	0.09%
2017-2011 (Projected)	0.07%	0.08%	1.15%

ANNUAL CONSUMER SPENDING

Food Away From Home (Total)	\$12.8M	\$104.3M	\$232M
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HOUSEHOLD INCOME

2017 Average	\$66,026	\$69,337	\$62,339
2017 Median	\$37,323	\$38,113	\$37,511

925 VETERANS BOULEVARD, DONALDSONVILLE, LA 70346

1,100 SF



DONALDSONVILLE, LA



\$554,400



6.0%

925 VETERANS BOULEVARD, DONALDSONVILLE, LA 70346



HIGHLIGHTS

- Free Standing Little Caesar's Restaurant (sublet to Cricket Wireless) with Drive-Thru
- Hard Corner Location
- Sits at Lighted Intersection with Dedicated Turn Lane
- High Traffic Site at 15K+ CPD
- 119' Frontage on Veterans Blvd. with One Curb Cut

VETERANS BLVD RETAIL MAP



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

925 VETERANS BOULEVARD, DONALDSONVILLE, LA 70346

1,100 SF



CHECK INTO
CASH
PAYDAY ADVANCE CENTERS

DOLLAR TREE

AT&T

enterprise
rent-a-car

Walmart

TACO BELL

Walgreens

Wendy's

SUBWAY

ANYTIME FITNESS

WHITNEY BANK

DOLLAR GENERAL

HWY 3089

McDonald's

Shell

Mobil

cricket
wireless
SUBLET

Little Caesars

Pizza Hut

VETERANS BLVD

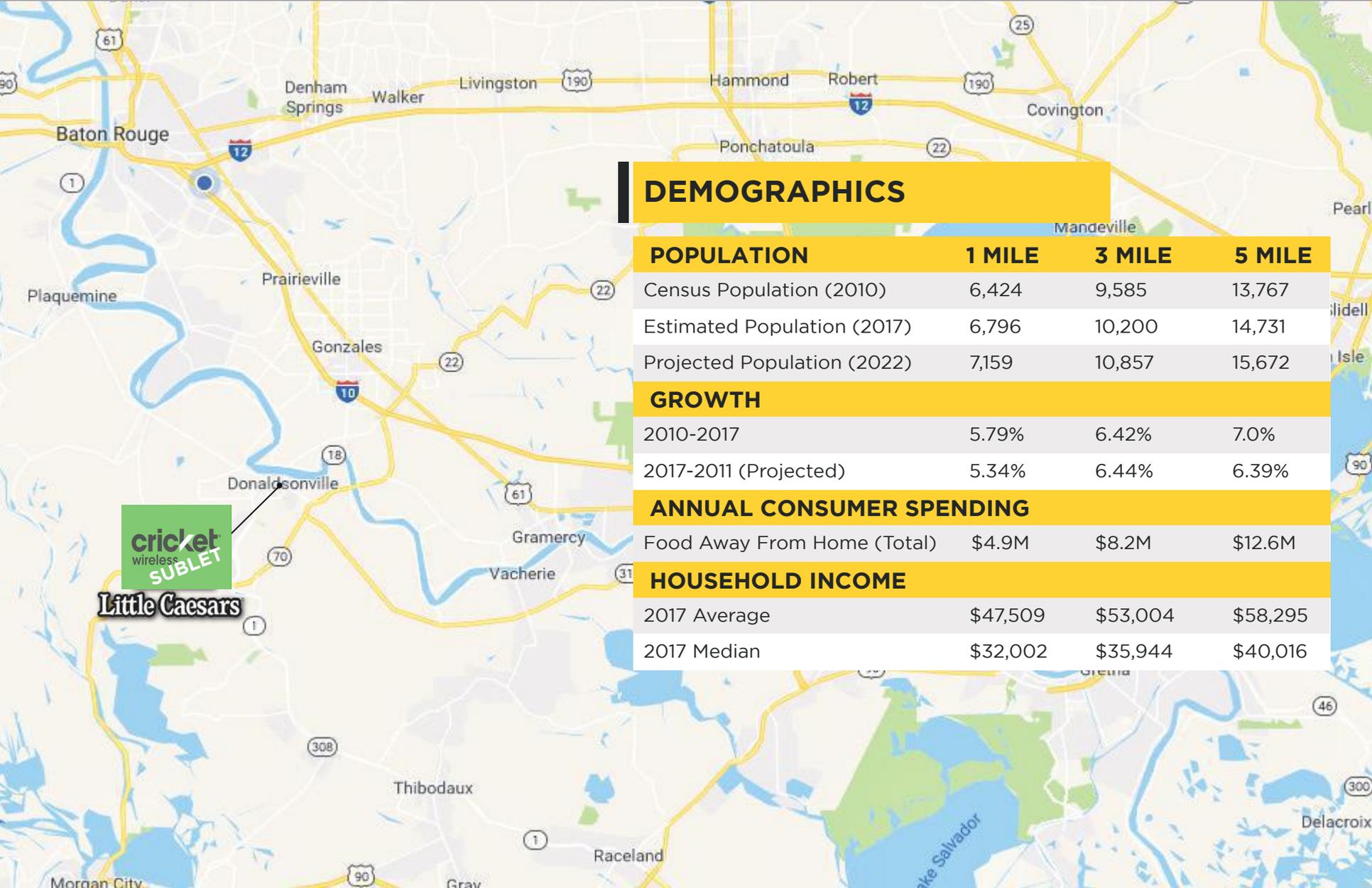
CVS
pharmacy

Chevron

VETERANS BOULEVARD DEMOGRAPHICS

925 VETERANS BOULEVARD, DONALDSONVILLE, LA 70346

1,100 SF



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	6,424	9,585	13,767
Estimated Population (2017)	6,796	10,200	14,731
Projected Population (2022)	7,159	10,857	15,672
GROWTH			
2010-2017	5.79%	6.42%	7.0%
2017-2011 (Projected)	5.34%	6.44%	6.39%
ANNUAL CONSUMER SPENDING			
Food Away From Home (Total)	\$4.9M	\$8.2M	\$12.6M
HOUSEHOLD INCOME			
2017 Average	\$47,509	\$53,004	\$58,295
2017 Median	\$32,002	\$35,944	\$40,016



14089 PLANK ROAD, BAKER, LA 70714

2,100 SF



BAKER, LA

Little Caesars

HOT-N-READY Pizza & MORE

\$666,400

|

6.5%

14089 PLANK ROAD, BAKER, LA 70714

PLANK ROAD



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

14089 PLANK ROAD, BAKER, LA 70714

2,100 SF



HIGHLIGHTS

- Free Standing Little Caesar's Restaurant with Drive-Thru
- Entirely Remodeled in 2017
- Corner Location on Plank Rd. at Lavey Ln.
- Lighted Access
- High Traffic Site at 25K+ CPD
- 184' Frontage on Plank Rd.
- Situated in an Area Popular for Fast Food

PLANK ROAD RETAIL MAP



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

14089 PLANK ROAD, BAKER, LA 70714

2,100 SF



SONIC

Walgreens

GameStop

DOLLAR TREE

Wendy's

CIRCLE K

TACO BELL

DOLLAR GENERAL

Walmart

MaryLee
DONUTS

PLANK RD

O'Reilly
AUTO PARTS

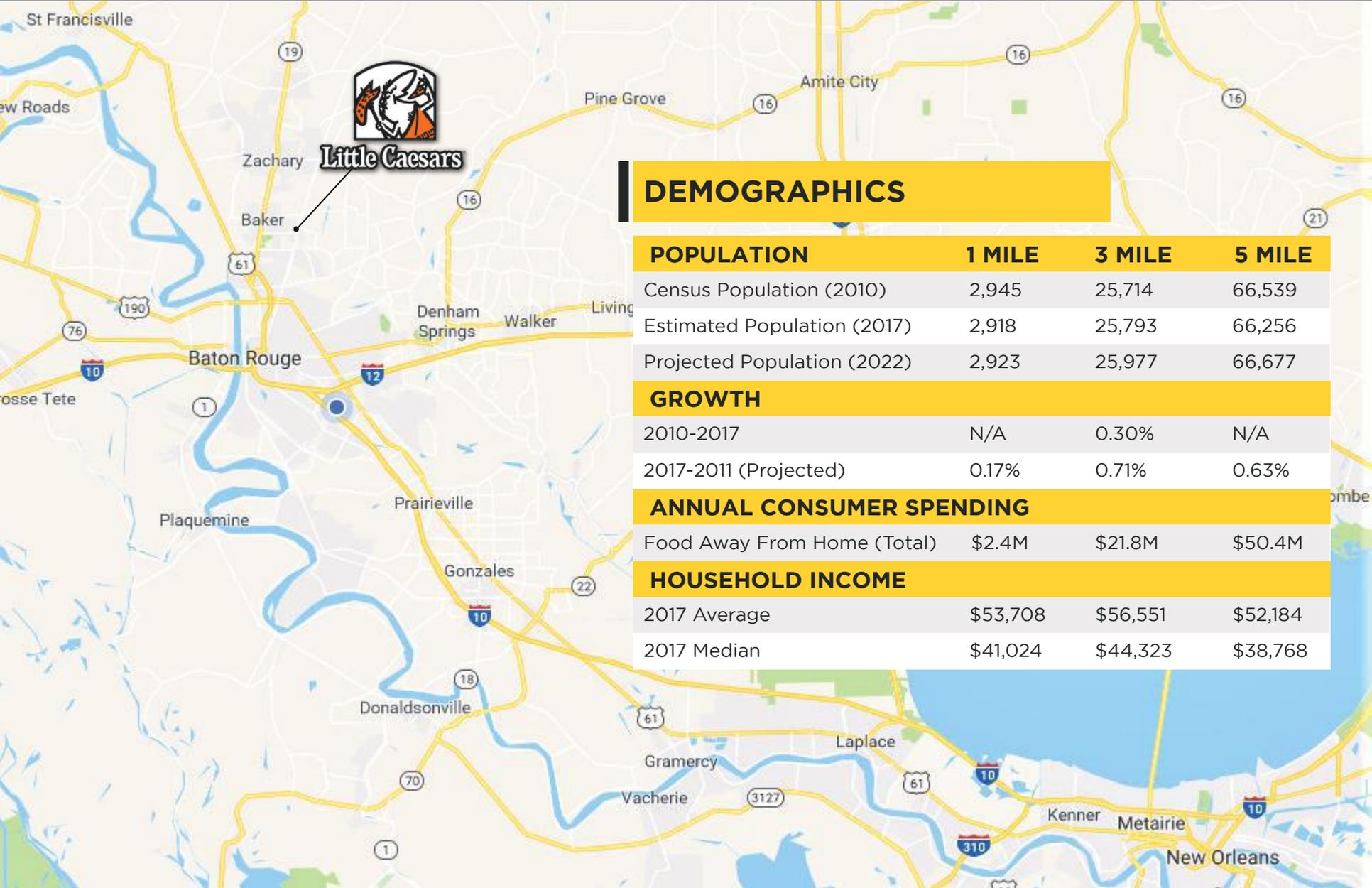
LAVEY LN

Little Caesars

PLANK ROAD DEMOGRAPHICS

14089 PLANK ROAD, BAKER, LA 70714

2,100 SF



Little Caesars

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	2,945	25,714	66,539
Estimated Population (2017)	2,918	25,793	66,256
Projected Population (2022)	2,923	25,977	66,677
GROWTH			
2010-2017	N/A	0.30%	N/A
2017-2011 (Projected)	0.17%	0.71%	0.63%
ANNUAL CONSUMER SPENDING			
Food Away From Home (Total)	\$2.4M	\$21.8M	\$50.4M
HOUSEHOLD INCOME			
2017 Average	\$53,708	\$56,551	\$52,184
2017 Median	\$41,024	\$44,323	\$38,768

For more information, please contact:

CARMEN R. AUSTIN, MBA, CCIM

DIRECT: +1 225 930 6256

MOBILE: +1 225 328 1778

OFFICE: +1 225 766 0000

EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL +1 225 766 0000

WEB SAURAGEROTENBERG.COM

FAX +1 225 766 2229

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