

Fred's Super Dollar

10710 Greenwell Springs Road , Baton Rouge, LA 70814





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Louisiana 70814

Property Highlights

- Built in 2013
- In good condition
- Located on heavily traveled four-lane divided highway
- 175' of frontage
- Can accommodate a multitude of uses
- Contact Agents For More Information

Pricing

Sale Price: \$2,250,000

Lease Rate: \$9.00 SF/yr (NNN)



For more information

Nelson Sanchez

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nsanchez@latterblum.com

Brooks Lawley

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brookslawley@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

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1700 City Farm Drive
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For Sale or Lease

Retail Property

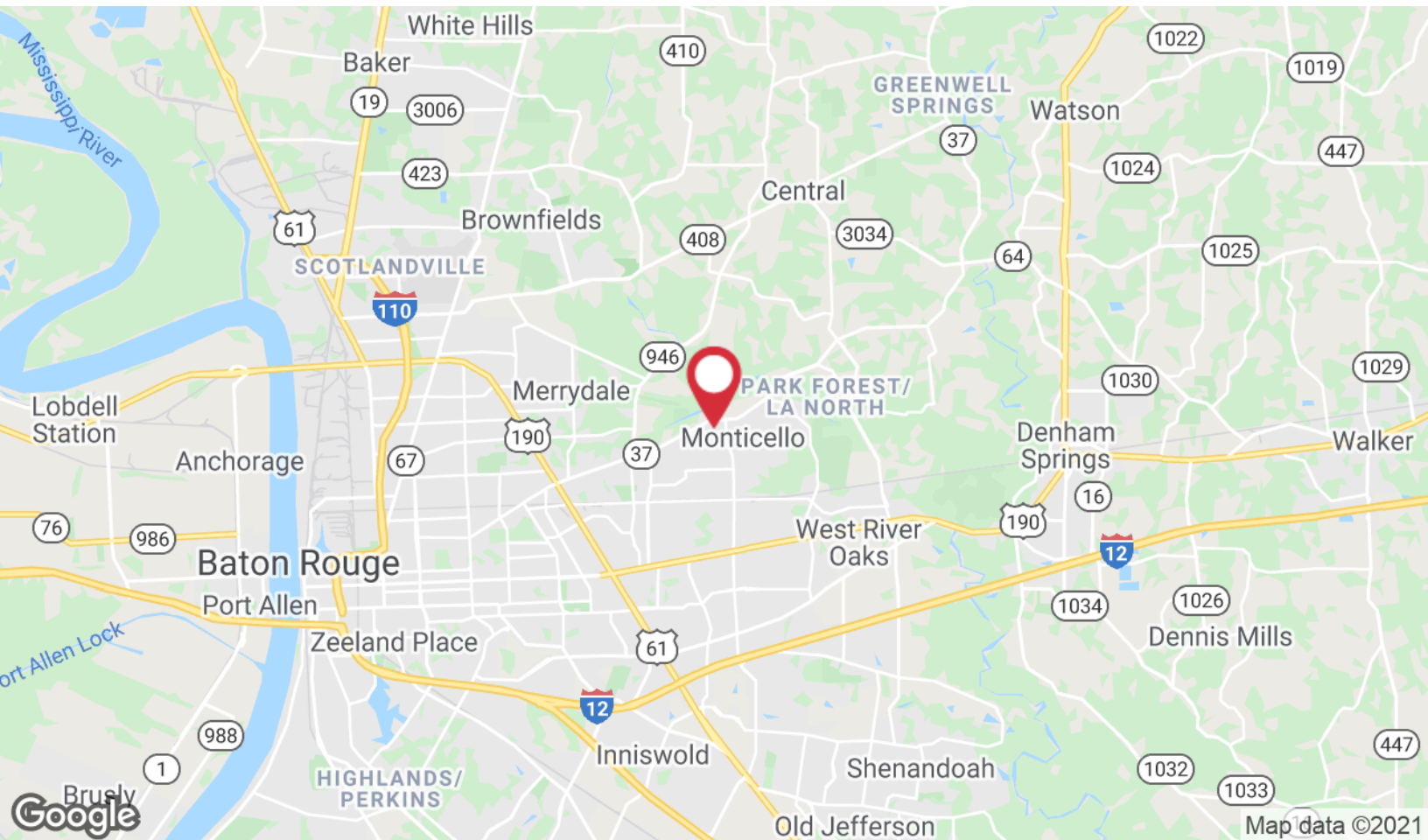
+/-16,799 SF



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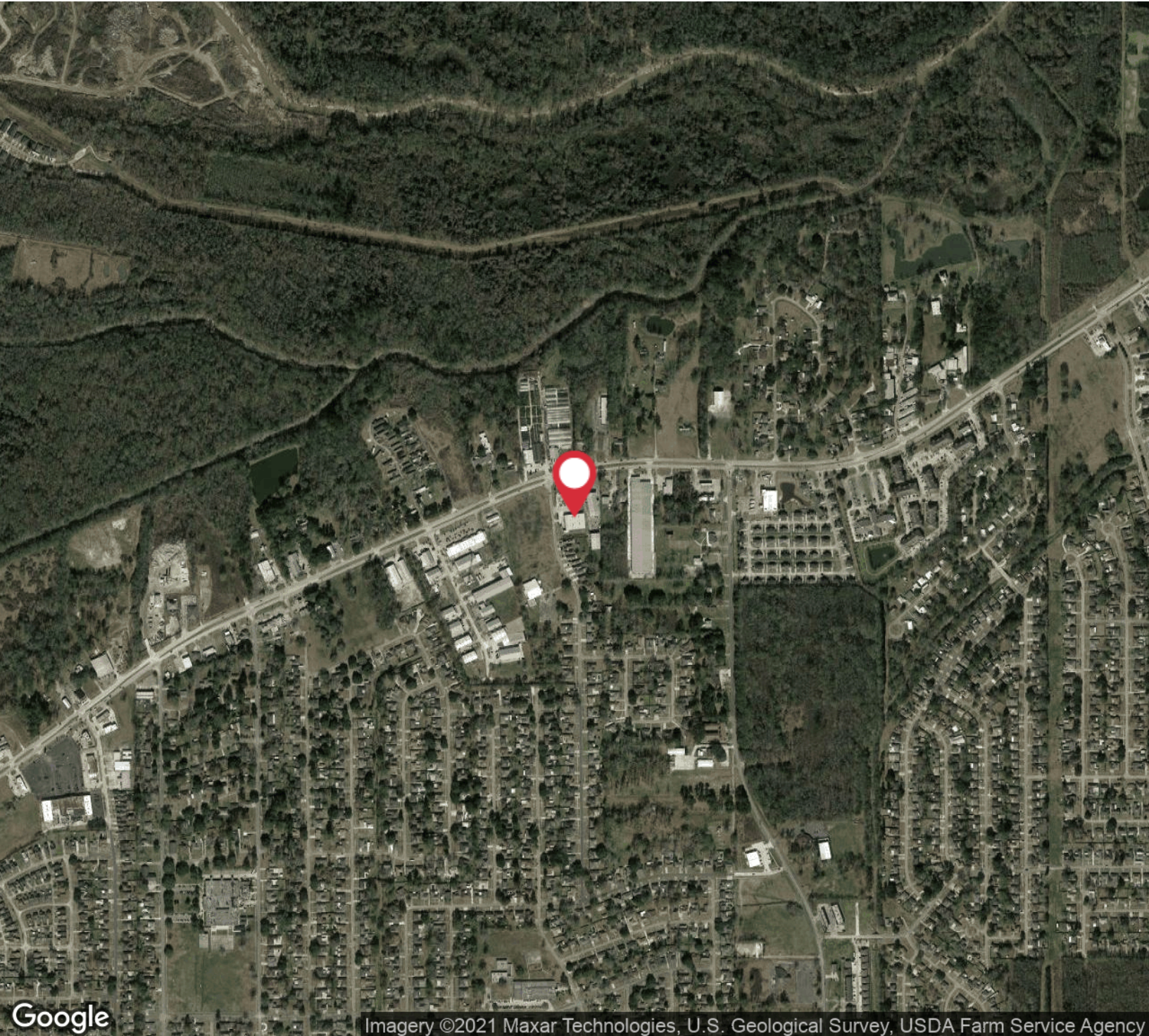


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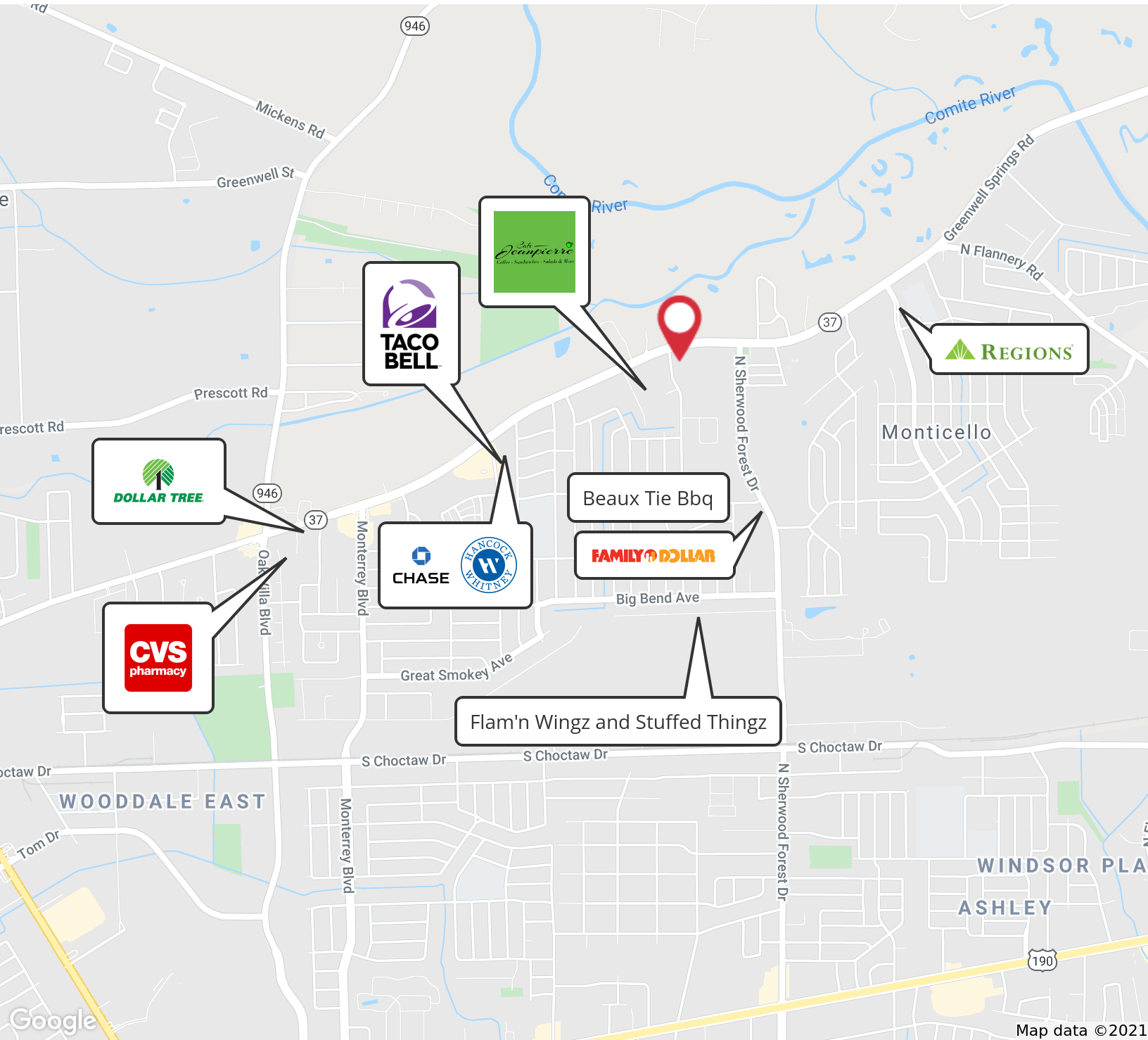


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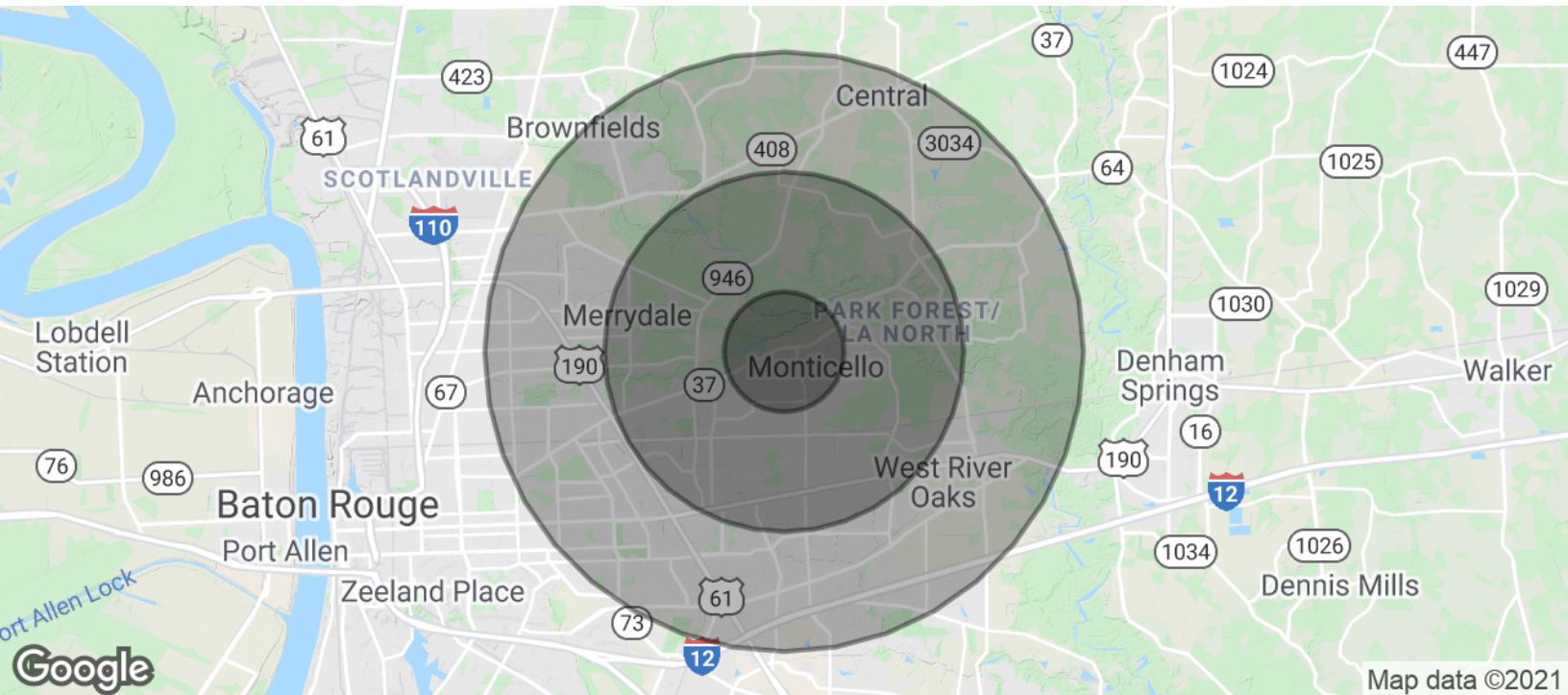
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POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

1 MILE

4,597

36.4

34.7

37.4

3 MILES

46,165

34.1

32.3

35.7

5 MILES

133,396

34.4

32.1

36.5

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

1 MILE

1,674

2.7

\$60,655

\$145,280

3 MILES

16,704

2.8

\$55,357

\$135,503

5 MILES

50,975

2.6

\$56,939

\$154,418

* Demographic data derived from 2010 US Census

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	1 Mile	3 Miles	5 Miles
Total Households	1,674	16,704	50,975
Total Persons Per Hh	2.7	2.8	2.6
Average Hh Income	\$60,655	\$55,357	\$56,939
Average House Value	\$145,280	\$135,503	\$154,418

	1 Mile	3 Miles	5 Miles
Total Population	4,597	46,165	133,396
Median Age	36.4	34.1	34.4
Median Age (Male)	34.7	32.3	32.1
Median Age (Female)	37.4	35.7	36.5

* Demographic data derived from 2010 US Census

SUMMARY

31,504

Population

37.4

Median Age

2.6

Average Household Size

\$51,966

Median Household Income

4,203

Renter Occupied Housing Units

7,931

Owner Occupied Housing Units

BUSINESS



1,304

Total Businesses



20,409

Total Employees



\$55,765

Average Disposable Income



\$80,979

Median Net Worth

EDUCATION

11%

No High School Diploma



38%

High School Graduate



32%

Some College



19%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



56%

White Collar



27%

Blue Collar



18%

Services

4.6%

Unemployment Rate

Source: This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2018.



Property Overview

Baton Rouge is the capital city of Louisiana and is the second largest city in the state with a population of 227,715 people. As the capital city, Baton Rouge is Louisiana's political hub, but it is also one of the major industrial, chemical, medical, research, and technology employers in the south. The city's top employers include the State of Louisiana, Turner Industries, Exxon-Mobil, CB&I and JP Morgan Chase. Also, Baton Rouge is only 81 miles northwest of New Orleans, Louisiana's largest city. New Orleans is a major port city that is considered to be a commercial hub that contributes to the economic success in Baton Rouge. Baton Rouge also has a strong art and theater presence. The city has an expanding visual arts scene with a collection of different venues. The most popular of those venues is the Shaw Center of the Arts and the LSU Museum of Art.

The city of Baton Rouge is home to the well renowned Louisiana State University ("LSU"). LSU is a public coeducational university and the largest university in Louisiana with an enrollment of over 30,000 students. While being a highly-rated academic university, LSU is also a major football school. The university has the sixth largest stadium in the country, holding 102,321 people. Fans from all over the country sell out the stadium every Saturday during the season, creating an influx of people traveling to Baton Rouge every fall.

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PROFESSIONAL BACKGROUND

Brooks Lawley was born and raised in Houston, Texas and is a true southern woman even though she graduated from the University of Southern California. Within six months of moving to Baton Rouge, she joined NAI Latter & Blum commercial and sales division under the Hammett Group and immediately became an active member of the Baton Rouge community with a mission to help develop it to be the most exciting, safe, and profitable place it can be. Through her experiences, she has developed a keen eye for the details and has seen firsthand what it means to go the extra mile. As a true entrepreneur at heart, she knows the value in connecting with each individual is equally as significant as delivering quality services. Brooks stays up to date with market trends and networks with other real estate professionals through various platforms, most notably through her local and national charitable involvement.

EDUCATION

Memorial Senior High School, Houston, Texas, 2003-2007

University of Southern California, 2007-2011

MEMBERSHIPS

- Creator and past president of the P.E.A.C.E Foundation
- Member of The Great Americans Shoot
- Member of The Del Mar Turf Club
- Board member of Ducks Unlimited Sponsor Banquet
- Member of NRA
- Member of CCA Baton Rouge and Texas
- Member of Baton Rouge Delta Waterfowl
- Junior League
- Houston Live Stock and Rodeo Member
- Member of Ducks Unlimited Baton Rouge and Houston
- Member of Texas Wildlife Association
- Member of Safari Club International
- Member of The Wild Turkey Federation
- Sitka Gear Women's Whitetail and Waterfowl
- Member Of CAEF: The Capital Area Law Enforcement Foundation

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