

# FOR SALE OR LEASE



VACANT HARLEY DAVIDSON DEALERSHIP

1530 SW RAILROAD AVE • HAMMOND, LA 70403

## Highlights

Building SF:	37,323
Lease Rate:	\$10/sf/yr
Lot Size:	4.597 Acres
Purchase Price:	\$3,650,000
Zoning:	C3



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## Property Description

Available for Purchase or lease. Previously occupied by Harley Davidson dealership as a build to suit. This facility totaling 37,000+ sf sitting on 4.5 improved acres has 339ft frontage on SW Railroad Ave and rear access from S Magnolia St. The facility has been used as a motorcycle retail sales center and training facility since 2004 and has been meticulously maintained during this time. This is a great owner user or investment opportunity at under \$98sf for purchase or \$10 sf annual for lease. Property offers great potential for automobile dealership, restaurant, retail sales, entertainment venue and several other high

## Bullets

- Over 22,000 CPD - 2020  
339 ft frontage  
37,323sf Facility  
4.597 Acre Lot



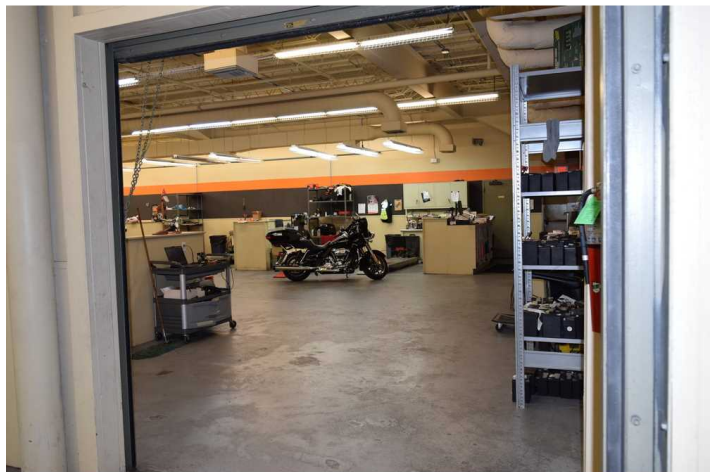
# SHOW ROOM

1530 SW RAILROAD AVE



# OTHER INTERIOR

1530 SW RAILROAD AVE



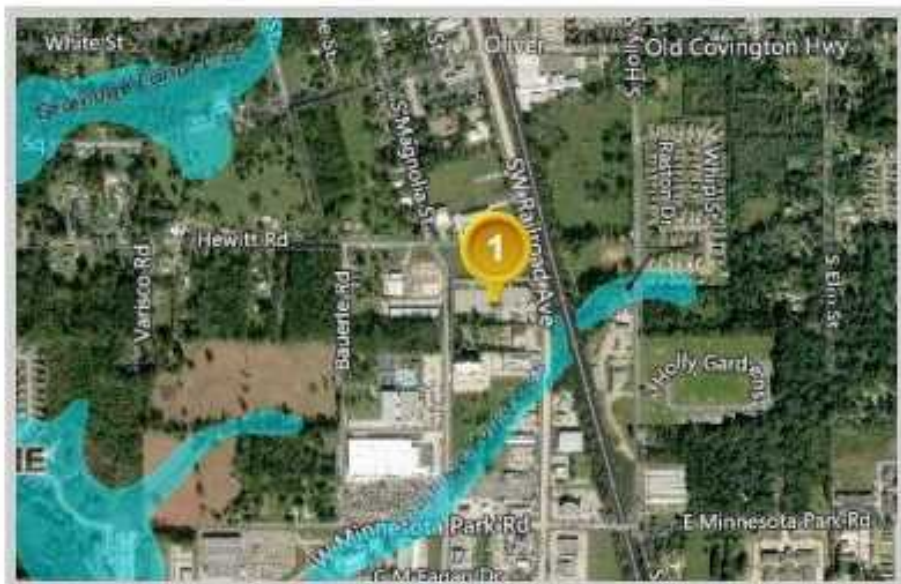


# FLOOD MAP

1530 SW RAILROAD AVE



## Louisiana Flood Map 1530 SW Railroad Ave, Hammond, LA 70403



### Visible Layers

Effective FIRM
Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.4889, -90.4579

Flood information in this table is from the: █ Effective FIRM

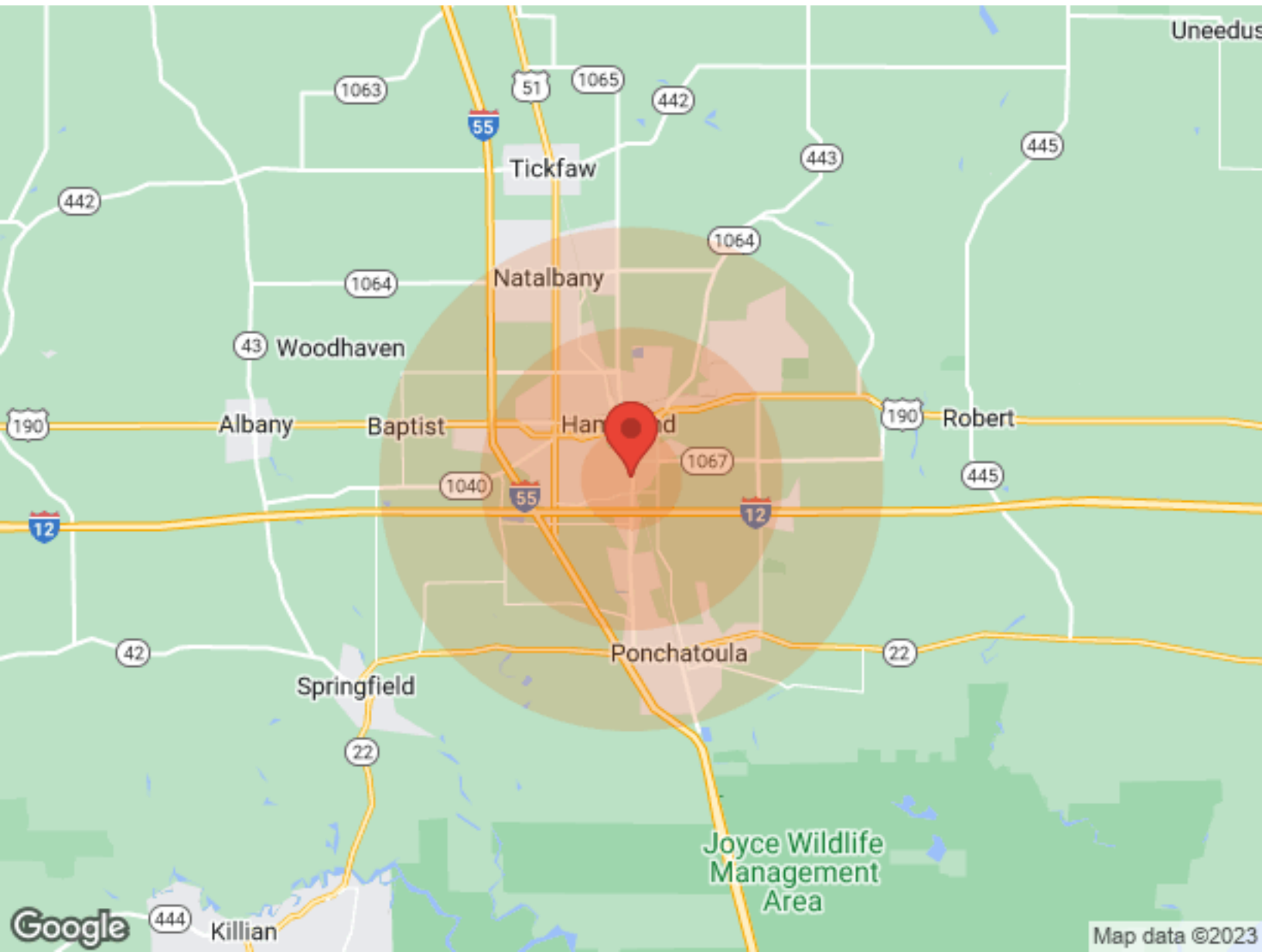
Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22105C0430F 7/22/2010	X	out	30.9

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# DEMOGRAPHICS

1530 SW RAILROAD AVE



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	1,775	14,665	29,121
Female	2,101	16,757	32,075
Total Population	3,876	31,422	61,196
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	935	6,998	13,233
Ages 15-24	545	4,165	8,293
Ages 55-64	345	3,031	6,404
Ages 65+	438	3,773	7,336
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	1,219	17,669	38,538
Black	2,647	13,141	21,433
Am In/AK Nat	4	14	37
Hawaiian	N/A	N/A	N/A
Hispanic	26	846	1,720
Multi-Racial	N/A	860	1,894

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$33,451	\$32,775	\$38,908
< \$15,000	378	2,712	4,741
\$15,000-\$24,999	219	1,988	3,410
\$25,000-\$34,999	156	1,276	2,262
\$35,000-\$49,999	328	1,577	3,111
\$50,000-\$74,999	233	1,751	3,974
\$75,000-\$99,999	95	1,120	2,326
\$10,000-\$149,999	11	852	2,153
\$150,000-\$199,999	6	306	532
> \$200,000	8	166	558

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Units	1,624	13,099	25,711
Occupied	1,408	11,716	23,290
Owner Occupied	760	6,591	14,394
Renter Occupied	648	5,125	8,896
Vacant	216	1,383	2,421