

## RETAIL FOR SALE

### VACANT HARLEY DAVIDSON DEALERSHIP FACILITY FOR SALE

1530 SW Railroad Ave, Hammond, LA 70403



#### PROPERTY OVERVIEW

Class "A" retail facility occupied by Harley Davidson dealership. 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 is currently used as a motorcycle dealership and training facility and has been meticulously maintained. This is a great opportunity for an owner occupant with the Tenant having given notice to vacate the building in December 2022. Current investment opportunity offers a 7.7% CAP Rate. Sale shall include real estate only, all rights to Harley Davidson Dealership shall be reserved and retained by H-D U.S.A., LLC. and Harley Davidson Franchisee. Contact broker for additional information.

#### PROPERTY HIGHLIGHTS

- NNN Leased
- 7.8% CAP Rate
- 339 ft frontage
- 4.597 Acre Lot
- NNN Leased

**SALE PRICE:** \$3,650,000

**BUILDING SIZE:** 37,323 SF

**ZONING:** C3

**TRAFFIC COUNT:** 24,466 CPD in 2016

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
O: 225.405.3257  
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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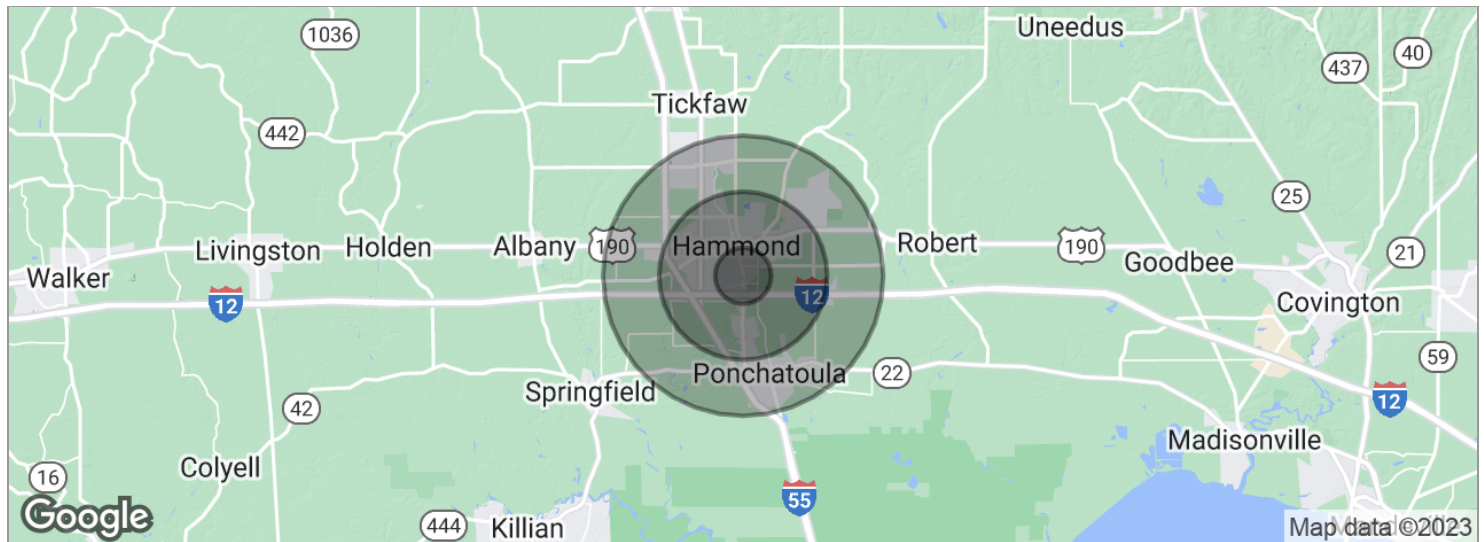
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,556	28,011	47,071
Median age	33.1	31.8	32.6
Median age (male)	27.6	29.8	31.3
Median age (Female)	36.9	33.1	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,712	10,775	17,747
# of persons per HH	2.7	2.6	2.7
Average HH income	\$39,839	\$50,081	\$54,439
Average house value	\$140,948	\$157,637	\$171,764

\* Demographic data derived from 2020 ACS - US Census

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