



NET LEASED RETAIL/OFFICE BUILDING ON MAIN STREET

5233 MAIN ST ZACHARY, LA 70791



OFFERED: FOR SALE

SALE PRICE: \$1,775,000 (\$184.90/SF)

±9,600 SF | ±0.76 ACRES

- High Visibility Location
- Tall, visible signage
- Anchored by Williamson Eye Center

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | November 2023

640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- Retail / Office / Medical investment property.
- Currently anchored by Williamson Eye Center.
- The building is currently divided into 4 suites and totals 9,600 SF.
- Excellent access from Main Street including left-hand turn lane.

LOCATION SUMMARY

- Located on Main Street just 350 feet east of the busiest intersection in Zachary, LA (41,601 daily traffic).
- It sits between a Sonic and another multi-tenant retail building, and across the street from McDonald's. It's surrounded by many national and local retailers.

FINANCIAL SUMMARY

- Occupancy: 80%
- Pro Forma NOI: \$196,350.03
- Cap Rate: 11.06%

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ADDITIONAL PHOTOS

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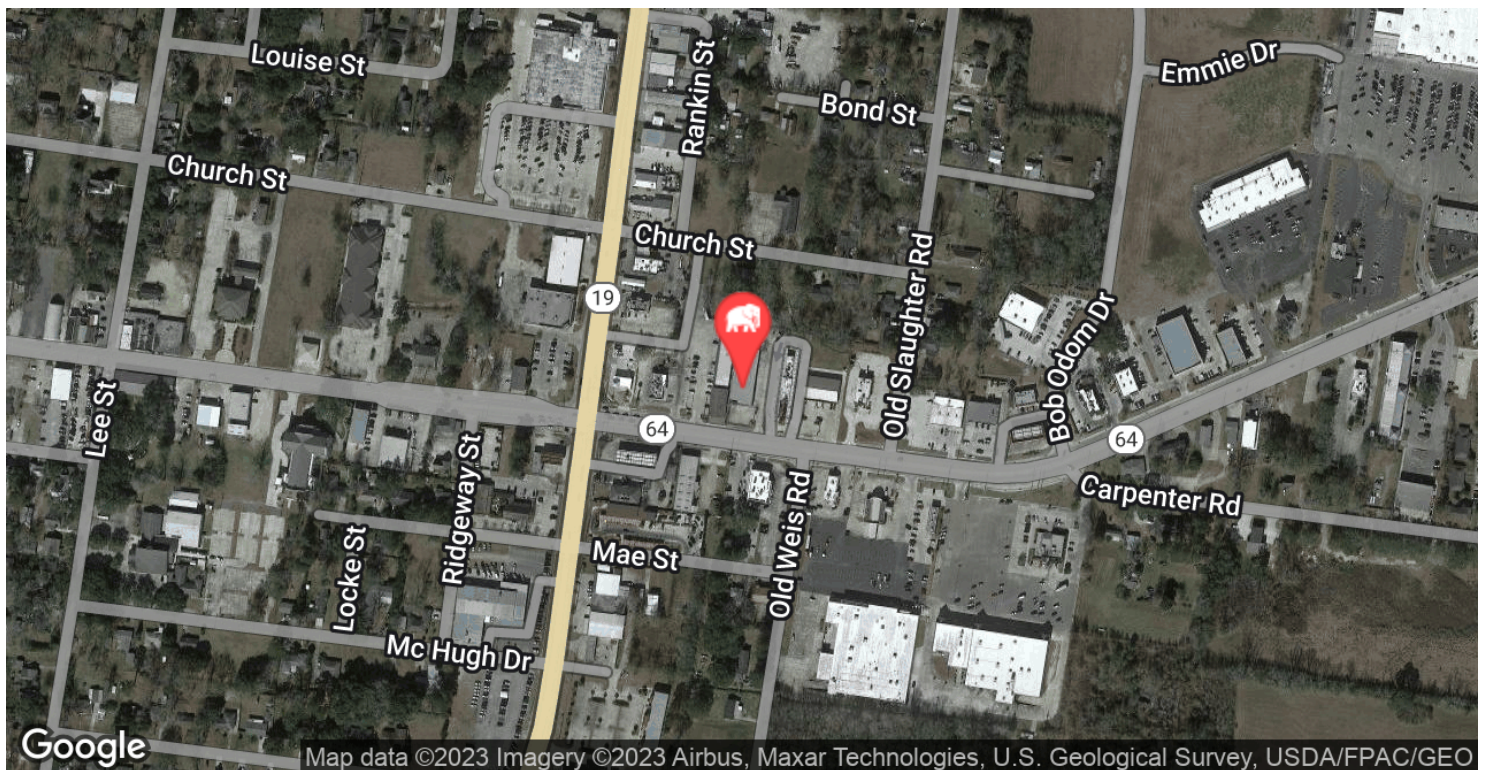
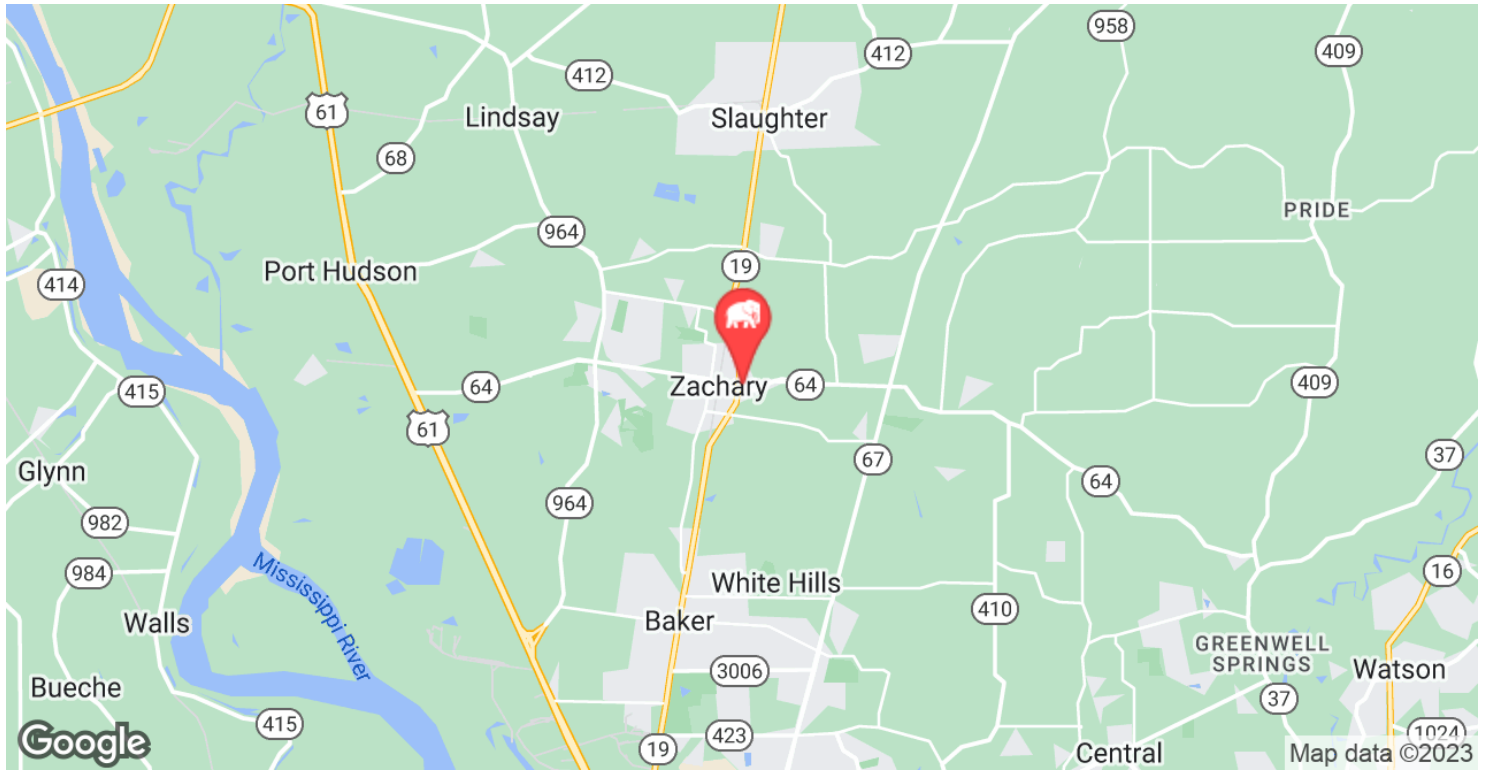
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LOCATION MAP



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	5233 Main St
City, State, Zip	Zachary, LA 70791
County	East Baton Rouge Parish
Market	LA-Zachary
Cross-Streets	Main St / Highway 19
Township	5S
Range	1E
Side Of The Street	North
Street Parking	No
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	Fronting LA-64 (Main St)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Office / Retail / Medical
Property Subtype	Office Building / Strip Center
Zoning	Commercial General (CG)
Lot Size	0.76 Acres
APN #	1418726
Lot Frontage	111 ft
Lot Depth	298.56 ft
Corner Property	No
Traffic Count	41601
Traffic Count Street	Main St @ Hwy 19

BUILDING INFORMATION

Building Size	9,600 SF
Building Class	A
Occupancy %	80%
Tenancy	Multiple
Number Of Parking Spaces	52
Parking Type	Surface

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FINANCIAL SUMMARY - 2020 ACTUAL

INCOME

INCOME SUMMARY	INCOME 2020
OTHER INCOME	\$24,168.53
RENT INCOME	\$205,771.91
GROSS INCOME	\$229,940.44

EXPENSES

EXPENSE SUMMARY	INCOME 2020
CLEANING AND MAINTENANCE	\$500.00
INSURANCE - OTHER	\$7,853.62
LANDSCAPING	\$2,400.00
REPAIRS	\$3,325.00
BUILDING SUPPLIES	\$1,275.00
PROPERTY TAXES	\$16,917.35
WATER & ELECTRIC	\$672.47
GROSS EXPENSES	\$32,943.44
NET OPERATING INCOME	\$196,997.00

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YEAR 1 PRO FORMA

INCOME

INCOME SUMMARY	YEAR 1 PRO FORMA
OTHER INCOME	\$24,168.53
RENT INCOME	\$239,320.44
VACANCY (10%)	-\$23,932.04
GROSS INCOME	\$239,556.93

EXPENSES

EXPENSE SUMMARY	YEAR 1 PRO FORMA
CLEANING AND MAINTENANCE	\$500.00
COMMISSIONS	\$3,000.00
LANDSCAPING	\$2,400.00
REPAIRS	\$9,437.81
BUILDING SUPPLIES	\$1,275.00
PROPERTY TAXES	\$18,068.00
WATER & ELECTRIC	\$672.47
INSURANCE	\$7,853.62
GROSS EXPENSES	\$43,206.90
NET OPERATING INCOME	\$196,350.03

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RENT ROLL

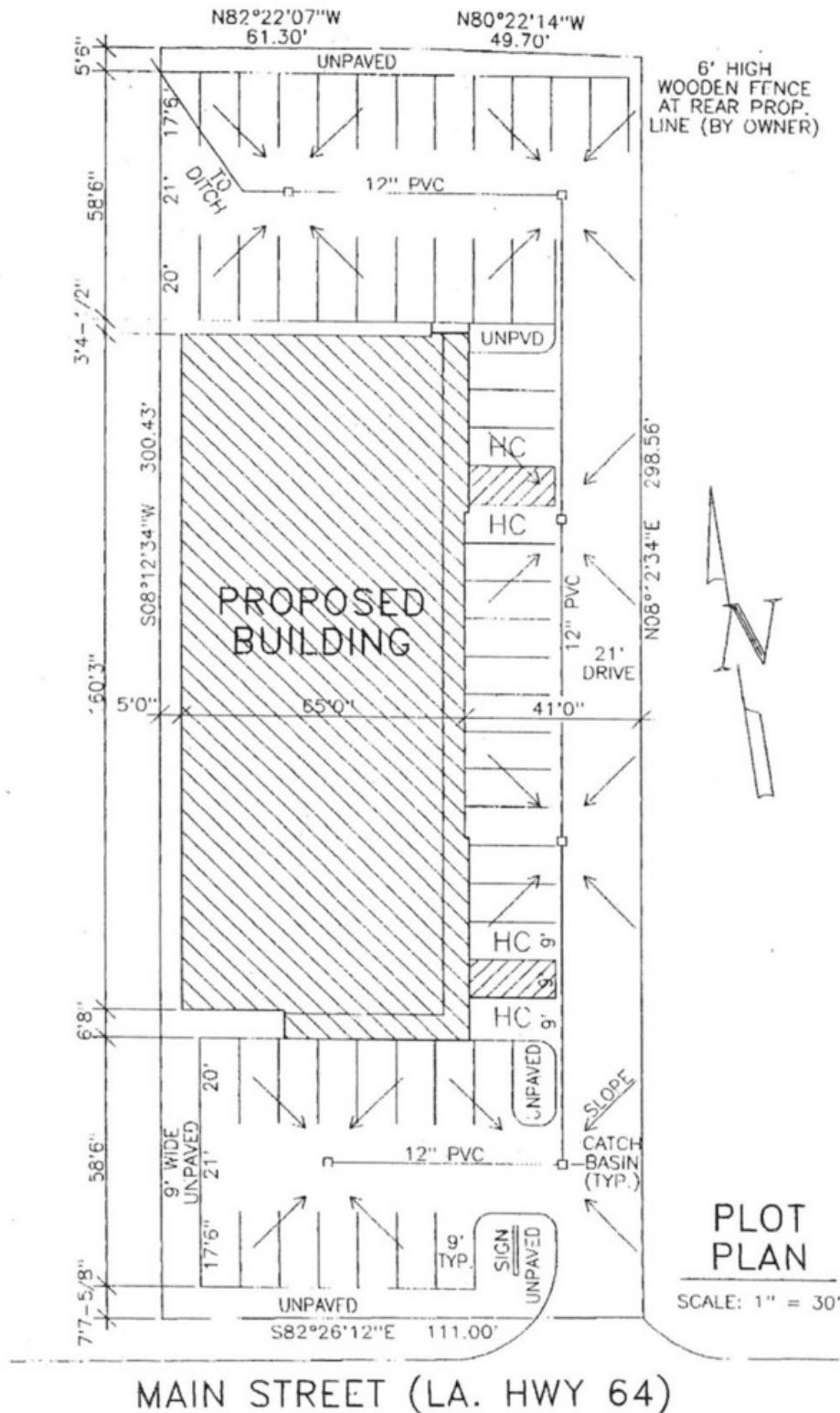
TENANT NAME	UNIT NUMBER	LEASE START	LEASE END	MONTHLY RENT	YEARLY RENT	
Williamson Eye Center	Suite A	08/01/2005	06/30/2025	\$14,471	\$173,652	3% annual increase
Vacant	Suite B					
Spa Services	Suite C	11/1/2021	10/31/2026	\$1,162	\$13,944	
Woodlake Management LLC	Suite D	10/14/2019	10/31/2021	\$1,100	\$13,200	
Psychological Services Company	Suite E	8/1/2021	10/31/2023	\$1,100	\$13,200	
TOTALS/AVERAGES				\$17,833	\$213,996	

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SITEPLAN

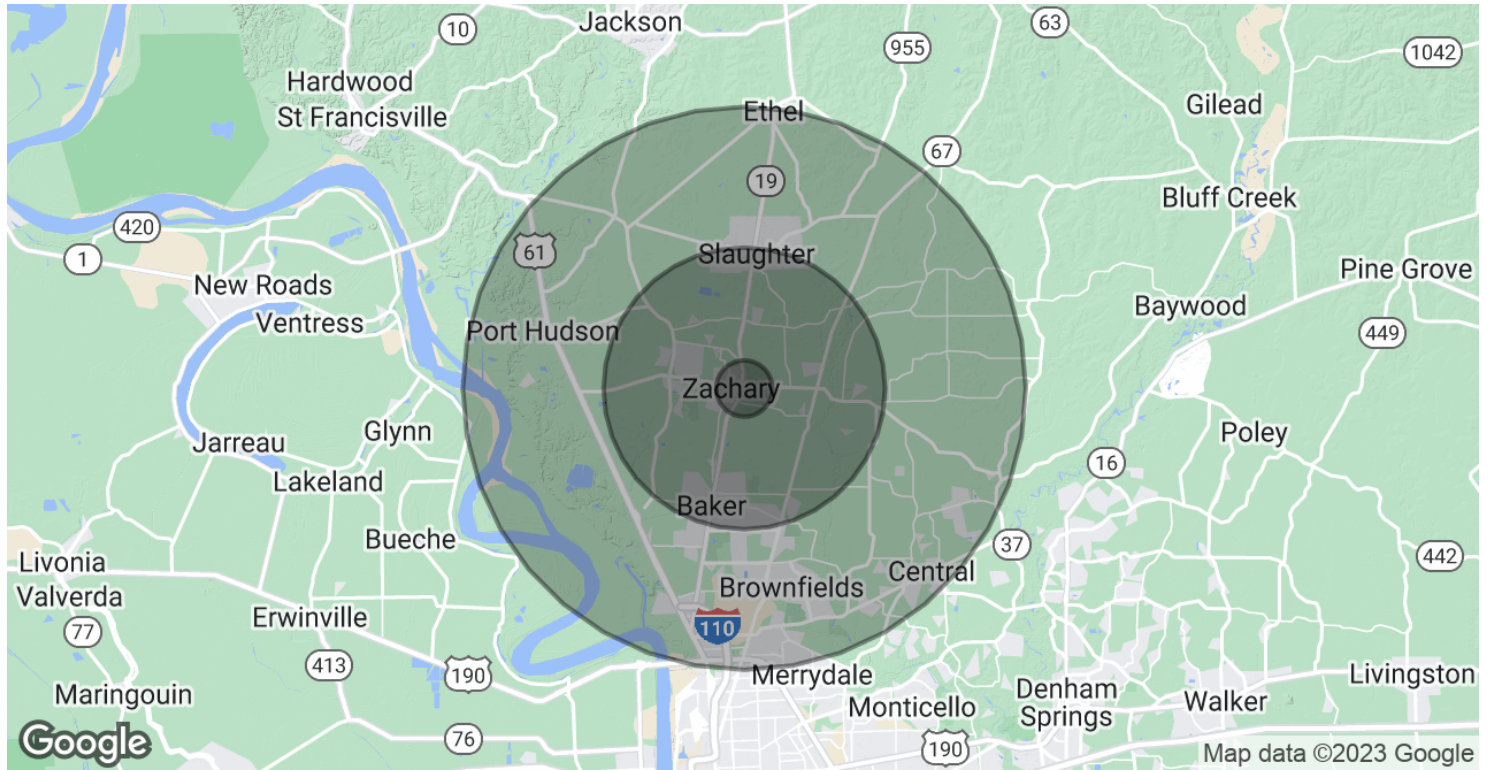


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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	1,035	34,127	107,037
Average age	35.0	34.4	35.4
Average age (Male)	32.2	33.0	34.2
Average age (Female)	38.3	35.8	36.6

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	367	12,072	36,776
# of persons per HH	2.8	2.8	2.9
Average HH income	\$67,724	\$64,422	\$56,536
Average house value	\$184,232	\$165,850	\$155,665

* Demographic data derived from 2020 ACS - US Census

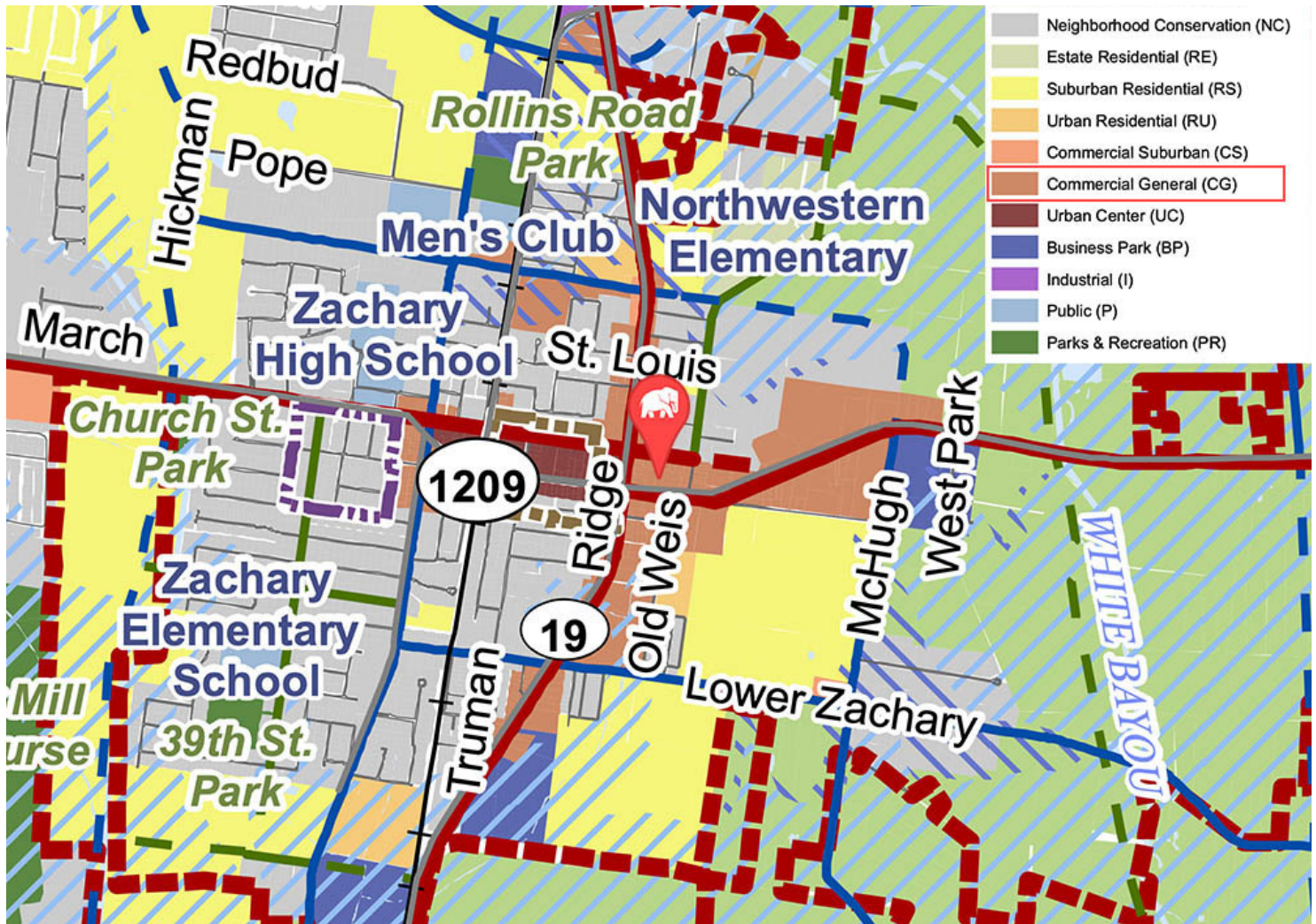
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ZONING MAP



COMMERCIAL GENERAL - CG

Generally. This district is the primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.

Character. This district has an auto-urban character. Landscape buffers and landscaping within parking areas are required to soften the impact of large areas of pavement and beautify the district. Building form regulations apply that encourage and require creativity in building design. These regulations are intended to prevent visual degradation that results from "logo building" architecture, and from very large buildings with large blank walls, little or no building articulation, and little or no attention to architectural detail or design elements.

Uses. This district is intended to provide for a full range of community and regional scale commercial enterprises, including but not limited to retail, office, restaurant, entertainment, and service.

Infrastructure. Public water and sewer are required.

Source: The municipality in which the property is located

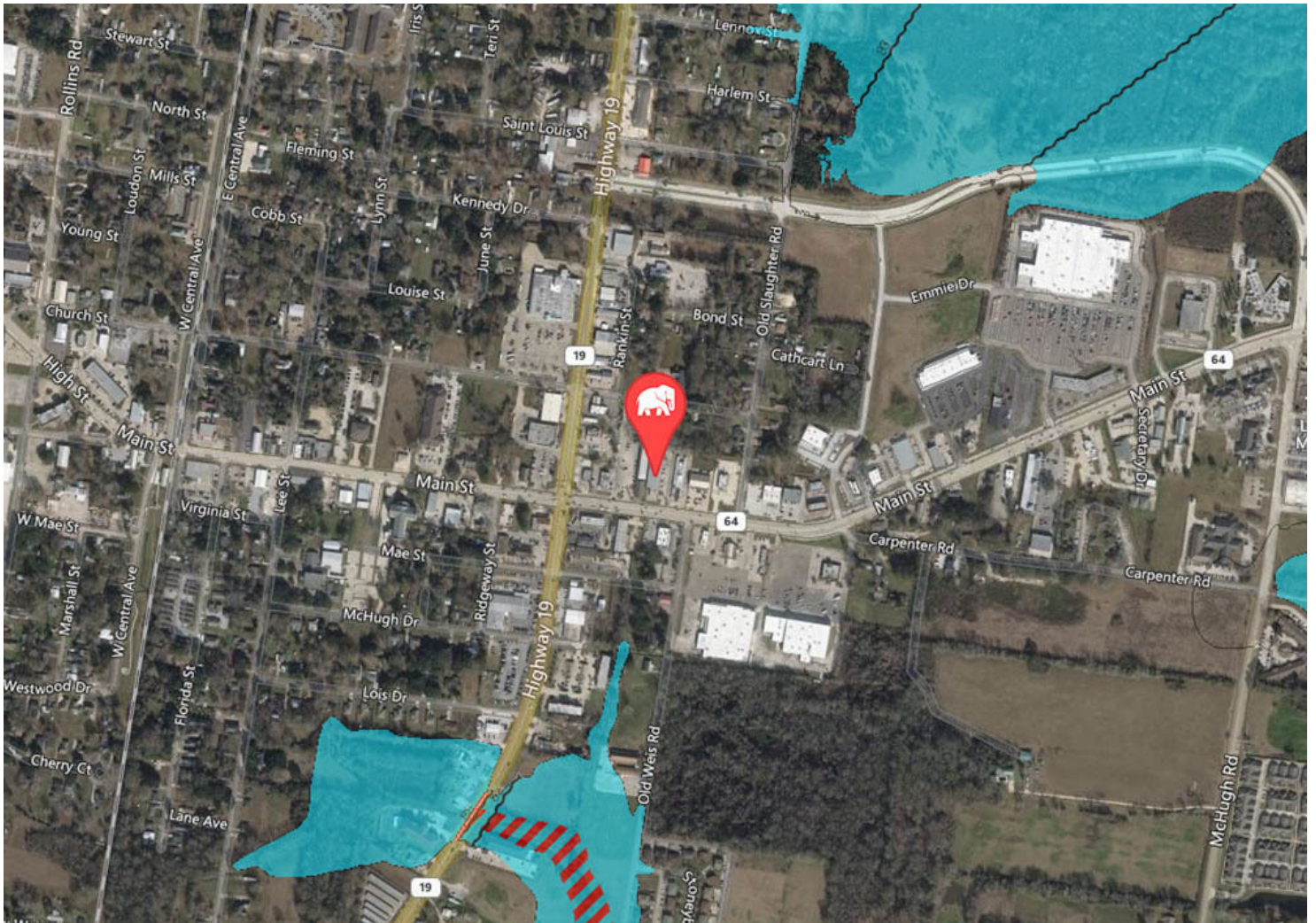
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FLOOD ZONE MAP



FLOOD ZONE X - MODERATE TO LOW RISK

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: maps.lsuagcenter.com/floodmaps

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