

Retail Space for Lease

1756 Charter Street

1756 CHARTER STREET, JACKSON, LA
70748

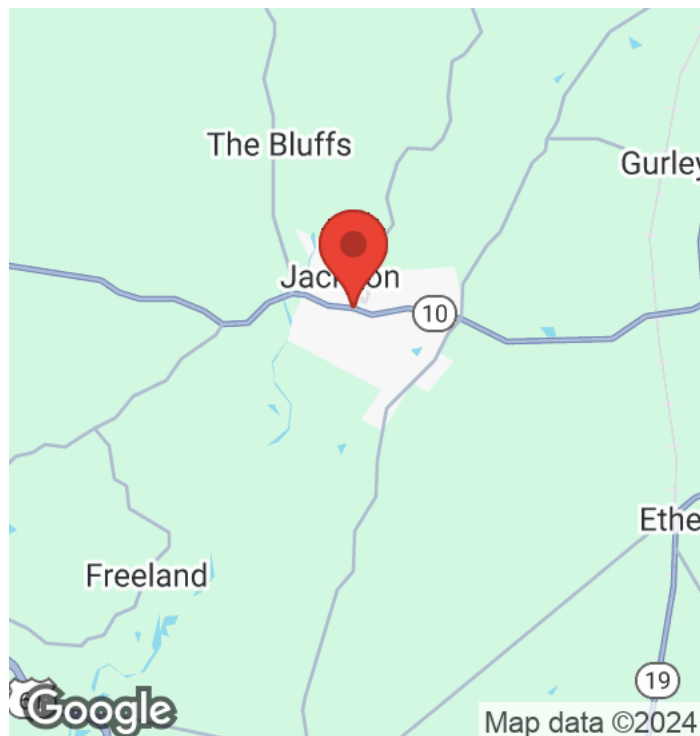
FOR LEASE



— 1756 Charter Street —

Property Highlights

- Space for Lease 2,500 SF
- \$3,000 per month
- Restaurant set up and ready to go
- Overlooking the Galvez Rum Tasting Room & Gardens
- Seats 80 to 90 patrons inside
- Nice outside patio that can seat 60 patrons
- Mobile Kitchen Trailer (optional)
- Jackson, La is slowly but steadily becoming a destination spot for nature lovers and historic site visitors



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PROPERTY SUMMARY

1756 CHARTER STREET



Property Summary

Lease Rate:	\$3,000 per month
Lease Term:	36 Months
Available SF:	2,500
Frontage:	97'
Renovated:	2023
Parking:	Parking Lot
HVAC:	Mini Splits
Interior Seating	80
Exterior Seating	60

Property Overview

This space is located on the lower level of the building and it is already set up as a restaurant. The space is about 2500 sf and it holds approximately 80 to 90 patrons. There is an opportunity to negotiate the FF&E and keep it as a restaurant, but it does not have to be. The \$3,000 per month is to lease the space. Please reach out if you have any questions.

Location Overview

The town of Jackson was founded in 1815 as the seat of justice for Feliciana Parish before the parish was divided into East and West. The town was a major commercial center and a center for education, earning it the title "Athens of the South". Legend holds that the town was originally called "Bear Corners" for the many wild black bears crossing nearby Thompson Creek, and that it eventually took its name from General Andrew Jackson, who reportedly camped there with his troops on the return trip north after the 1815 Battle of New Orleans.

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Downstairs	2,500	36 m +	\$14.40 /sf/yr	Restaurant	Good	Yes

Highlights

Interior can seat 80
 Exterior can seat 60
 Mobile Kitchen (Optional)
 FF&E still in space (Negotiable)
 Corner Location in Downtown Jackson
 Plenty of parking accross the street and around the building
 Overlooking Galvez Rum Tasting Room & Gardens

Nearby Places

- Galvez Rum Tasting Room & Gardens
- MaryAnn Brown Nature Preserve
- Tunica Hills Wildlife Management Area
- Afton Villa Gardens
- Rosedown Plantation State Historic Site
- The Hotel Francis or The Lodge at the Bluffs

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PROPERTY PHOTOS

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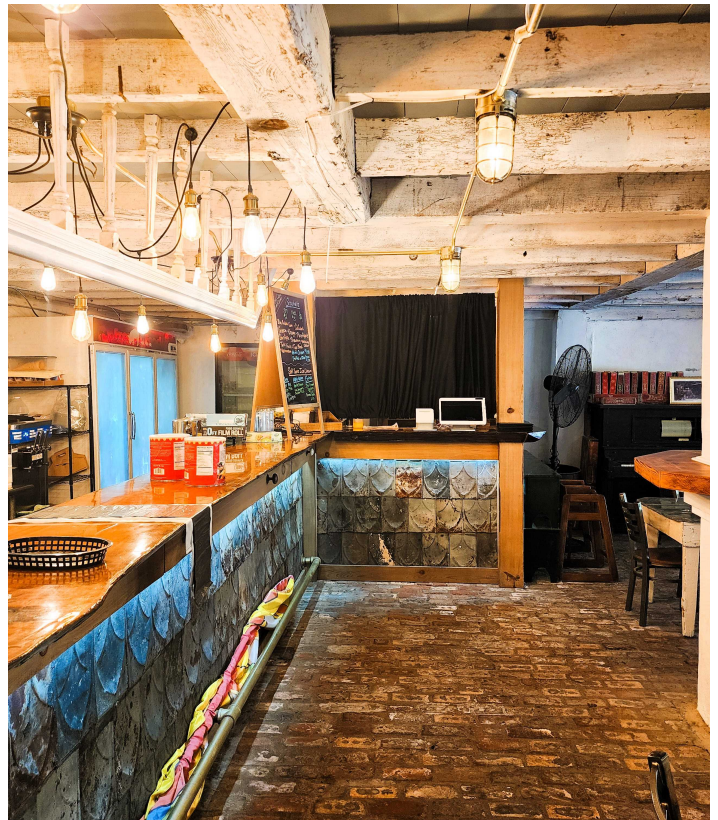
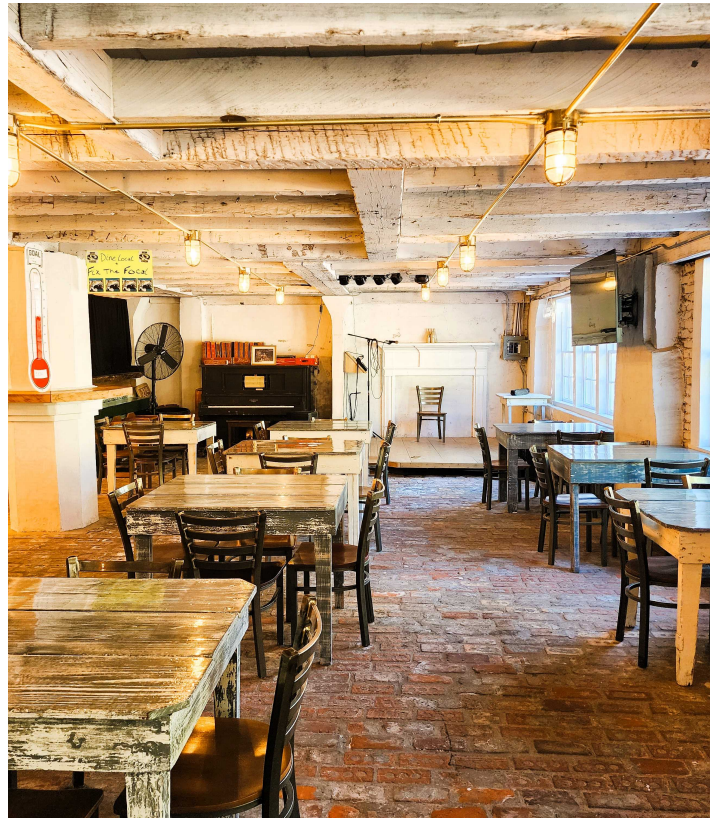


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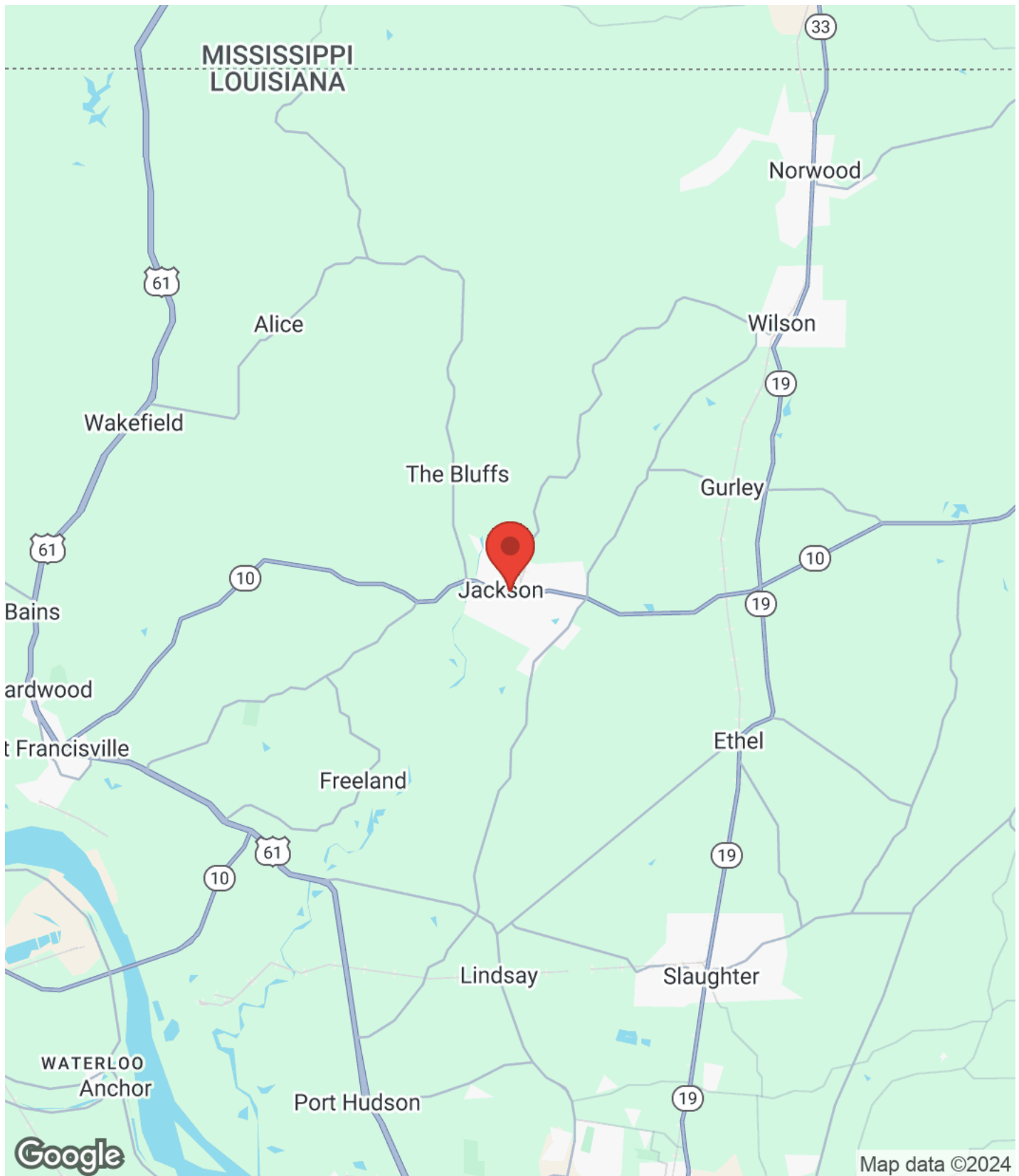


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REGIONAL MAP

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AERIAL MAP

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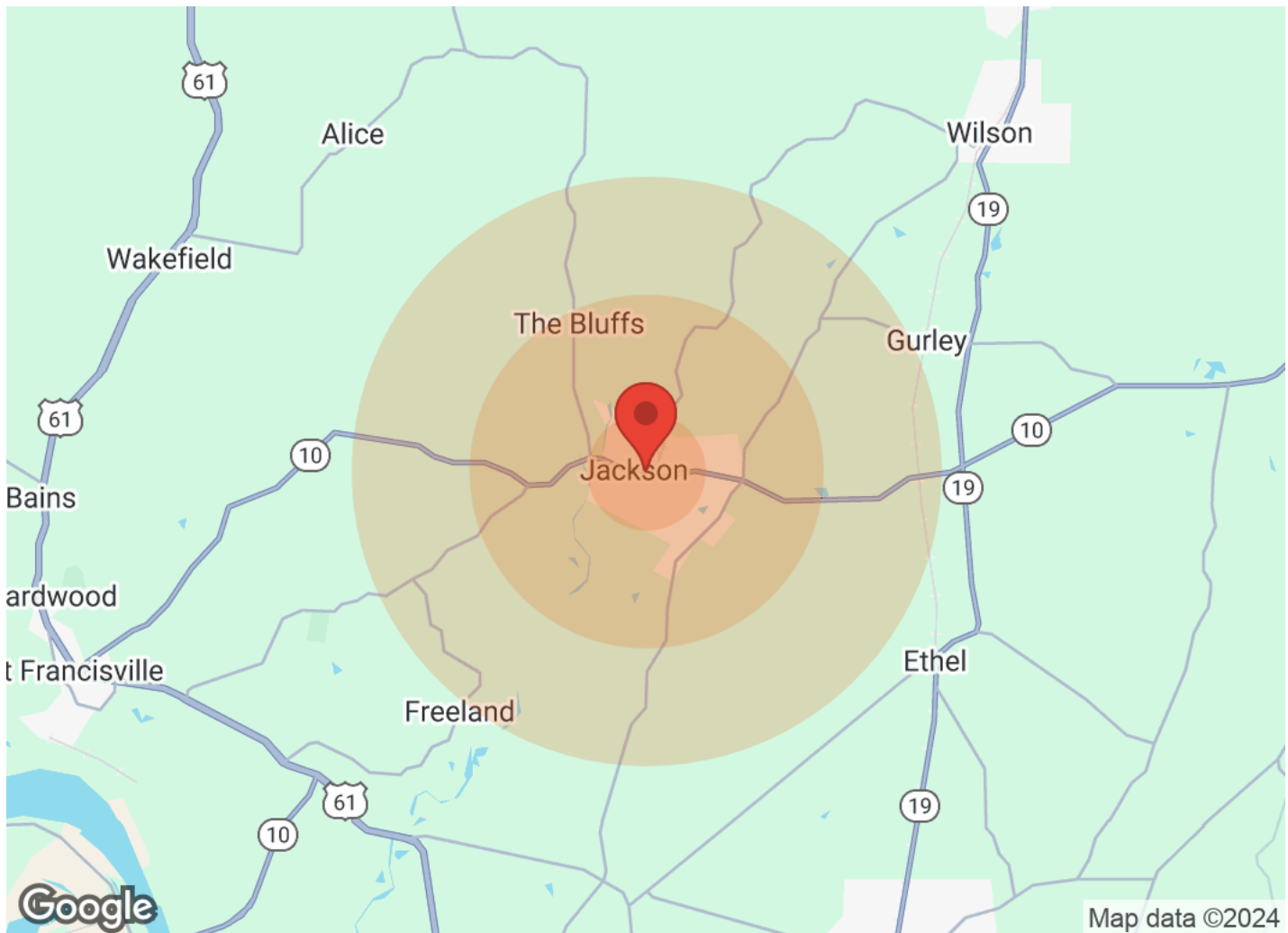


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DETAILED DEMOGRAPHICS

1756 CHARTER STREET



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,266	3,280
Female	N/A	1,981	2,804
Total Population	N/A	4,247	6,084
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,138	1,829
Occupied	N/A	953	1,573
Owner Occupied	N/A	650	1,177
Renter Occupied	N/A	303	396
Vacant	N/A	185	256
Race	1 Mile	3 Miles	5 Miles
White	N/A	1,632	2,656
Black	N/A	2,551	3,357
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	62	71
Multi-Racial	N/A	128	142

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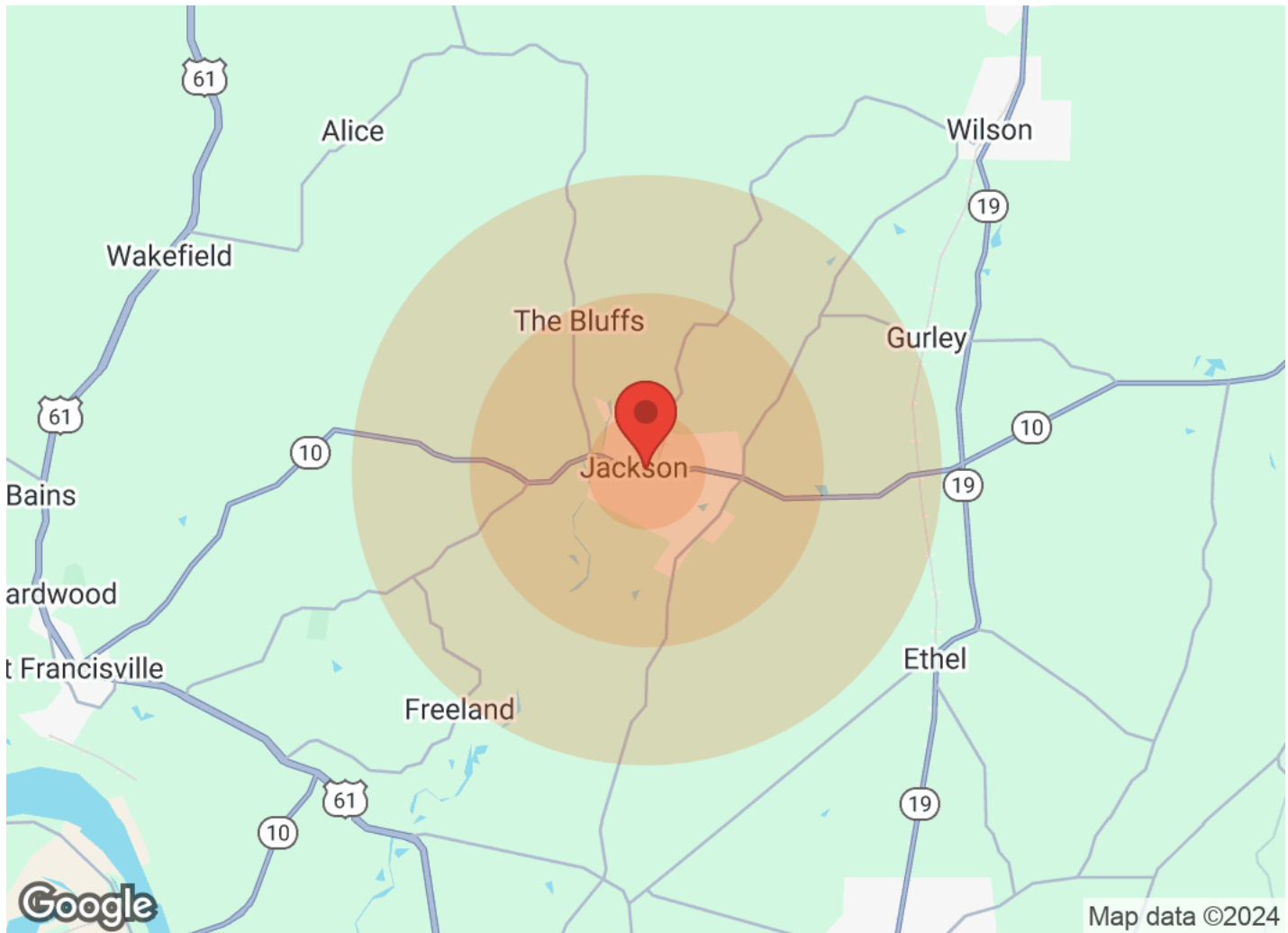


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DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	N/A	175	256	Median	N/A	\$28,118	\$35,225
Ages 5-9	N/A	182	284	< \$10,000	N/A	139	173
Ages 10-14	N/A	163	258	\$10,000-\$14,999	N/A	120	120
Ages 15-19	N/A	170	263	\$15,000-\$19,999	N/A	45	57
Ages 20-24	N/A	218	319	\$20,000-\$24,999	N/A	45	100
Ages 25-29	N/A	341	438	\$25,000-\$29,999	N/A	132	196
Ages 30-34	N/A	332	422	\$30,000-\$34,999	N/A	103	128
Ages 35-39	N/A	321	411	\$35,000-\$39,999	N/A	26	79
Ages 40-44	N/A	299	401	\$40,000-\$44,999	N/A	54	54
Ages 45-49	N/A	382	504	\$45,000-\$49,999	N/A	42	98
Ages 50-54	N/A	306	439	\$50,000-\$60,000	N/A	37	46
Ages 55-59	N/A	262	402	\$60,000-\$74,000	N/A	79	113
Ages 60-64	N/A	310	450	\$75,000-\$99,999	N/A	13	107
Ages 65-69	N/A	212	340	\$100,000-\$124,999	N/A	32	116
Ages 70-74	N/A	148	257	\$125,000-\$149,999	N/A	31	92
Ages 74-79	N/A	142	230	\$150,000-\$199,999	N/A	5	5
Ages 80-84	N/A	155	213	> \$200,000	N/A	16	16
Ages 85+	N/A	129	197				

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PROFESSIONAL BIO

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

DISCLAIMER

1756 CHARTER STREET



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