



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

80

Vernon Ln

Vernon Ln

Netherland St

Netherland

SONIC

Advance
Auto Parts

Walmart
Neighborhood Market

WATER SHINE
CAR WASH

Walmart Fuel

OUTPARCEL AVAILABLE ADJACENT TO WALMART

5243 Cypress Street
West Monroe, LA 71291

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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carmen@sr-cre.com

Comfort
SUITES

+/- 2.09 Acres

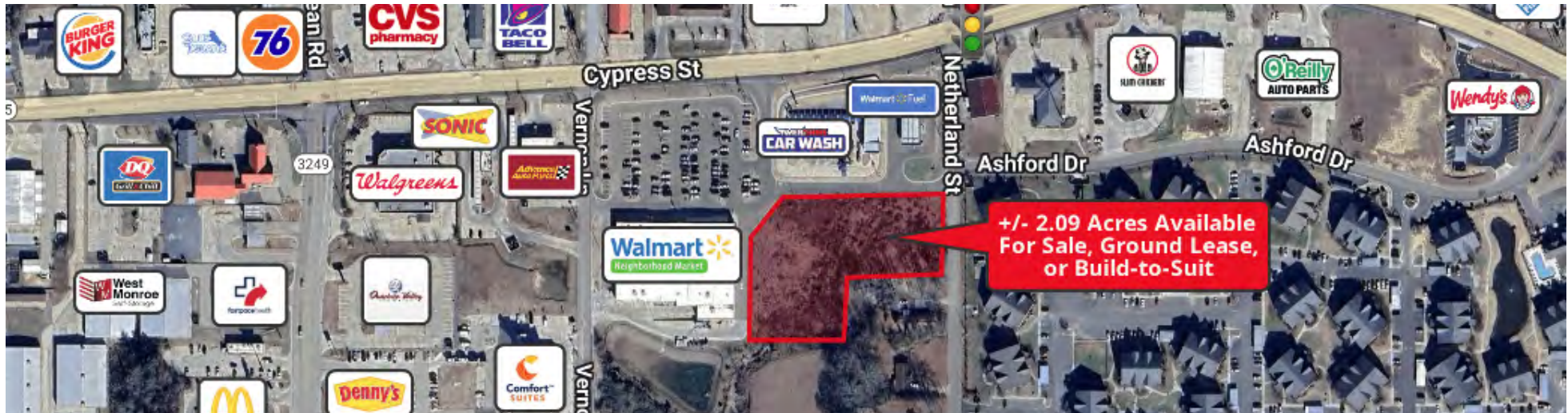


SAURAGE ROTENBERG
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FOR SALE, GROUND LEASE OR BUILD-TO-SUIT OUTPARCEL AVAILABLE - ADJACENT TO WALMART

5243 CYPRESS STREET, WEST MONROE, LA 71291

+/- 2.09 ACRES

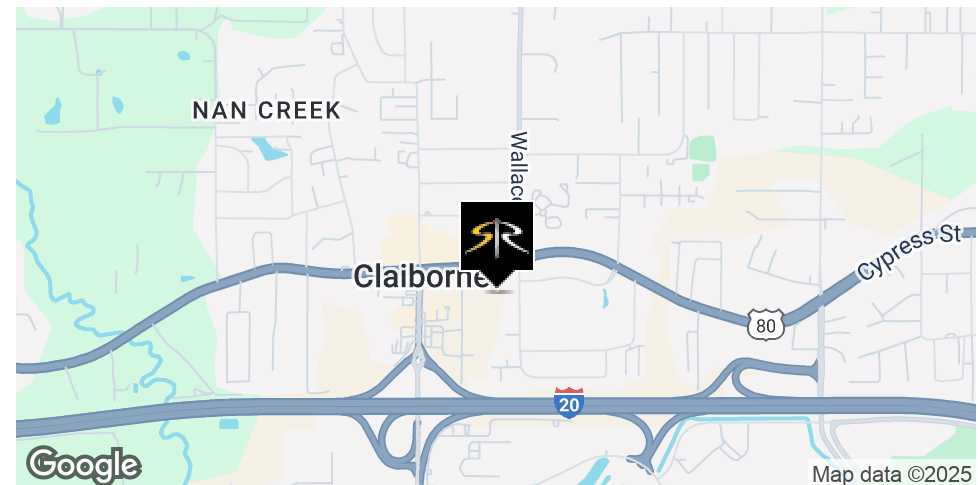


OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	Contact Agent
Available SF:	Up to 11,700 SF
Lot Size:	2.09 Acres
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- +/- 2.09 acre parcel located at 5243 Cypress Street in West Monroe, LA
- Available for Sale, Build-to-Suit, or Ground Lease



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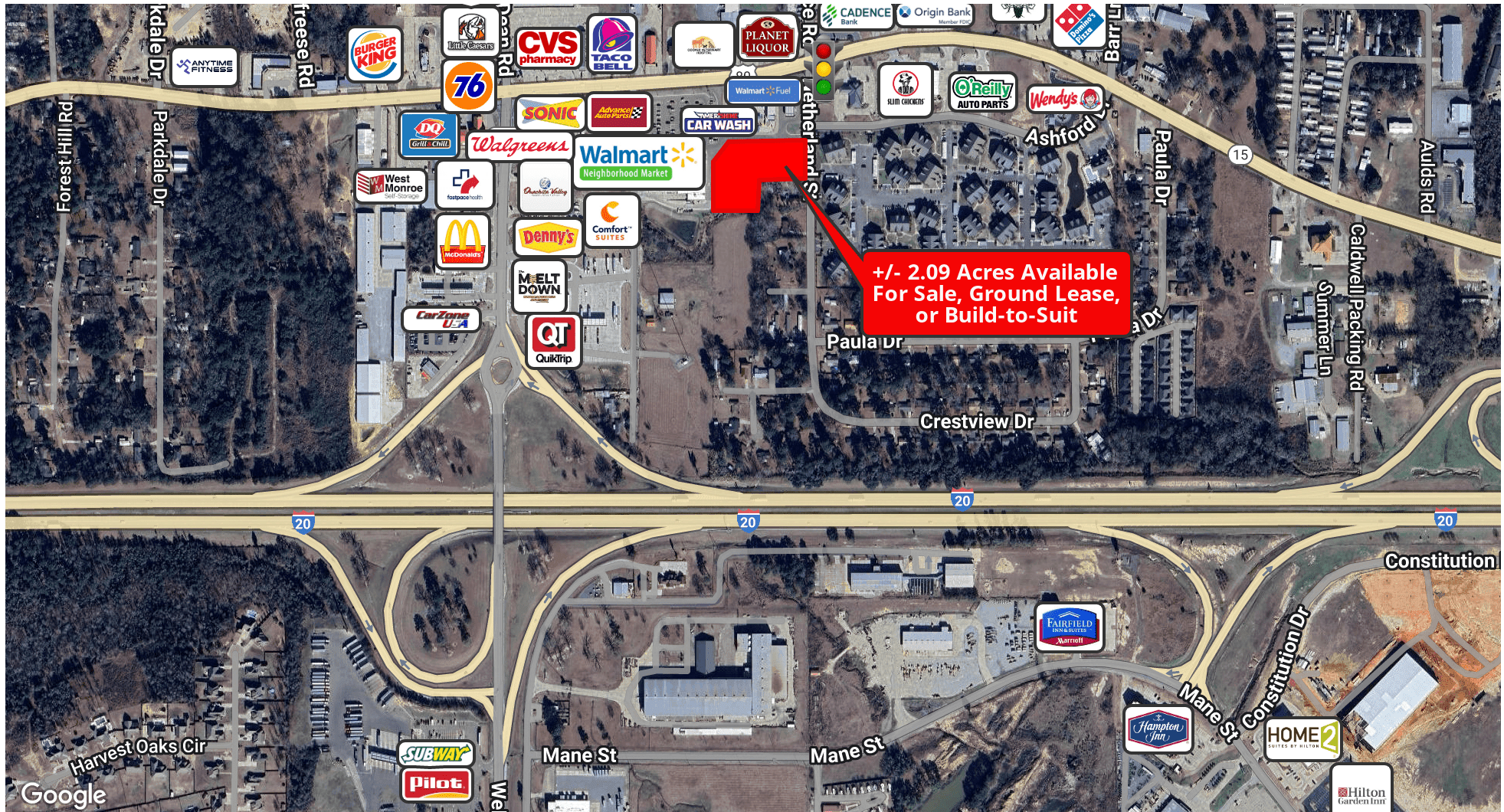


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5243 CYPRESS STREET, WEST MONROE, LA 71291

+/- 2.09 ACRES



COMPLETE HIGHLIGHTS

- +/- 2.09 acre parcel located at 5243 Cypress Street in West Monroe, LA
- Available for Sale, Build-to-Suit, or Ground Lease
- Excellent Visibility and High Traffic Counts (21,080/ADT)
- Adjacent to the Neighborhood Walmart and Amerishine Car Wash
- Situated on Cypress Street between Vernon Lane and Netherland St., a signalized intersection
- Travel to the Neighborhood Walmart, Walmart Fuel and surrounding businesses generates a steady stream of viable foot traffic
- This prominent parcel in West Monroe, which has a stable and growing economy, is in a perfect location for a variety of uses to build a custom facility, secure a ground lease, or purchase as a long-term investment

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OUTPARCEL AVAILABLE - ADJACENT TO WALMART

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PROPOSED SITE PLAN

+/- 2.09 ACRES



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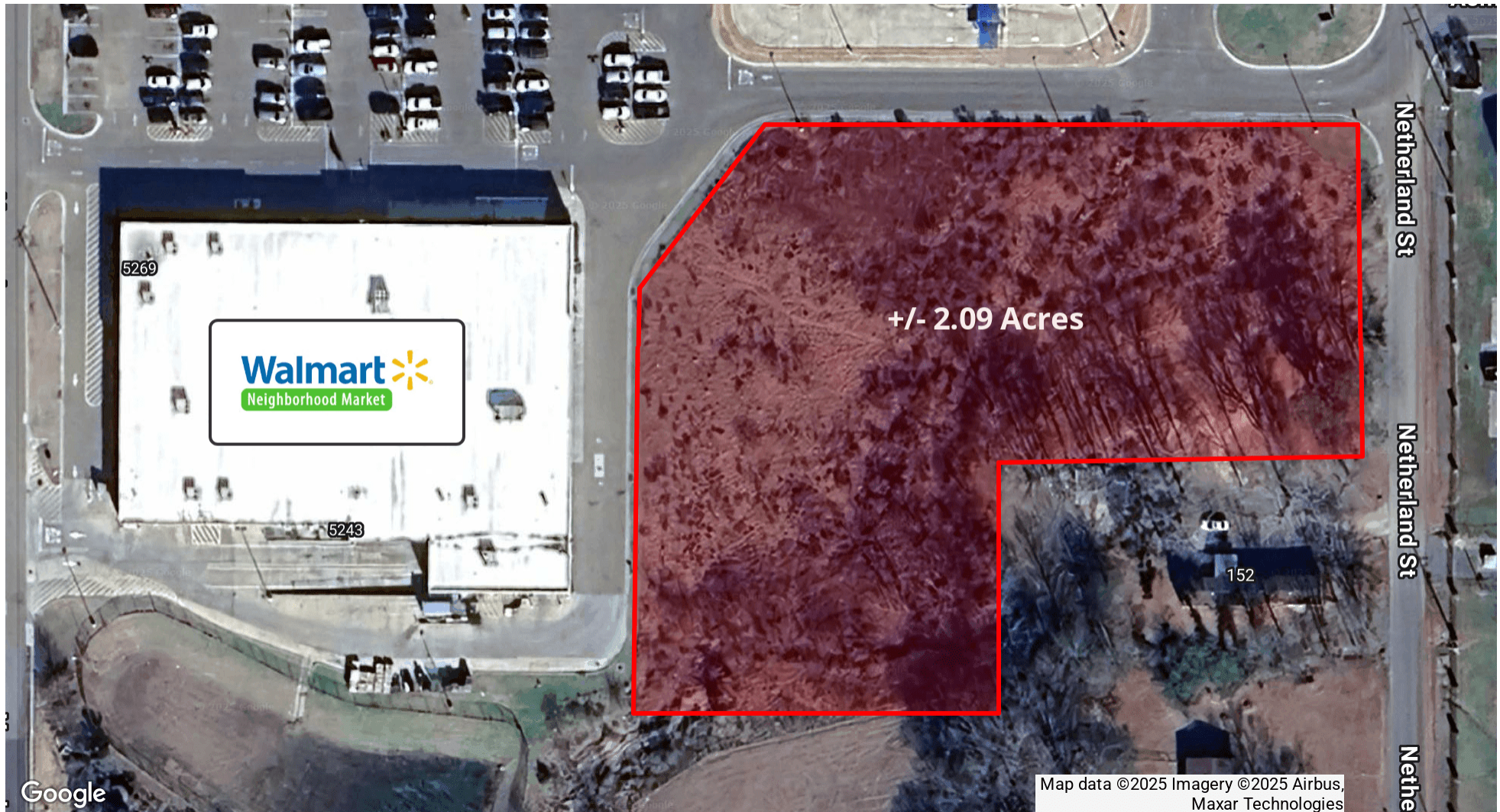
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AERIAL2

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ASSESSOR AERIAL

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2.09 ACRES



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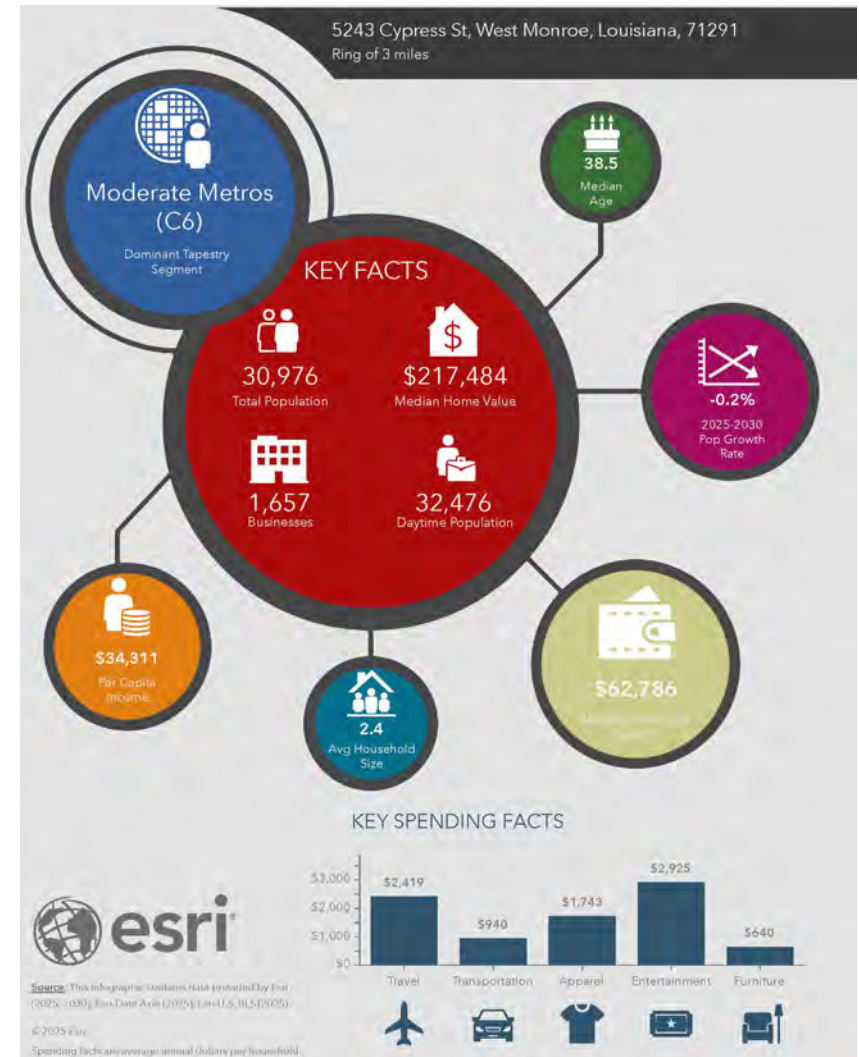
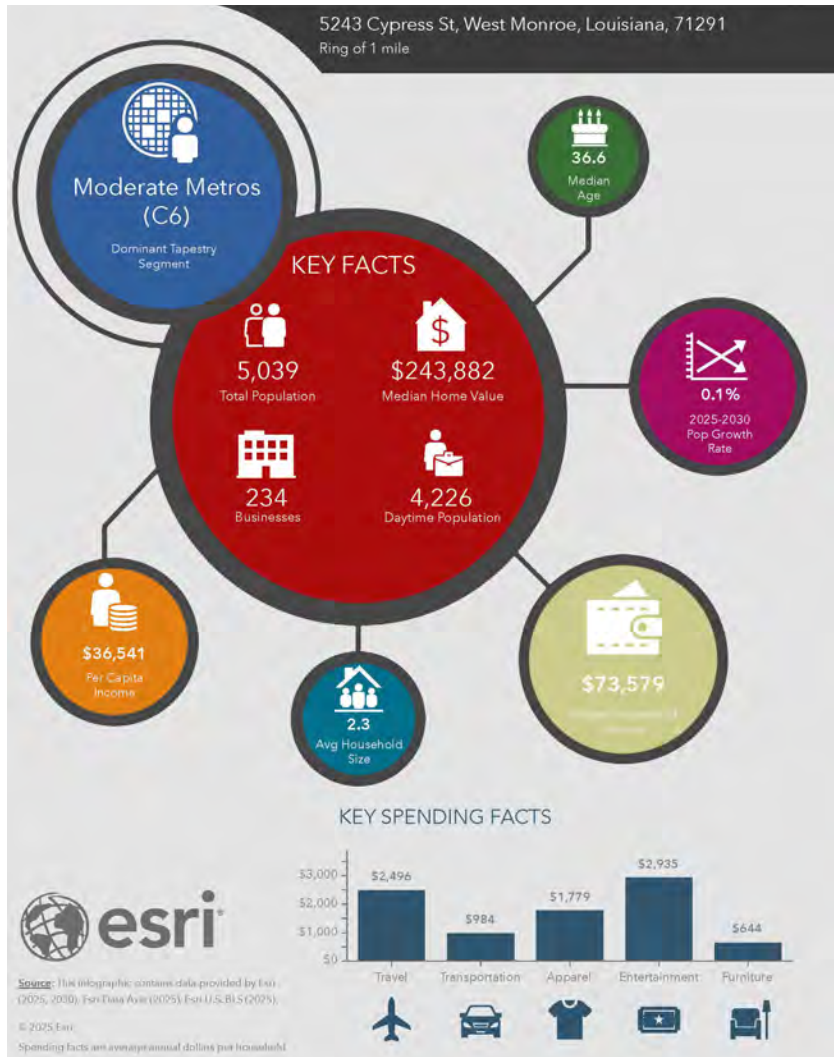
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EXECUTIVE SUMMARY CALL OUTS: 1 MILE RADIUS (LEFT) & 3 MILE RADIUS (RIGHT)

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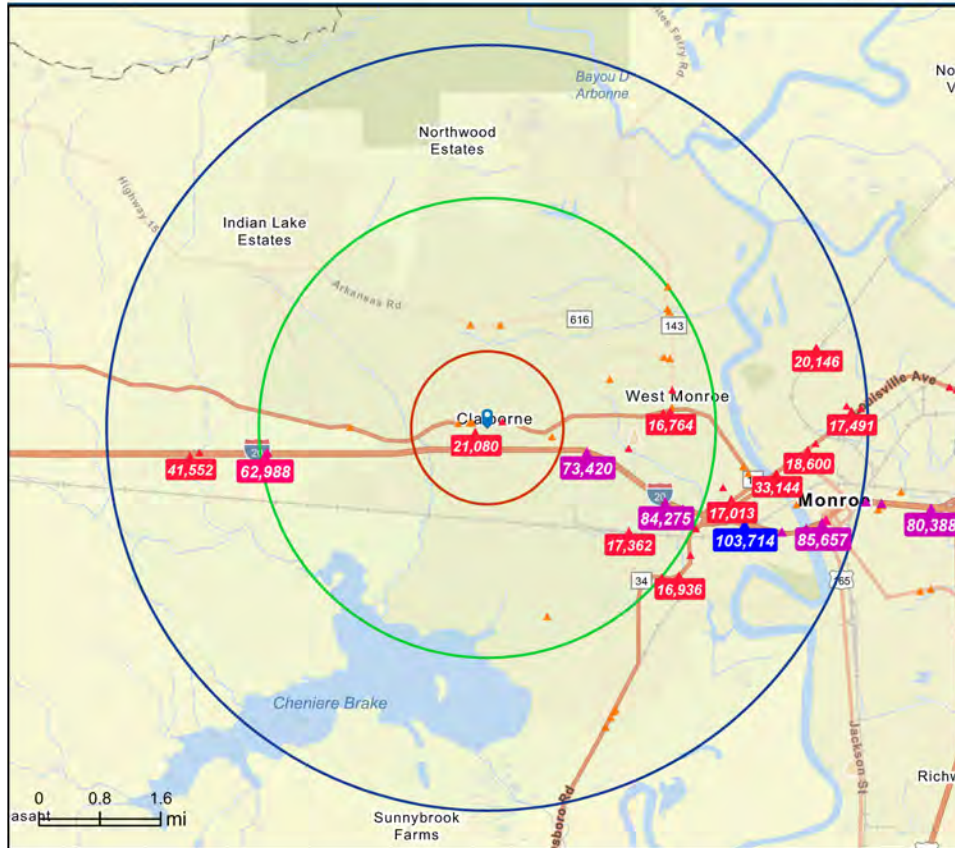
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII (LEFT) | DRIVE TIME MAP: 5, 10, 15 MINUTES (RIGHT)

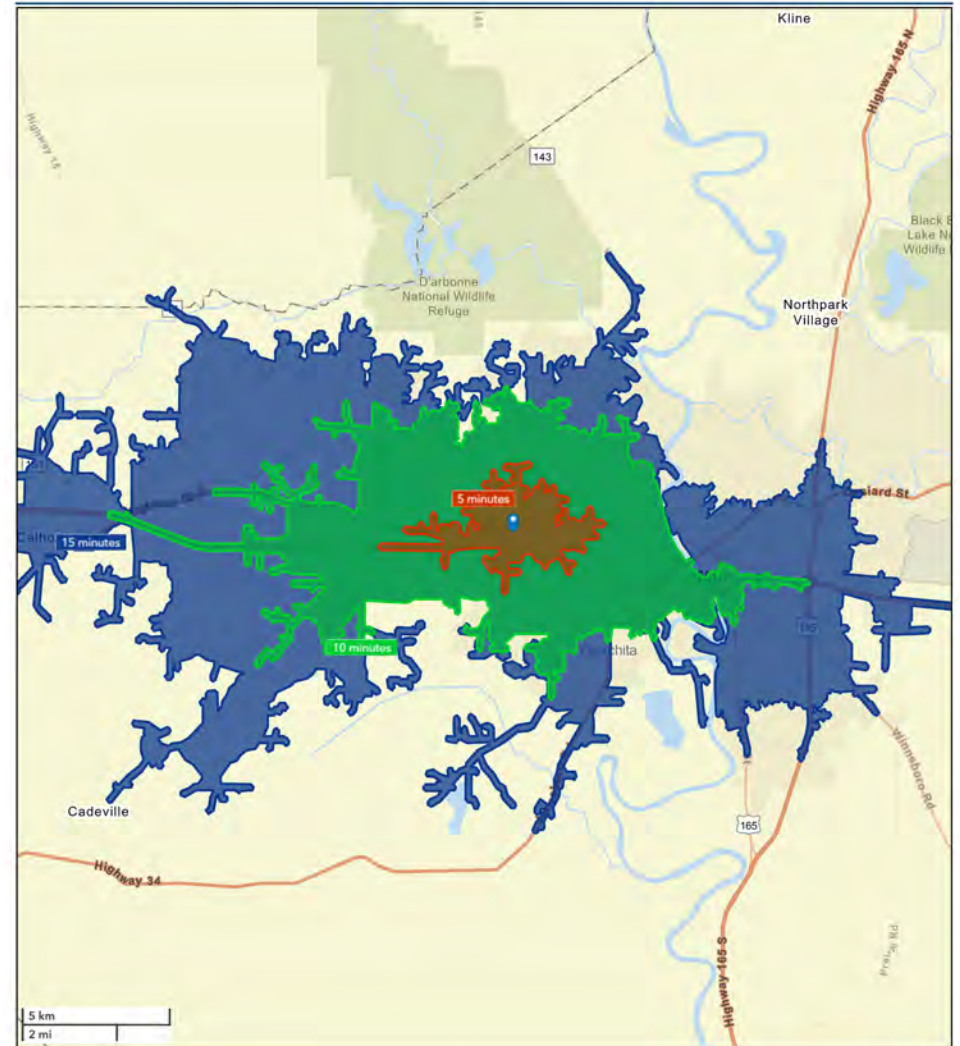
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+/- 2.09 ACRES



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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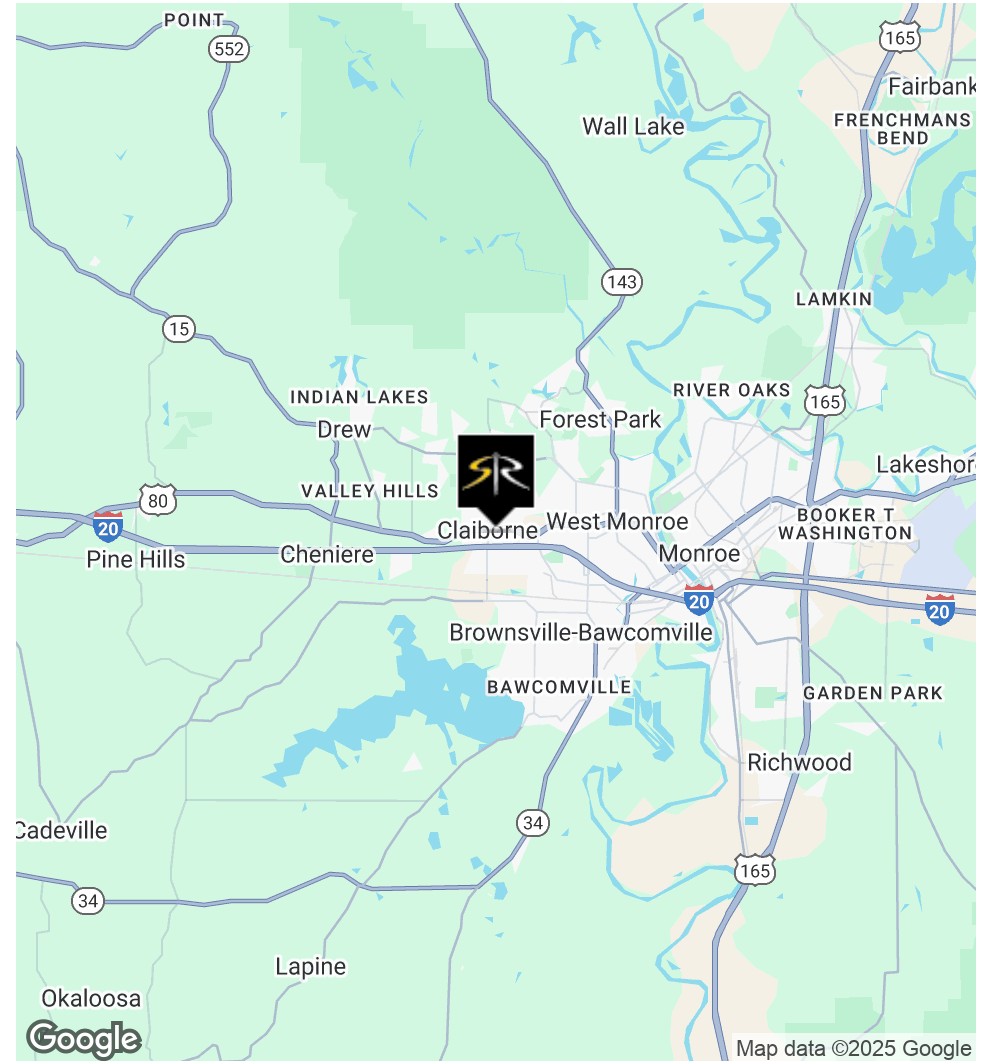
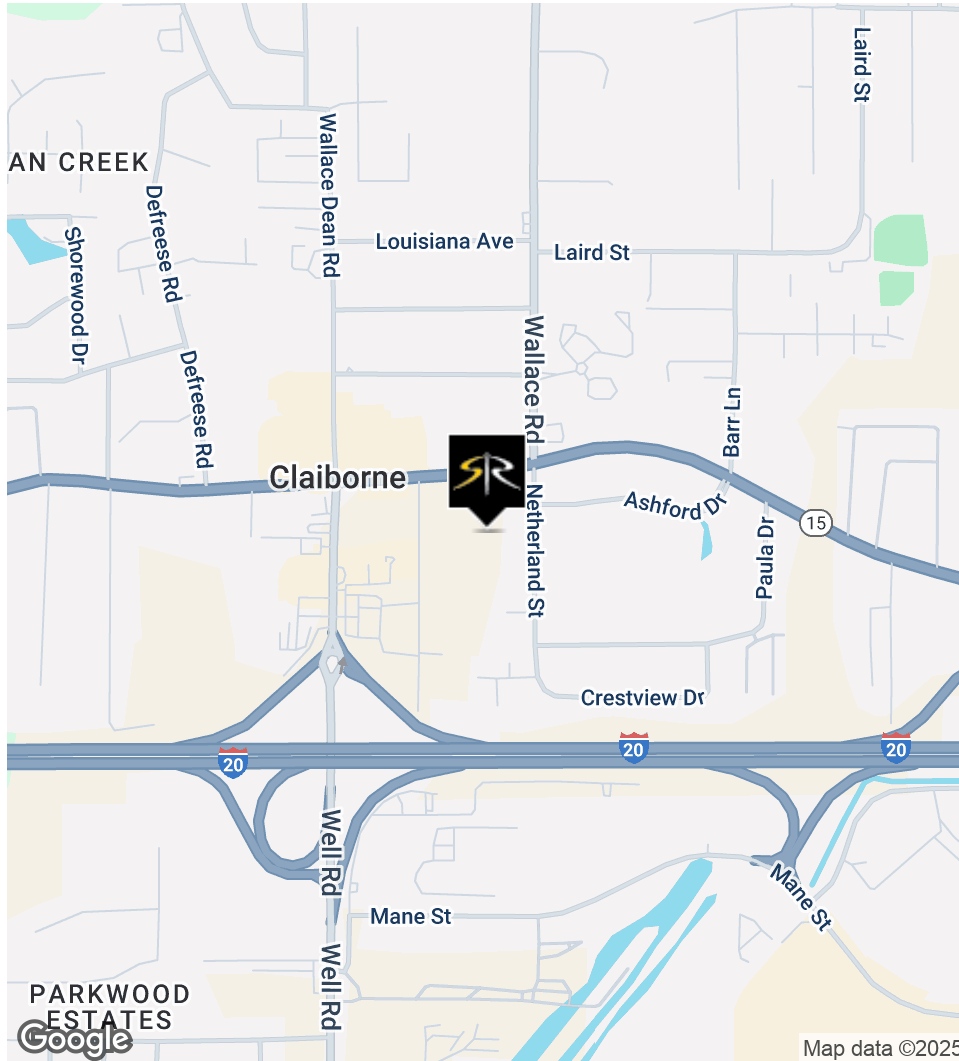
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LOCATION MAPS

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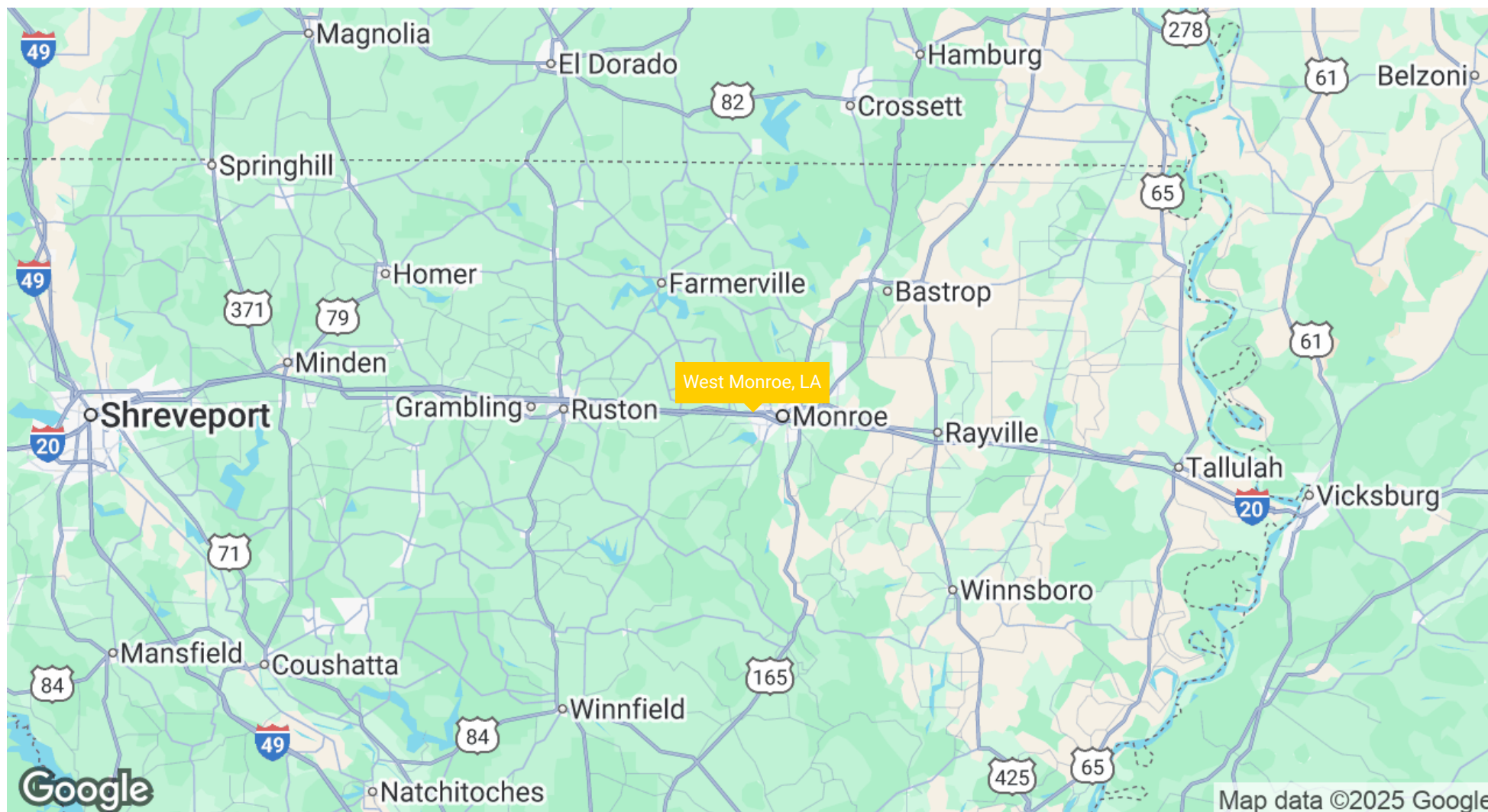
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+/- 2.09 OUTPARCEL AVAILABLE ADJACENT TO WALMART

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2.09 ACRES



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DEMOGRAPHIC SUMMARY

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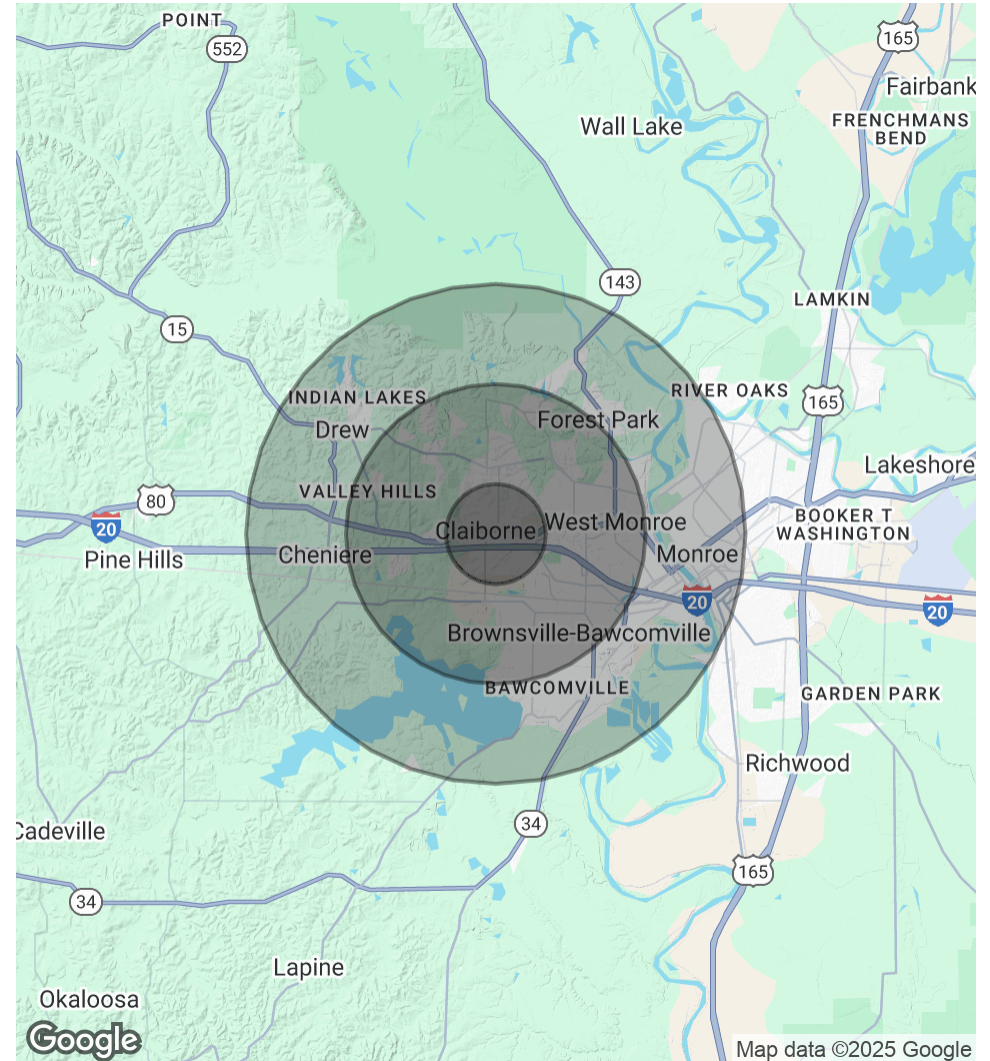
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+/- 2.09 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,819	31,152	56,129
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,084	12,905	23,422
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$81,052	\$76,680	\$78,033
Average House Value	\$250,192	\$226,842	\$219,753

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Carmen Austin, CCIM attended Louisiana State University where she was a member of Gamma Beta Phi Honor Society and a member of Delta Gamma Fraternity. She completed her undergraduate degree in Arts and Sciences in May 1999. Carmen then went on to receive a Master of Business Administration with Specializations in Real Estate Finance and Entrepreneurship in May 2004. During her graduate studies, Carmen participated with the LSU Real Estate Research Institute to gain insight into the latest developments in statistical analysis of factors affecting real estate trends and values. Carmen has been a resident of Baton Rouge, Louisiana for over twenty years, in which she has gained great knowledge and expertise of the local commercial real estate market.

Carmen obtained her Real Estate License in 2001 and has experience on such special projects as the site selection and acquisition of Briarwood Golf Course for Woman's Hospital in 2002 as well as in commercial investment sales, leasing, and property management. In 2006, she received the prestigious CCIM (Certified Commercial Investment Member) designation, in which she had to complete a series of graduate-level courses and exams, and produce a qualifying portfolio of her commercial real estate transactions. From 2007-2009, Carmen was employed as Regional Director of Leasing for Commercial Properties Realty Trust, a privately-held REIT and the for-profit arm of the Baton Rouge Area Foundation. In 2008 Carmen earned her real estate broker's license.

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