

COLE'S PLAZA



CRES
COSTA RICA ESTATE SERVICES

995703492, Louisiana

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PROPERTY SUMMARY

2834 HIGHLAND ROAD | BATON ROUGE, LA 70802



Property Highlights

Price:	\$1,700,000
Building SF:	7,800
Price / SF:	\$217.94
Occupancy:	100%
Lot Size:	1 Acres
Frontage:	400 feet corner
Signage:	Monument
Parking:	Exposed
Parking Ratio:	1.10
Year Built:	1973
Zoning:	C-2

Property Overview

2834 Highland Road is a ground-level retail outlet on a 1-acre commercial lot in Old South Baton Rouge. It serves the local community and nearby LSU area, surrounded by major shops, educational sites, and a large public park. This retail center has three tenants who have been there for a very long time providing income stability for the right investor.

Location Overview

Old South Baton Rouge (OSBR) is a historic and culturally significant neighborhood located just south of downtown Baton Rouge, Louisiana, and adjacent to the Louisiana State University (LSU) campus. Old South Baton Rouge spans roughly from North Street on the north end to Gourrier Avenue near LSU on the south, and between the Mississippi River and Highland Road to the east. Over the past two decades, various organizations and stakeholders have worked to revitalize OSBR while honoring its legacy:

Old South Baton Rouge Revitalization Plan (2006): A community-driven initiative aimed at improving housing, infrastructure, and economic development.

Nonprofits and LSU Partnerships: Groups like the Mid City Redevelopment Alliance and LSU's Community Development program have been involved in planning and redevelopment.

New Housing and Retail: Some new homes, mixed-use developments, and beautification projects have been completed or are underway.

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PROPERTY PHOTOS

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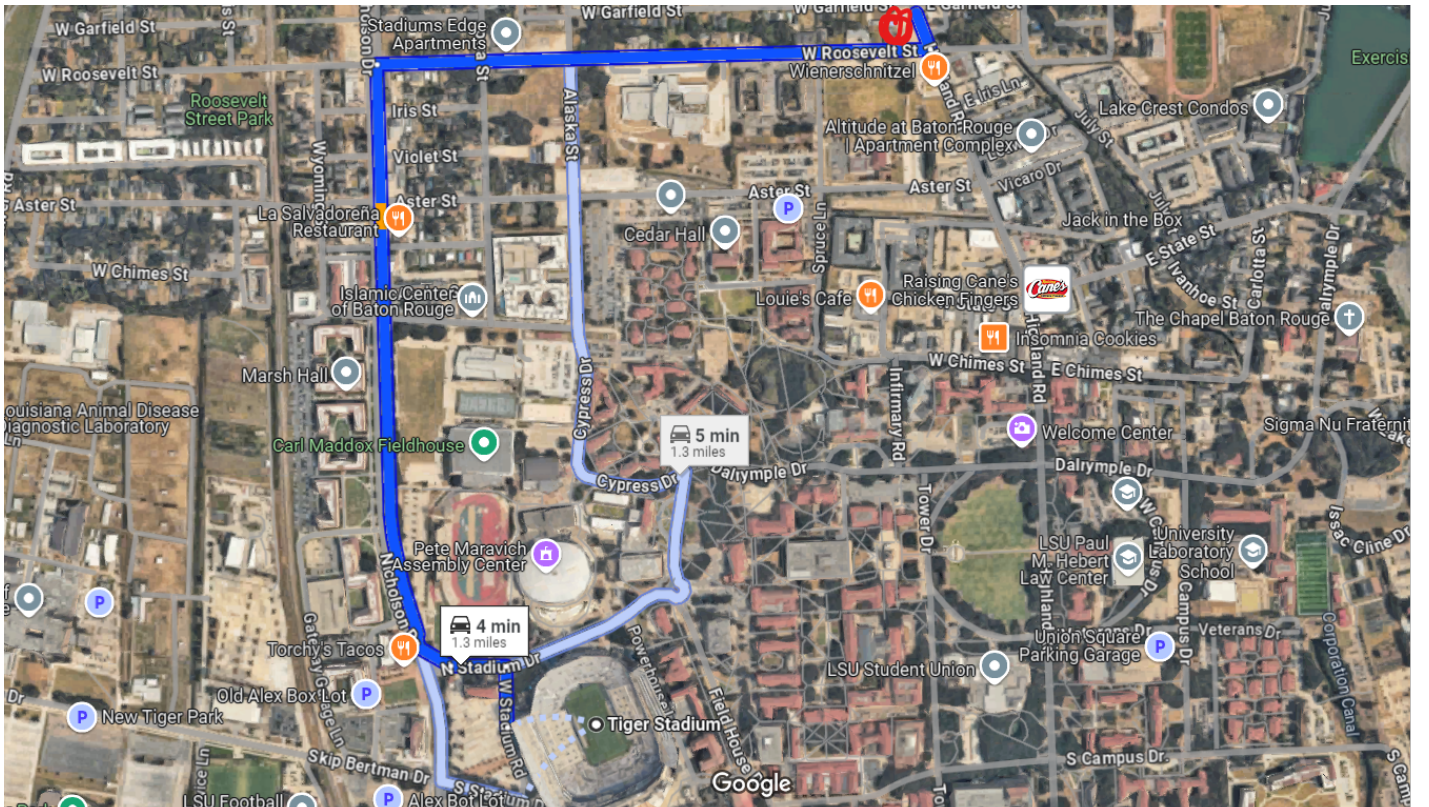
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Cole's Plaza / 2834 Highland Road, Baton Rouge, LA 70802

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Cole's Plaza, located at 2834 Highland Road in Baton Rouge, LA 70802, is a shopping center in Baton Rouge. It is situated in the university area, close to Louisiana State University (LSU).

Cole's Plaza is home to:

NADA Meat Market: Located in Baton Rouge, LA, Nadameat Market stands out as a top-notch meat processor in the area. Specializing in premium cuts and a wide variety of meats, this market is a go-to destination for meat lovers seeking quality and freshness. From juicy steaks to succulent roasts, Nadameat Market prides itself on offering a diverse selection that caters to every taste and preference.

Angel's Nails: Angel's Nails is a nail salon located at 2838 Highland Rd, Baton Rouge, LA 70802. It's known for its services in manicures, pedicures, and artificial nail applications. The salon has a good reputation and is praised for its friendly staff, clean environment, and quality of work, according to reviews on Yelp and Google.

Star Beauty Supply: Star Beauty Supply is a retail store in Baton Rouge, LA that offers a wide range of beauty products and supplies. With a focus on meeting the needs of both professionals and everyday consumers, the store provides a convenient one-stop shop for all beauty-related needs.

Cole's Plaza is often mentioned in relation to apartments for rent in the area, indicating its role as a convenient shopping destination for residents, particularly students, living nearby. It's considered part of the "University Shopping District" and is within walking or a short drive from several apartment complexes and other shopping centers.

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BUSINESS MAP

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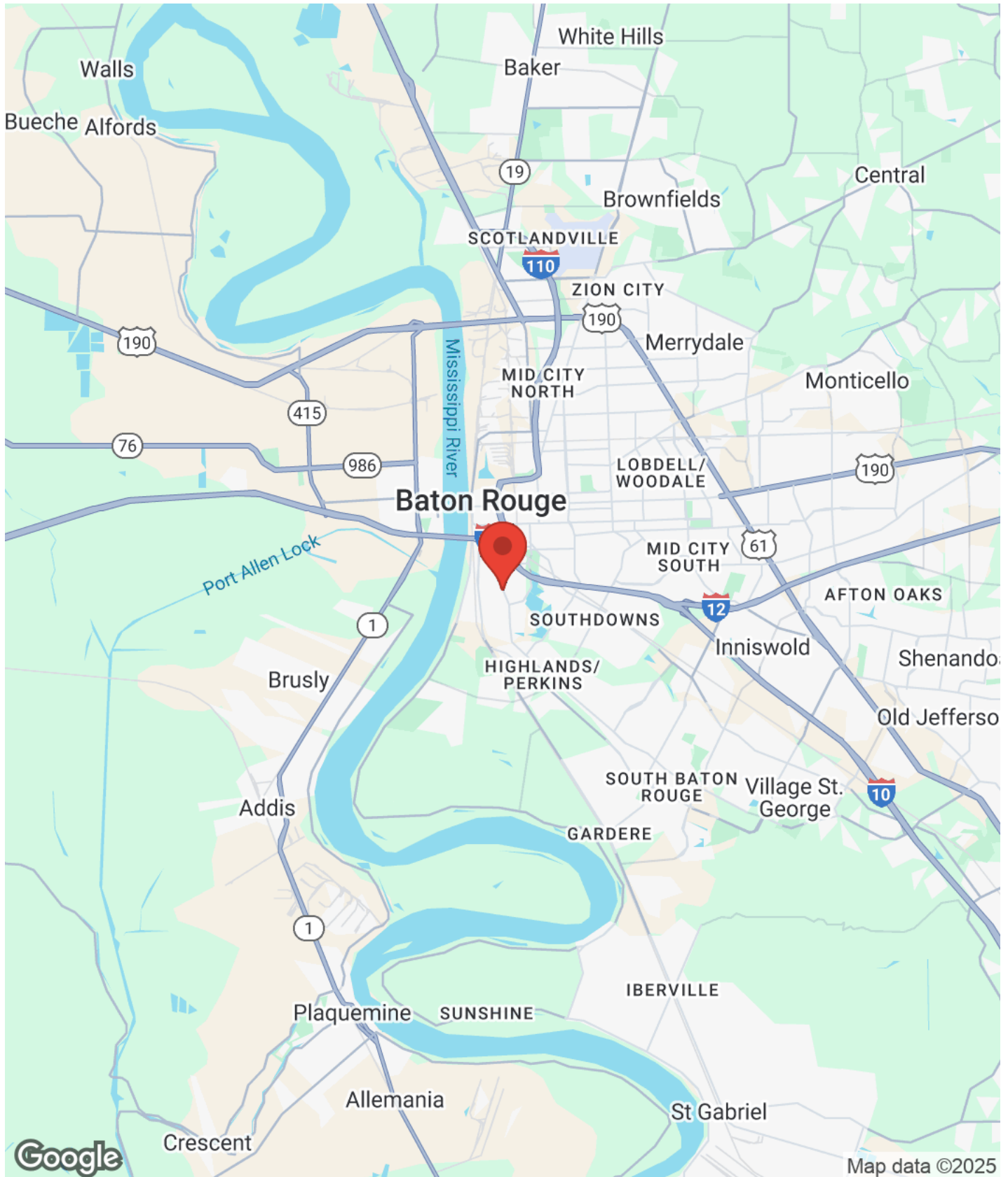


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REGIONAL MAP

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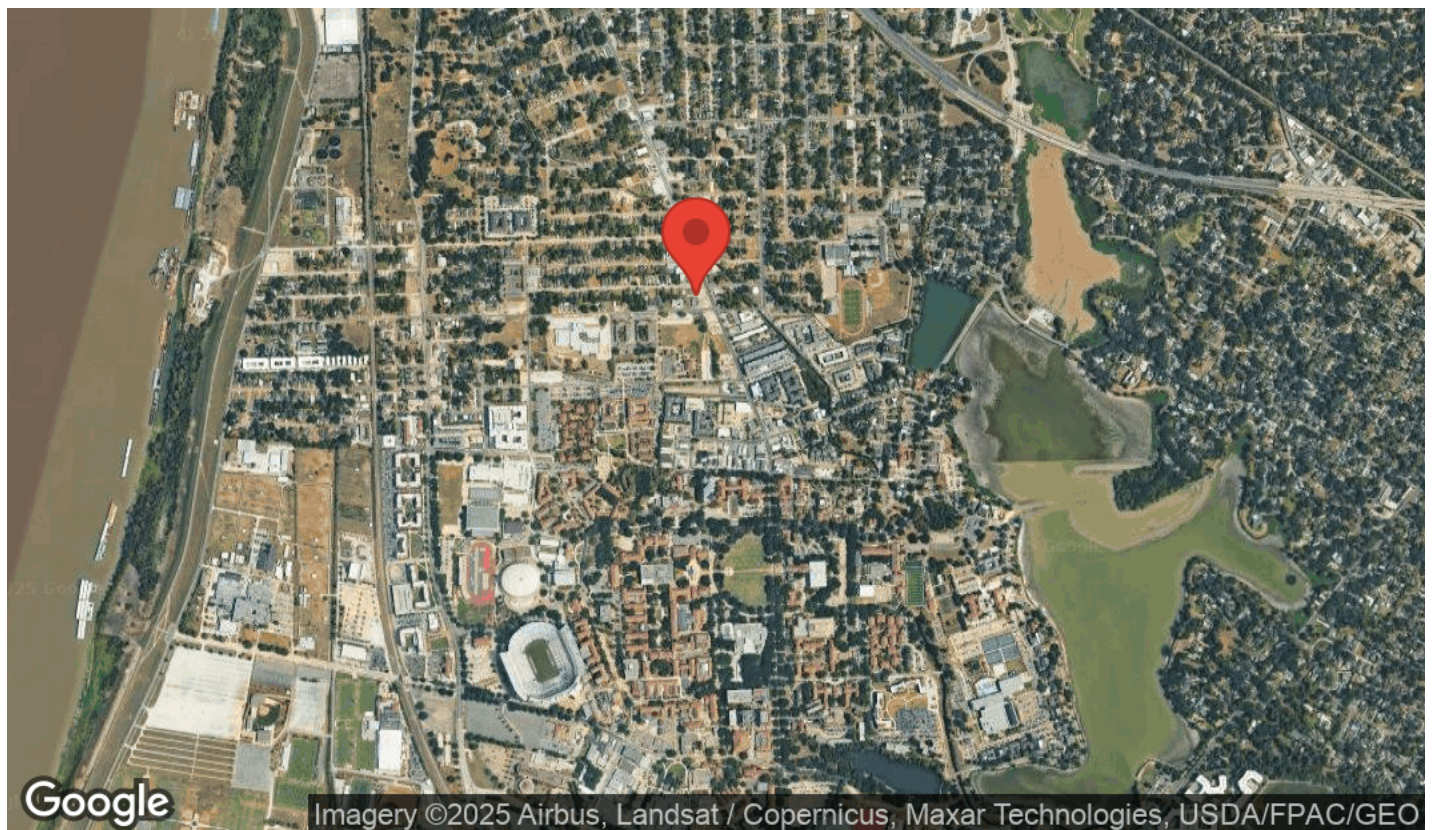
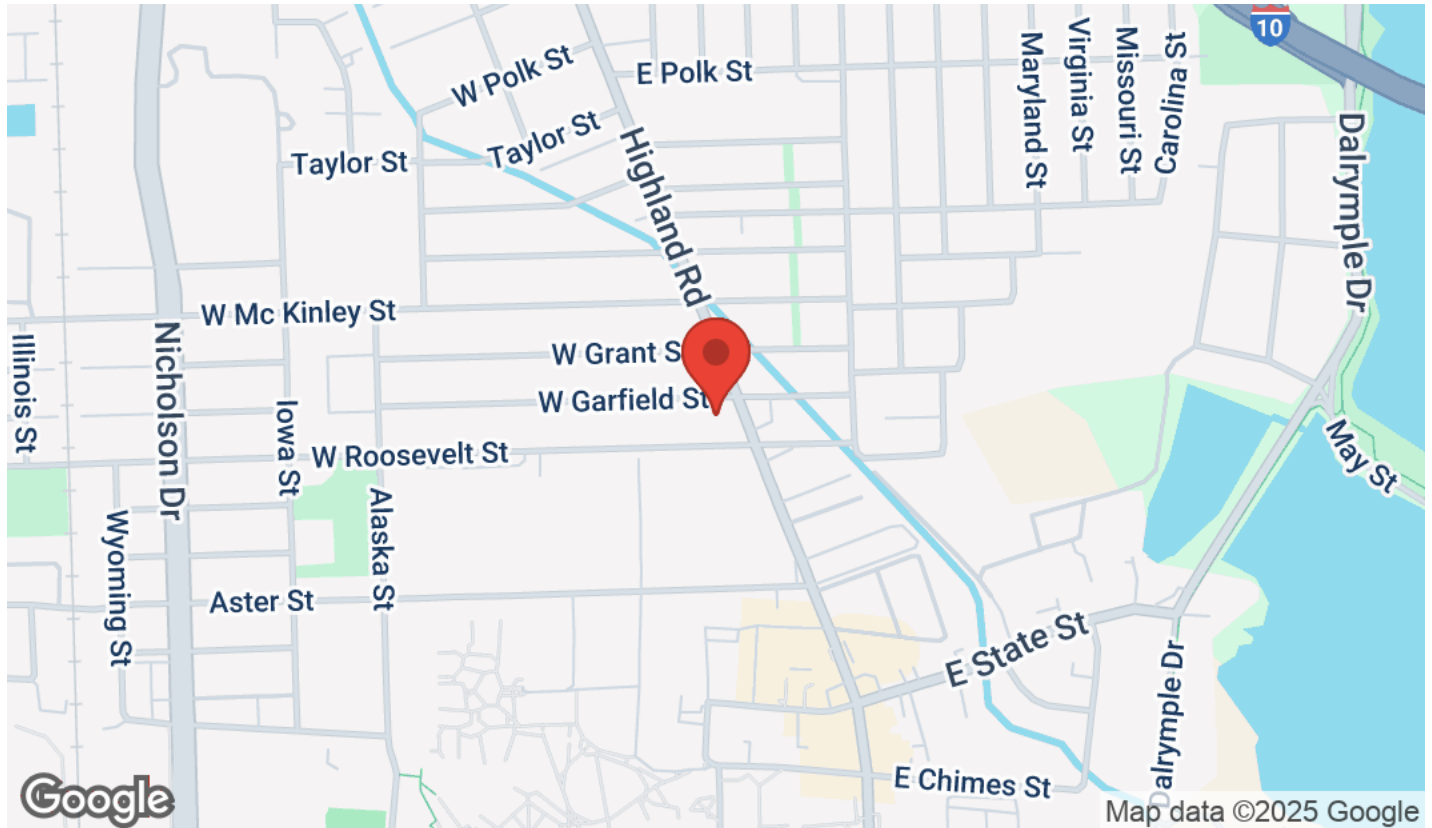


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LOCATION MAPS

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INCOME AND EXPENSES

2834 HIGHLAND ROAD | BATON ROUGE, LA 70802



HUEY & CHONGSUK TOUPS

INCOME STATEMENT 2023 and 2024

	2023	2024
Revenue		
Rental Income	\$ 101820.00	103770.00
Total Revenue	\$ 101820.00	103770.00
Operating Expenses		
Inspection	586.00	
Insurance	8313.00	16213.00
Lawn Care	4595.00	4800.00
Office Supplies	53.00	
Postage	110.00	
Property Taxes	9877.00	5823.00
Repairs	3186.00	613.00
Telephone	817.00	
Utilities	1713.00	1714.00
Waste Management	1746.00	
Depreciation	8635.00	14488.00
Total Expenses	\$ 39631.00	43651.00
Total Income (Loss)	62189.00	60119.00

+ 14,488
\$74,607

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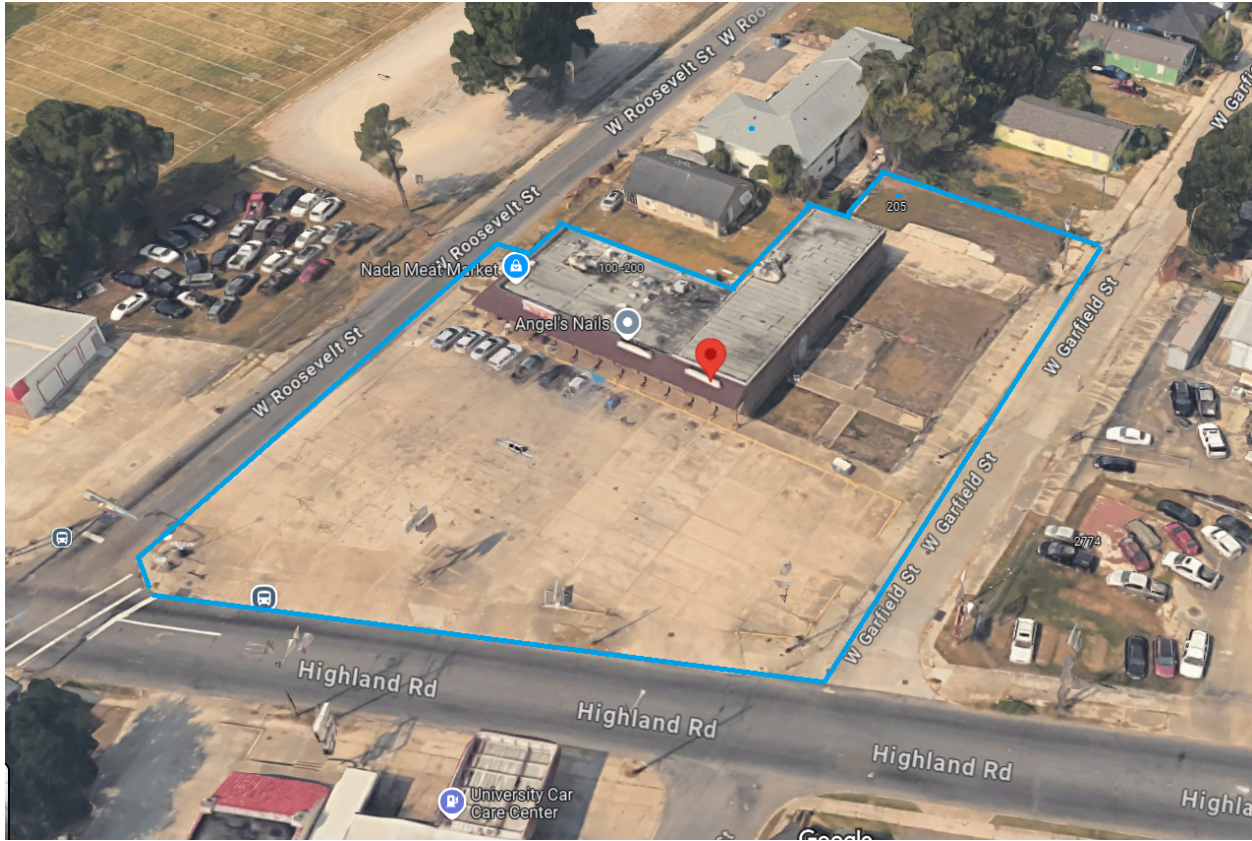


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TENANT INFORMATION

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2834 Highland Road,
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Tenant Information

Suite	Tenant	Square Footage	Rent	Lease Start	Lease Ends
2846	NADA Meat Market	2500	\$ 3,190.00	1995	2026
2838	Angel's Nails	1500	\$ 2,260.00	2010	2029
2838	Star Beauty Supply	3150	\$ 3,360.00	1995	2026

\$ 8,810.00

These are long time tenants that are willing to stay. There may also be room to improve the rents

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LAND INFORMATION

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Land Information

2834 Highland Road, Baton Rouge, LA 70802

Parcel Id	Lot Number	Size (SF)	Subdivision
568074	11	4,200	SOUTH BATON ROUGE
568066	9	4,200	SOUTH BATON ROUGE
568058	7	4,984	SOUTH BATON ROUGE
567973	1	4,700	SOUTH BATON ROUGE
567981	2	4,749	SOUTH BATON ROUGE
568007	3	4,749	SOUTH BATON ROUGE
568015	4	4,781	SOUTH BATON ROUGE
568023	5	4,709	SOUTH BATON ROUGE
568031	6	4,605	SOUTH BATON ROUGE

Many possibilities to add improvements to these parcels. Only 4 minutes from LSU

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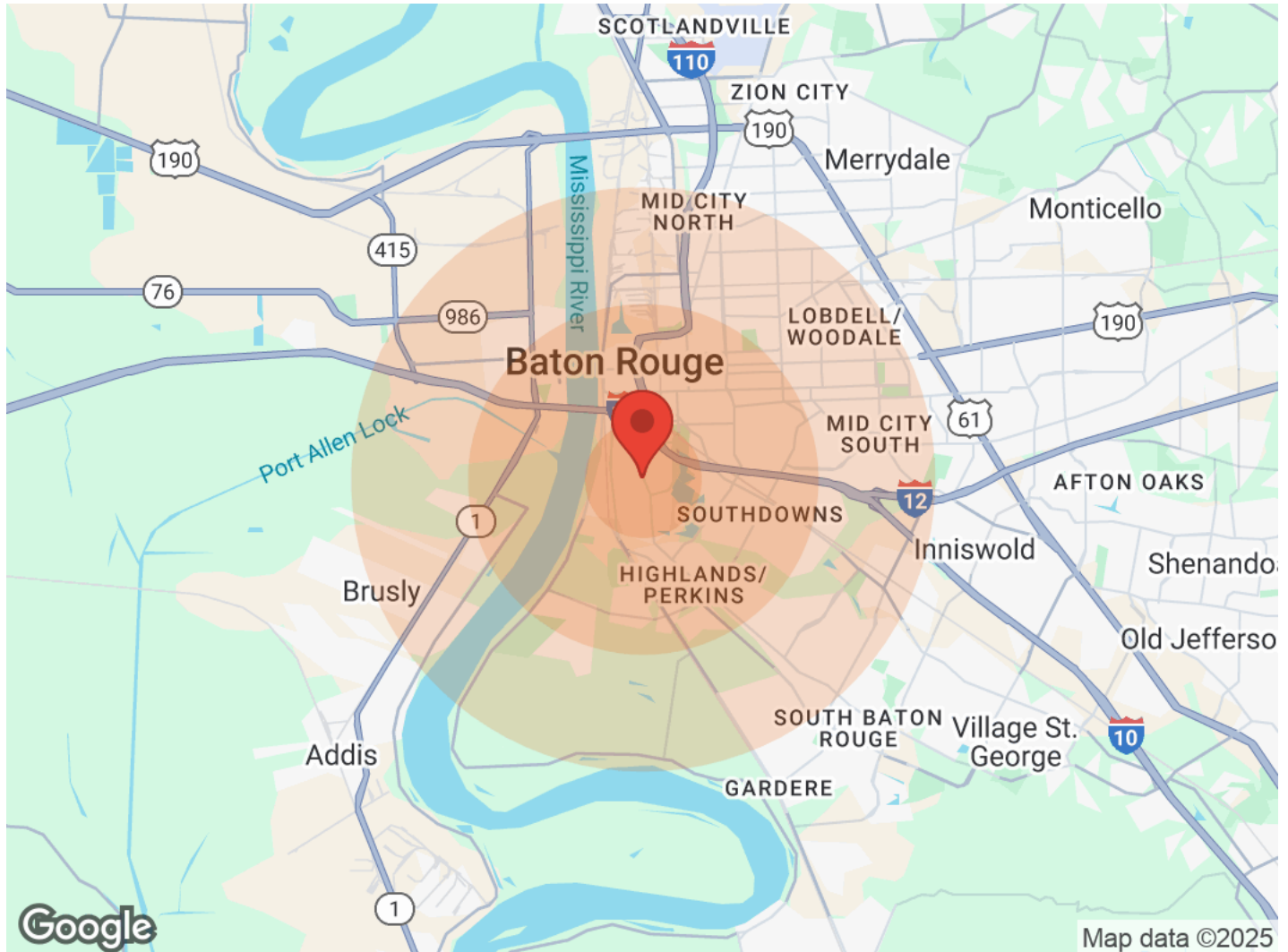


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DETAILED DEMOGRAPHICS

2834 HIGHLAND ROAD | BATON ROUGE, LA 70802



Population	1 Mile	3 Miles	5 Miles
Male	5,980	35,360	68,890
Female	5,329	35,705	72,970
Total Population	11,309	71,065	141,860
Housing	1 Mile	3 Miles	5 Miles
Total Units	5,703	35,544	66,394
Occupied	4,726	31,710	59,628
Owner Occupied	1,260	12,337	27,032
Renter Occupied	3,466	19,373	32,596
Vacant	977	3,834	6,766
Race	1 Mile	3 Miles	5 Miles
White	4,537	42,952	68,377
Black	5,875	24,043	67,545
Am In/AK Nat	7	20	21
Hawaiian	N/A	N/A	15
Hispanic	546	1,930	4,054
Multi-Racial	630	2,300	4,432

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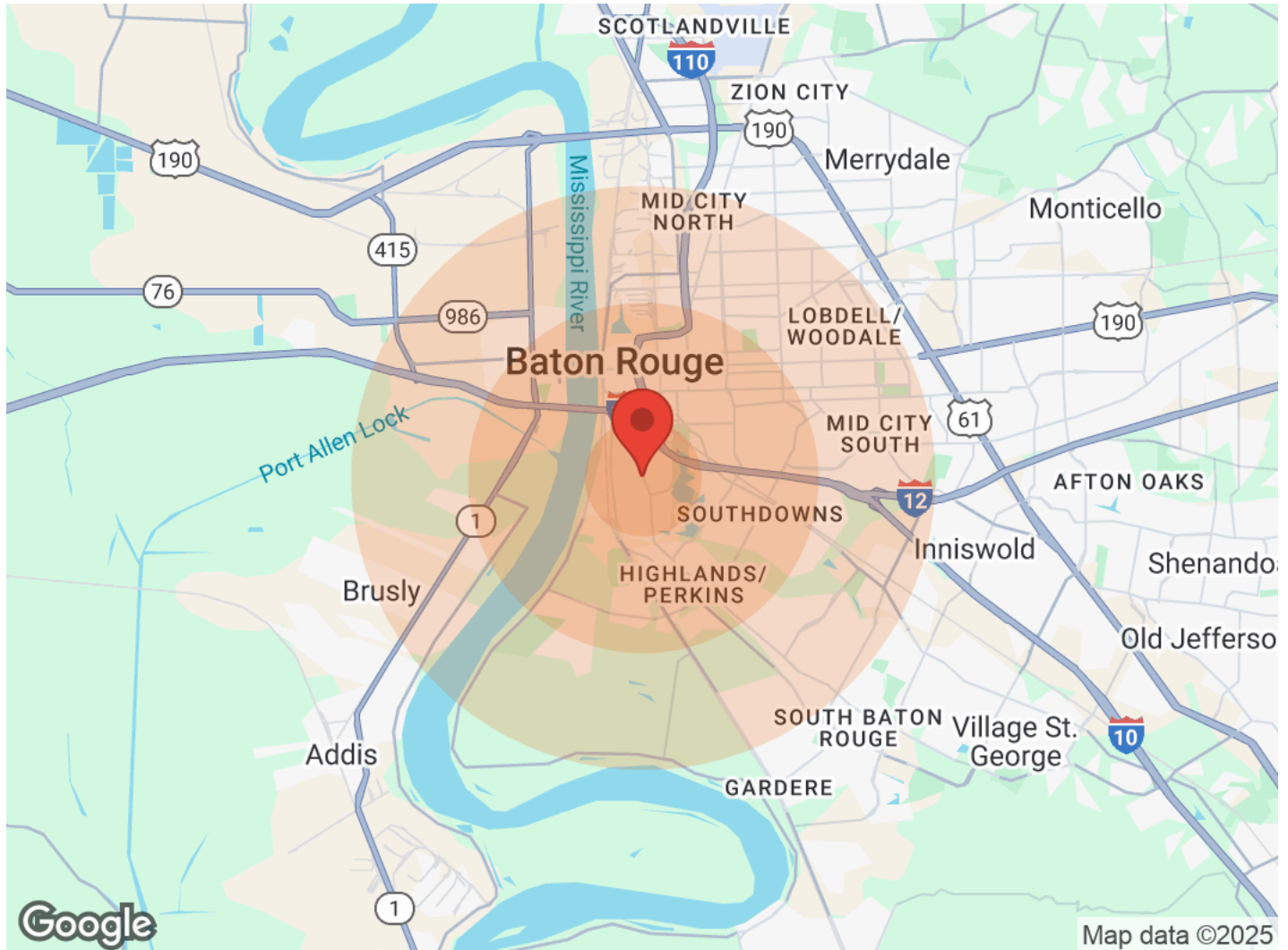


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DETAILED DEMOGRAPHICS

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	618	3,680	7,871	Median	\$17,641	\$27,438	\$28,902
Ages 5-9	636	3,882	9,078	< \$10,000	1,367	6,203	9,844
Ages 10-14	512	3,178	8,062	\$10,000-\$14,999	622	2,740	5,091
Ages 15-19	499	3,032	7,843	\$15,000-\$19,999	353	2,498	4,716
Ages 20-24	769	4,341	9,315	\$20,000-\$24,999	326	2,440	4,307
Ages 25-29	1,136	6,349	11,683	\$25,000-\$29,999	275	1,525	3,285
Ages 30-34	1,350	7,629	12,833	\$30,000-\$34,999	295	1,751	3,268
Ages 35-39	1,302	7,647	12,555	\$35,000-\$39,999	178	1,480	2,858
Ages 40-44	1,067	6,606	11,280	\$40,000-\$44,999	132	1,358	2,663
Ages 45-49	830	5,485	10,079	\$45,000-\$49,999	145	1,030	1,925
Ages 50-54	654	4,571	8,965	\$50,000-\$60,000	189	1,888	3,619
Ages 55-59	534	3,932	8,092	\$60,000-\$74,000	127	1,826	4,053
Ages 60-64	428	3,184	6,864	\$75,000-\$99,999	208	1,998	4,163
Ages 65-69	325	2,447	5,550	\$100,000-\$124,999	138	1,334	2,964
Ages 70-74	222	1,761	4,073	\$125,000-\$149,999	78	761	1,506
Ages 74-79	143	1,197	2,838	\$150,000-\$199,999	17	915	1,881
Ages 80-84	93	767	1,889	> \$200,000	25	1,181	2,663
Ages 85+	191	1,377	2,990				

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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

2834 HIGHLAND ROAD



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