

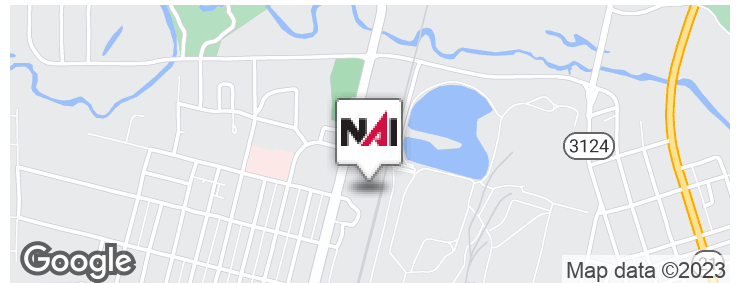


412 Avenue B

Bogalusa, Louisiana 70427

Property Highlights

- 21,470 SF Retail Center Available
- Ideal for an Owner Occupant
- Located adjacent to International Paper Mill, Our Lady of Angels Hospital, Bogalusa High School, and the YMCA
- Located on Bogalusa's major thoroughfare Avenue B
- 13,419 2010 AADT (ESRI)



Offering Summary

Sale Price: \$1,110,221

Sale Price \$51.71 SF/yr

For More Information

Michael Cashio, CCIM

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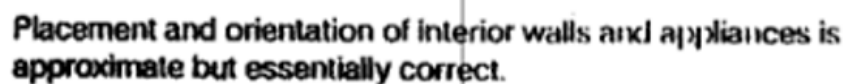
Jake Loach

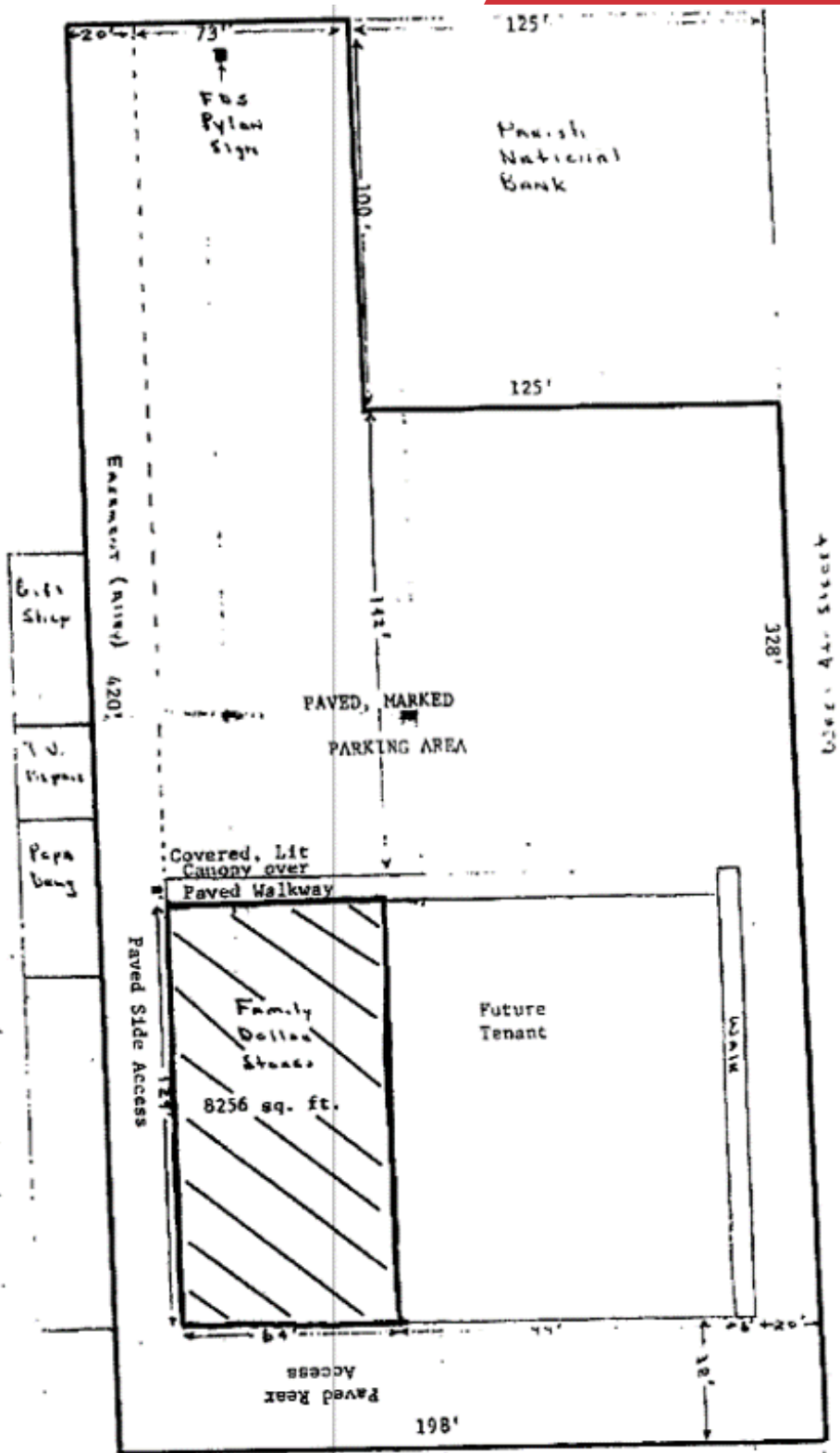
O: 225 295 0800
jakeloach@latterblum.com

Spaces	Sale Price	Space Size
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A	\$51.71 SF/yr	8,192 SF
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B	\$51.71 SF/yr	12,000 SF
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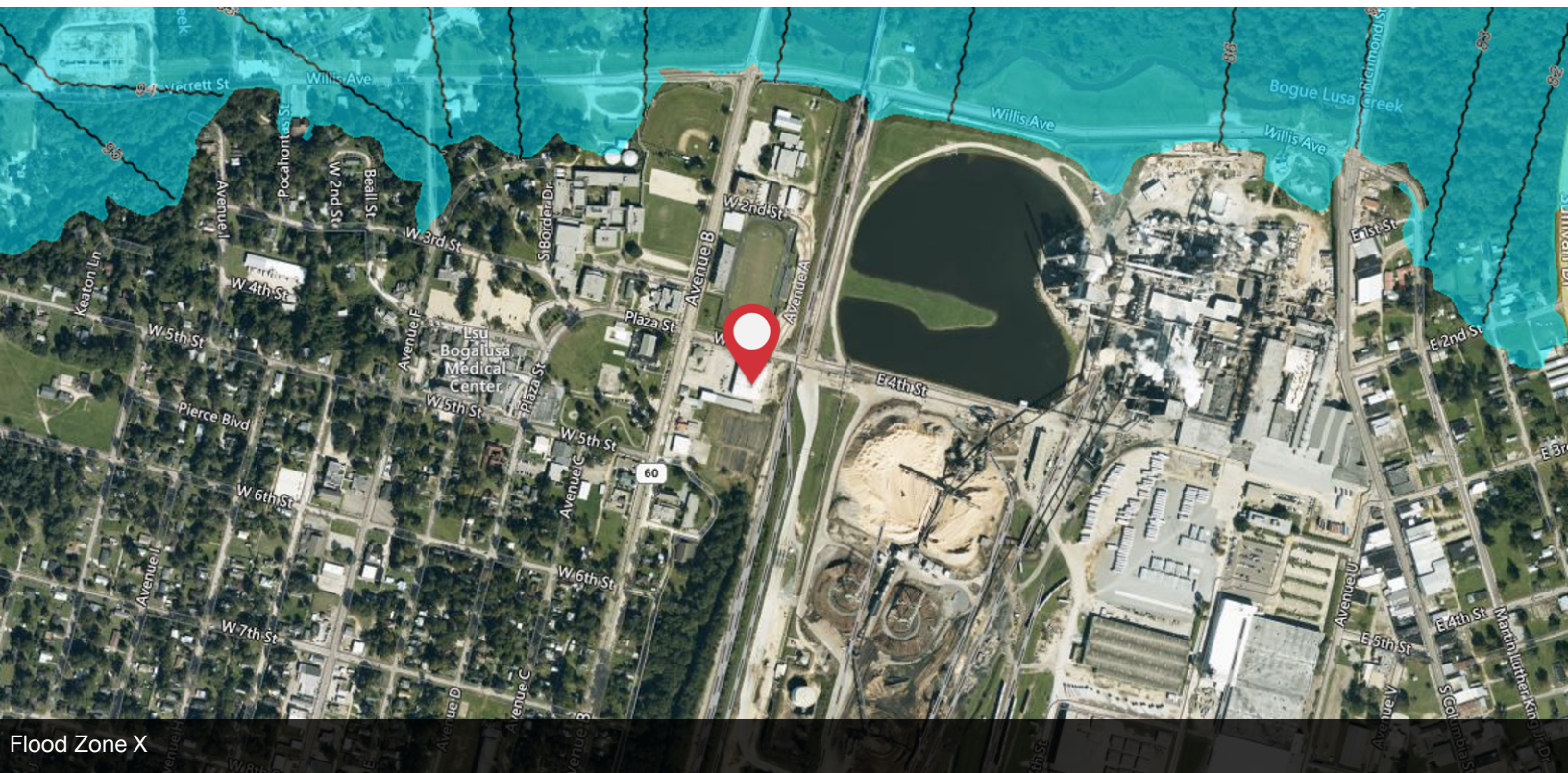




Site Plan



Property Aerial



Flood Zone X

KEY FACTS



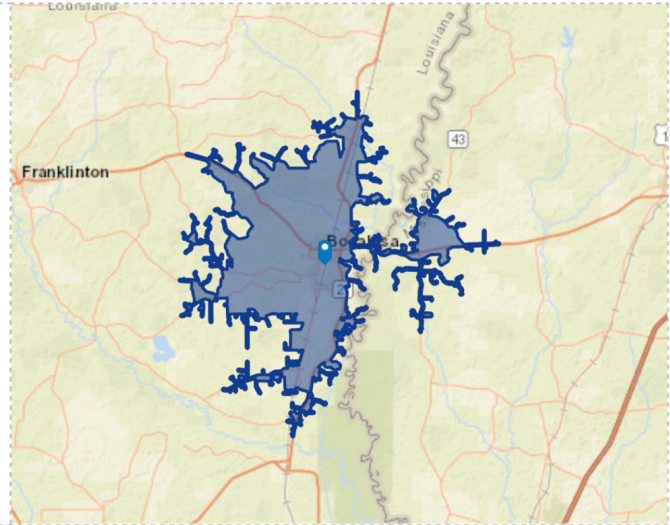
18,123
Population

40.9

Median Age



6,986
Total Households



BUSINESS



696
Total Businesses



6,302
Total Employees

INCOME



\$28,718
Median Net Worth



\$45,413
Average Household Income

EDUCATION



20%
No High School Diploma



44%
High School Graduate



24%
Some College



12%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%
White Collar



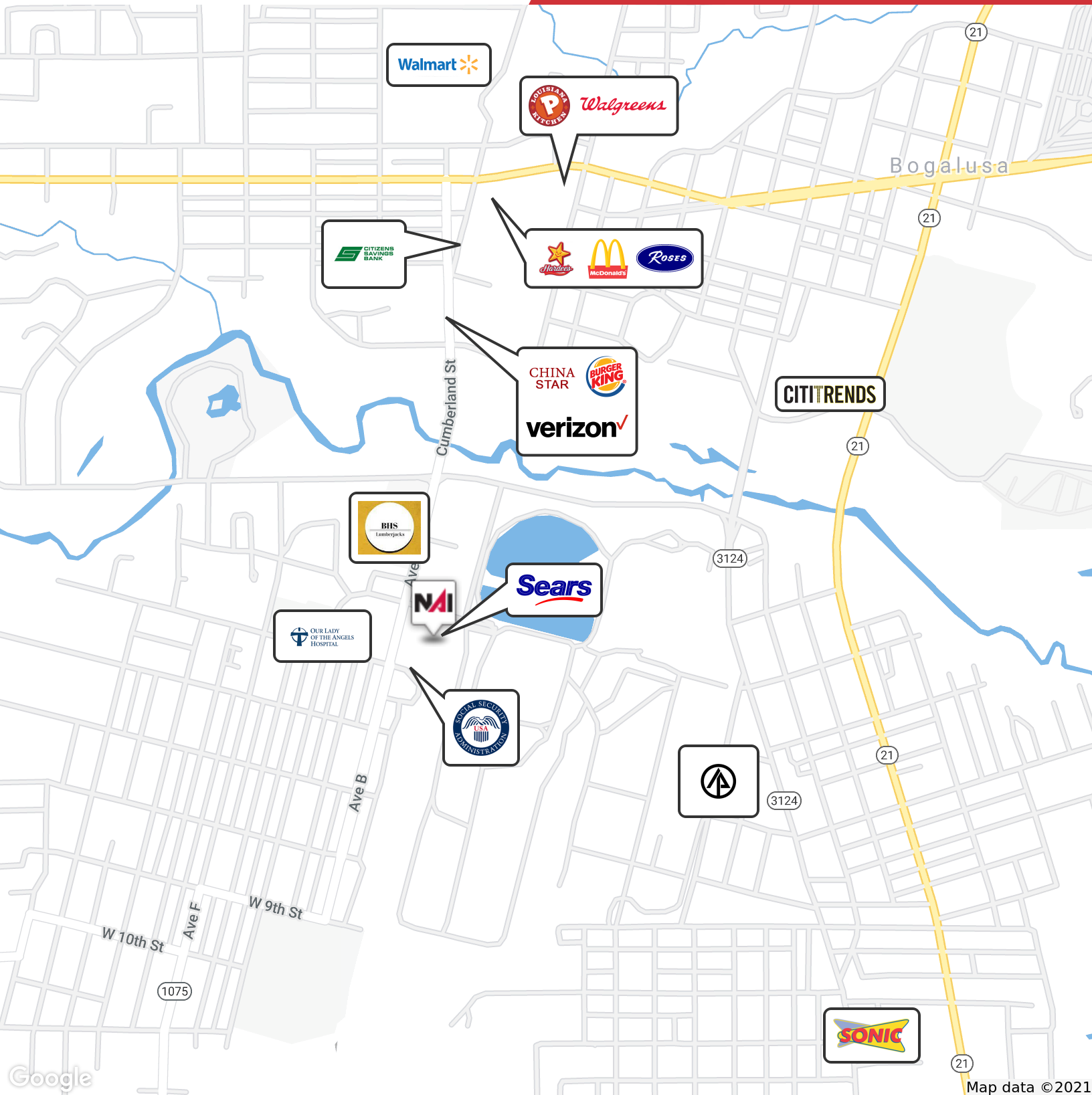
26%
Blue Collar

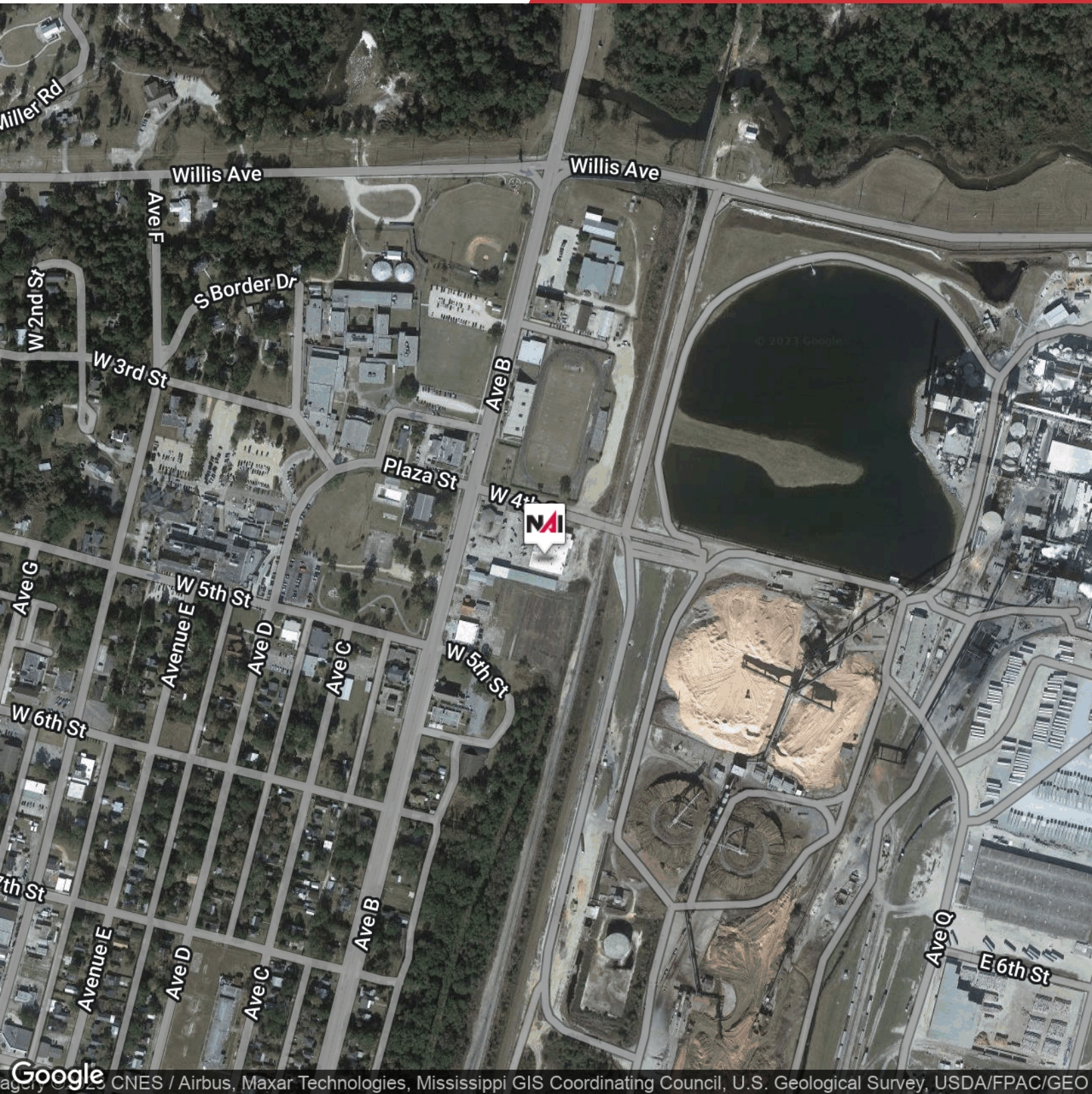


14%
Services



13.6%
Unemployment Rate





Google CNES / Airbus, Maxar Technologies, Mississippi GIS Coordinating Council, U.S. Geological Survey, USDA/FPAC/GEO