

HISTORIC BAR FOR LEASE IN MID-CITY

1952 NORTH ST., BATON ROUGE, LA 70802

2,800 SF AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$2,800.00 per month (NNN)
Building Size:	2,800 SF
Year Built:	1880
Zoning:	CAB-2

LOCATION OVERVIEW

Located in Downtown/Mid-City on North St. between Scenic Hwy. and N. 19th St.

PROPERTY HIGHLIGHTS

- Former Historic Chris's Bar Available for Lease. Mid-City Redevelopment Opportunity located in government designated Opportunity Zone with historic buildings on site. Perfect for many uses and poised for redevelopment.
- Come discover this "URBAN OASIS" consisting of a historic bar building and ample green space and parking located in the heart of Baton Rouge's charmed Mid-City with easy access to Downtown, both I-10 and I-110, historic Spanish Town, the Garden District and esteemed Sacred Heart Catholic Church campus and famed historic Magnolia Cemetery. This one of a kind property consists of Two (2) city lots zoned CAB-2 in Flood Zone X with frontage on North St.
- Property consists of 2 lots and one (1) commercial buildings including the infamous and historic Chris's Bar established in the 1880's and "Home of the Fishbowl" as well as the setting for famous Hollywood movie film locations such as "Pitch Perfect" filmed in Baton Rouge. Historic bar building consists of +/- +/-2,800 SF of bar area plus mezzanine area with antique tin ceiling tiles throughout. Building is solid brick with one sliding/rollup door and hood vent. Property is zoned CAB-2 and may operate as a bar.
- This historic building is surrounded by a secured and hidden secret gem of lush green-space which is landscaped with hearty tropical vegetation, mature foliage, palm trees and greenery perfect for envisioning a "beer garden" or Spanish courtyard or mixed-use development with providing ample

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AERIAL

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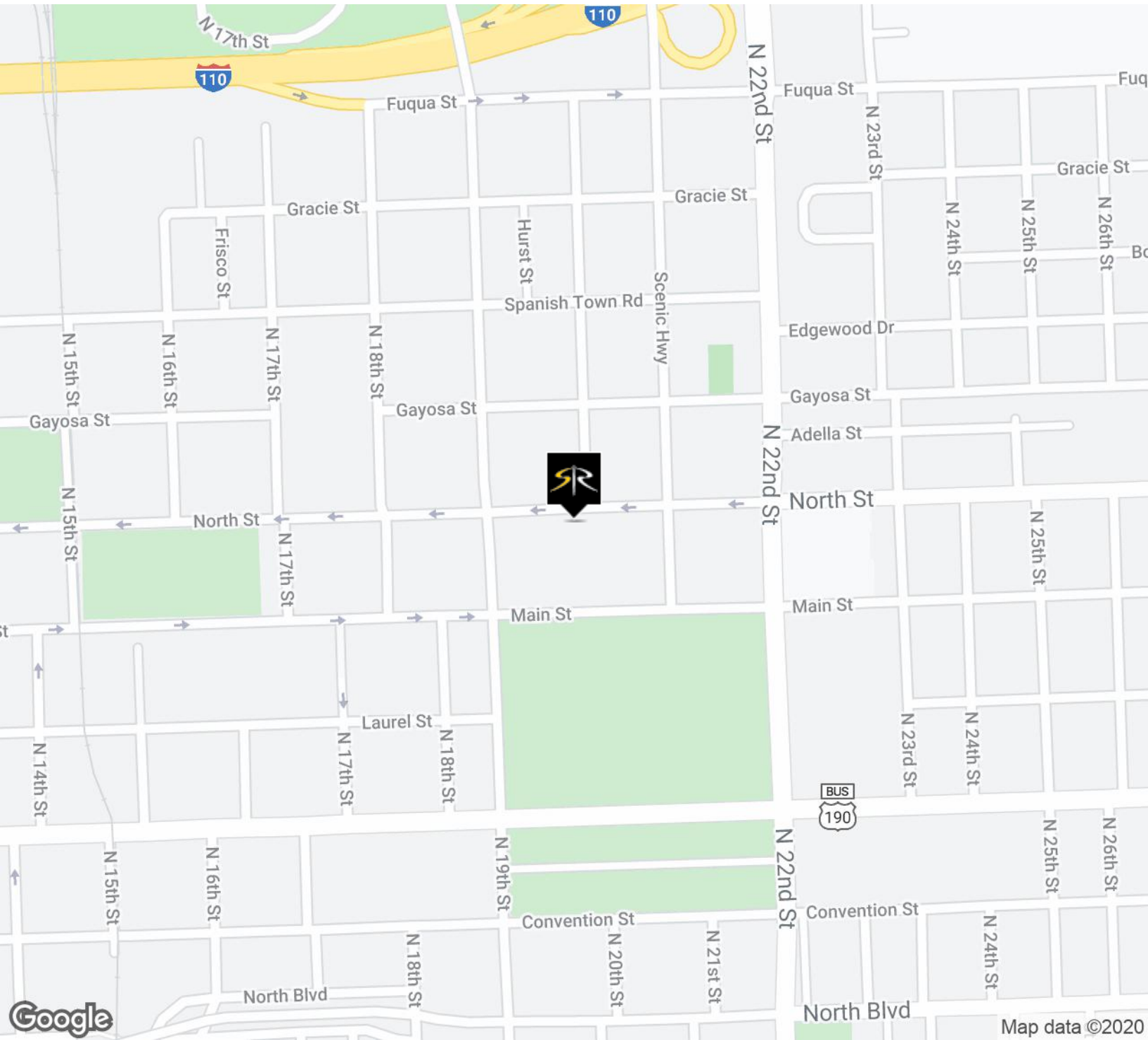
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LOCATION MAP

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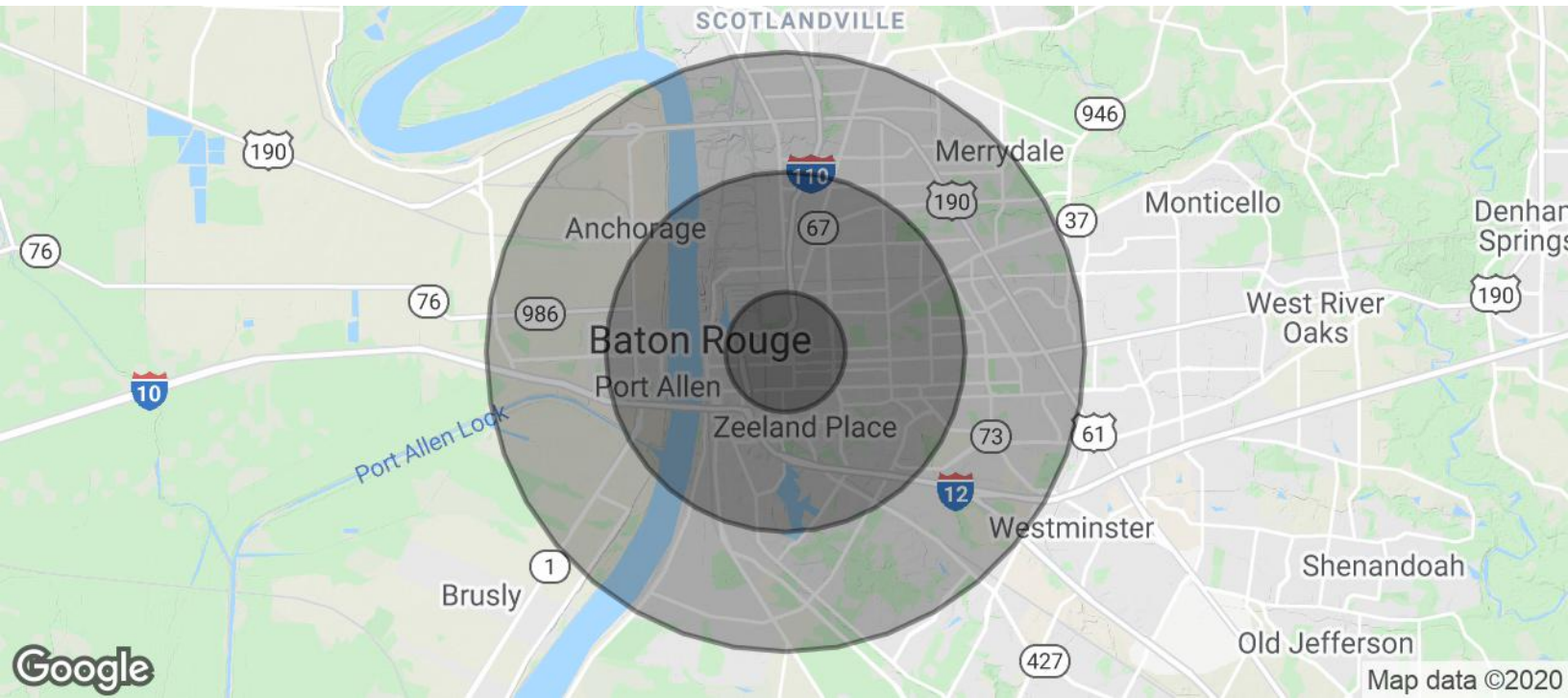
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,124	81,944	166,530
Average Age	33.3	31.5	31.4
Average Age (Male)	30.6	29.5	29.6
Average Age (Female)	36.1	33.6	33.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,538	31,055	63,879
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$40,846	\$48,812	\$53,043
Average House Value	\$140,107	\$178,131	\$242,144

* Demographic data derived from 2010 US Census

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