

For Lease: 1st Floor Bank Lobby 1201 Brashear Ave Morgan City, LA 70380

PROPERTY SUMMARY



Property Description

1201 Brashear Avenue, a 4-story building located in Morgan City, LA is for lease. The building contains a total of 62,640 square feet and is on approximately 4.568 acres (2 parcels) of land. The building is located at the corner of Brashear Avenue and Victor II Boulevard, just north of Highway 90.

The first-floor bank lobby and office space, along with a portion of the second floor, are available for lease. Included in the lease rate are the six (6) detached teller lanes and the freestanding ATM Pad, both located in the western portion of the property, building signage, and the pylon sign.

Property Highlights

- Space is not available until June 2024
- Zoning: B-2, General Business
- Parking Spaces (On-Site): +/-253
- Property is also for Sale

Cade Bogan

225.333.9807
cbogan@beaubox.com

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Offering Summary

Lease Rate:	\$12.00 - 15.00 SF/yr (Full Service)
Available SF:	27,348 SF (June 2024)
Lot Size:	4.568 Acres
Building Size:	62,640 SF
NOI:	\$273,638.92
Cap Rate:	7.82%

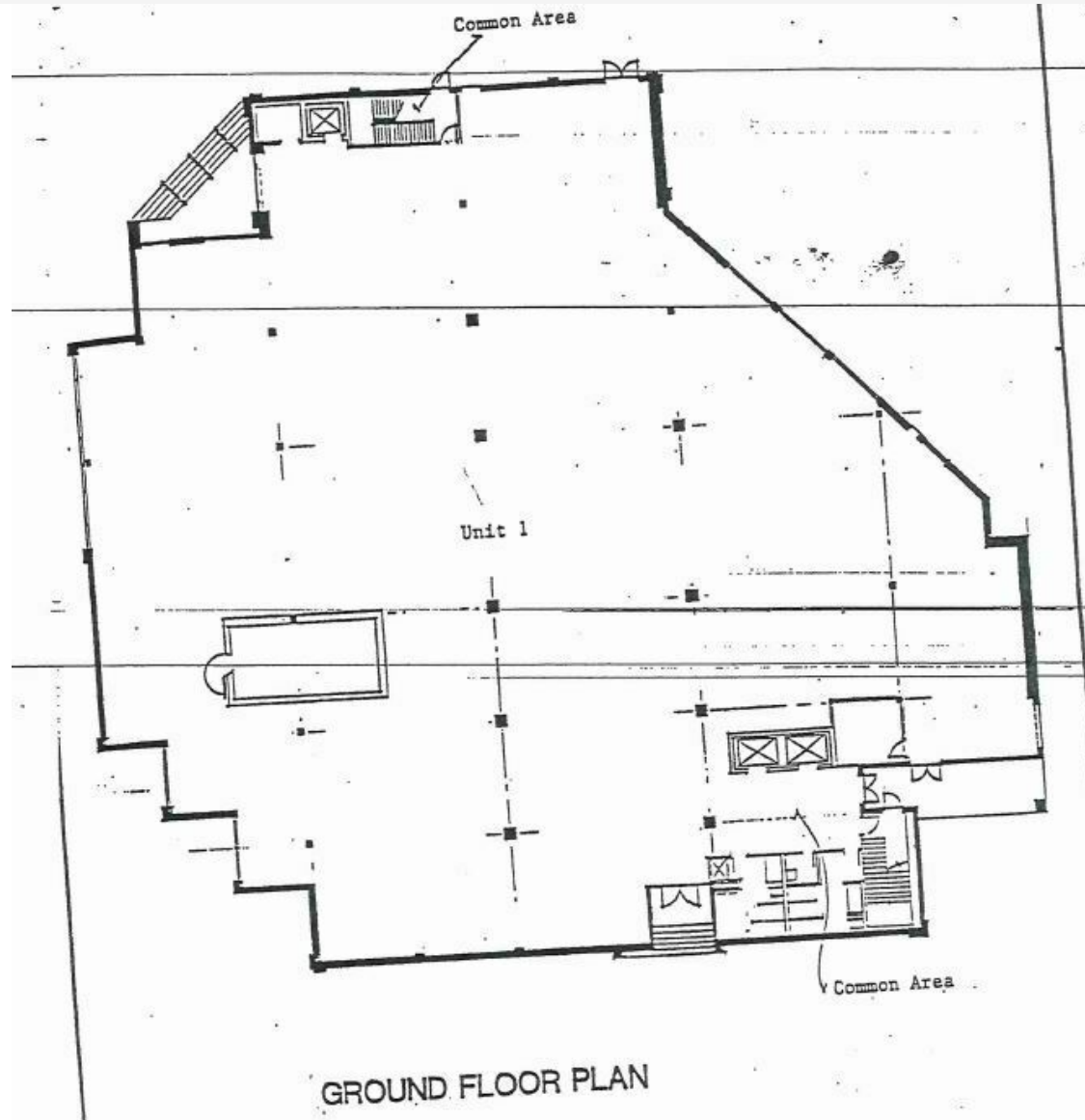
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	142	751	3,243



Office Building For Sale - Value Add Opportunity

1201 Brashear Ave Morgan City, LA 70380

1ST FLOOR - FLOOR PLAN



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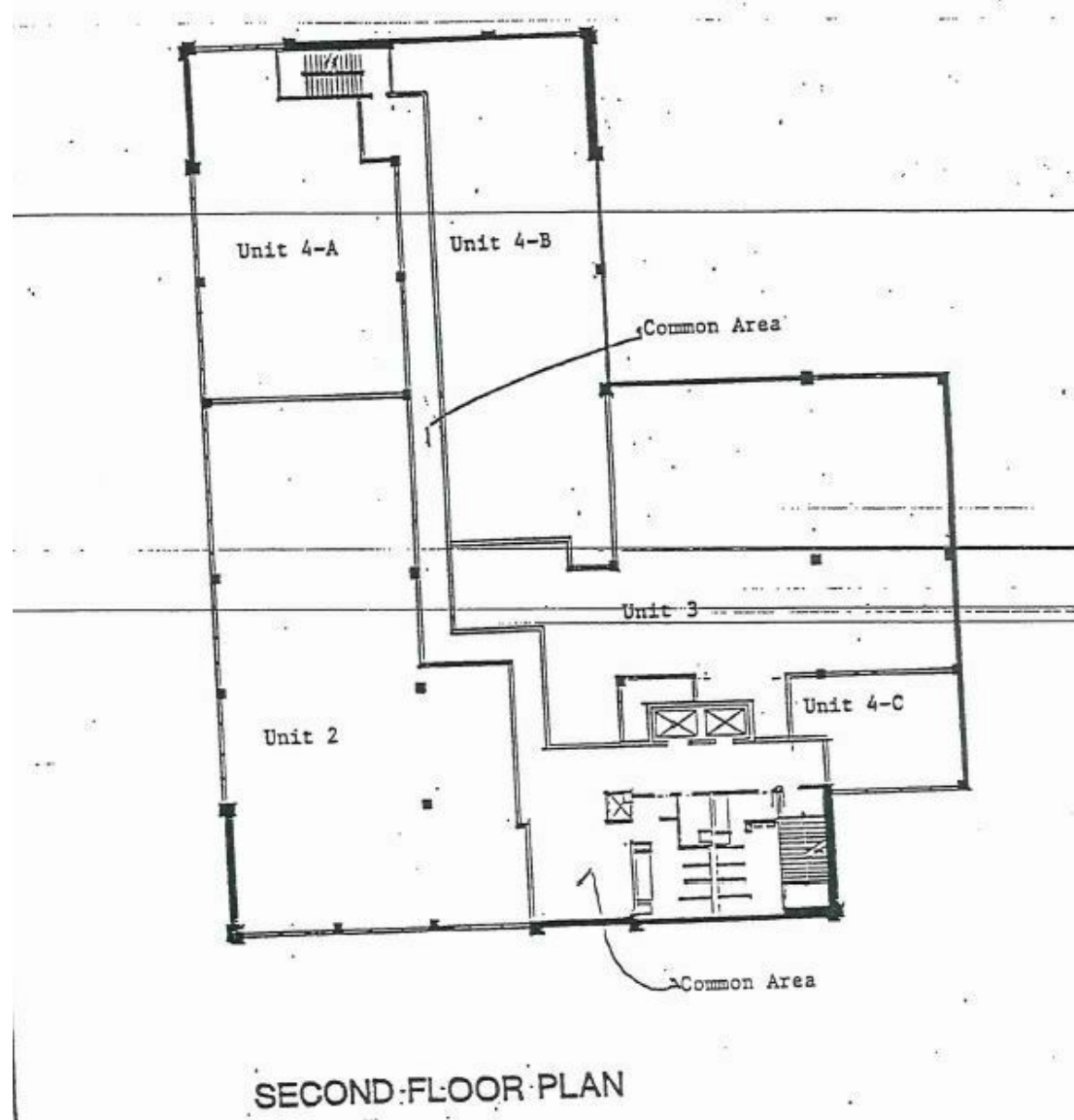
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(PARTIAL) 2ND FLOOR - FLOOR PLAN



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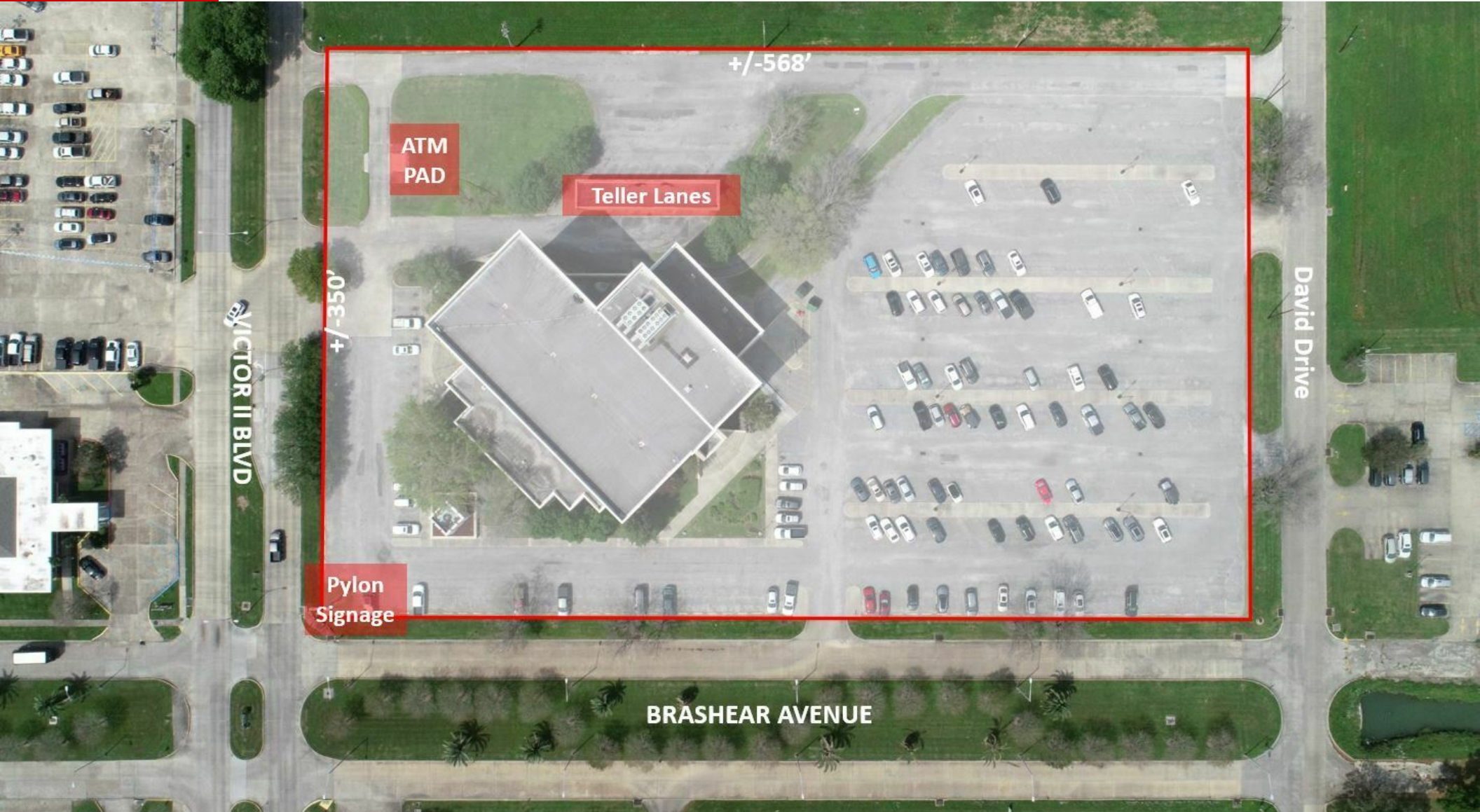
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AERIAL EXHIBIT



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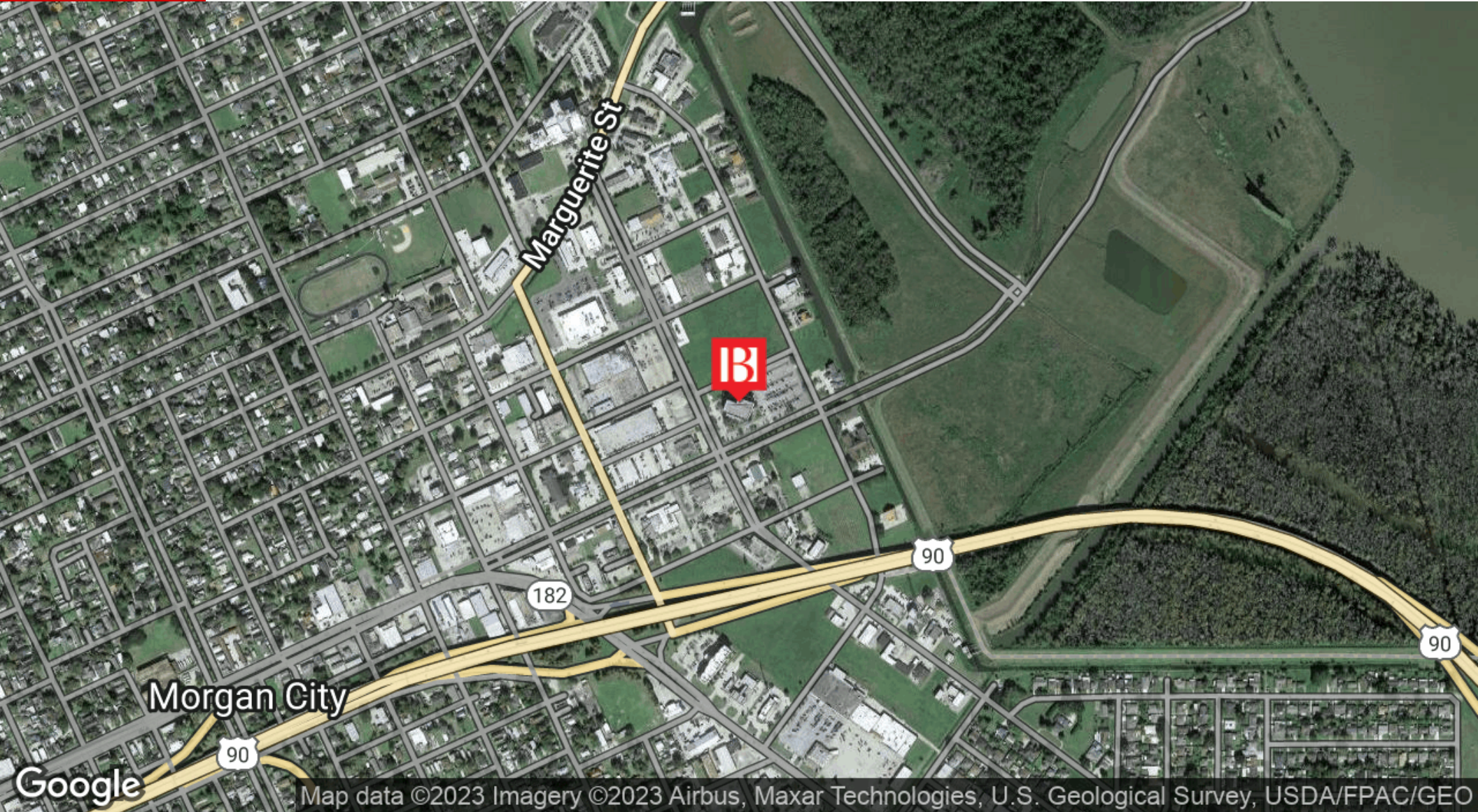
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LOCATION MAP



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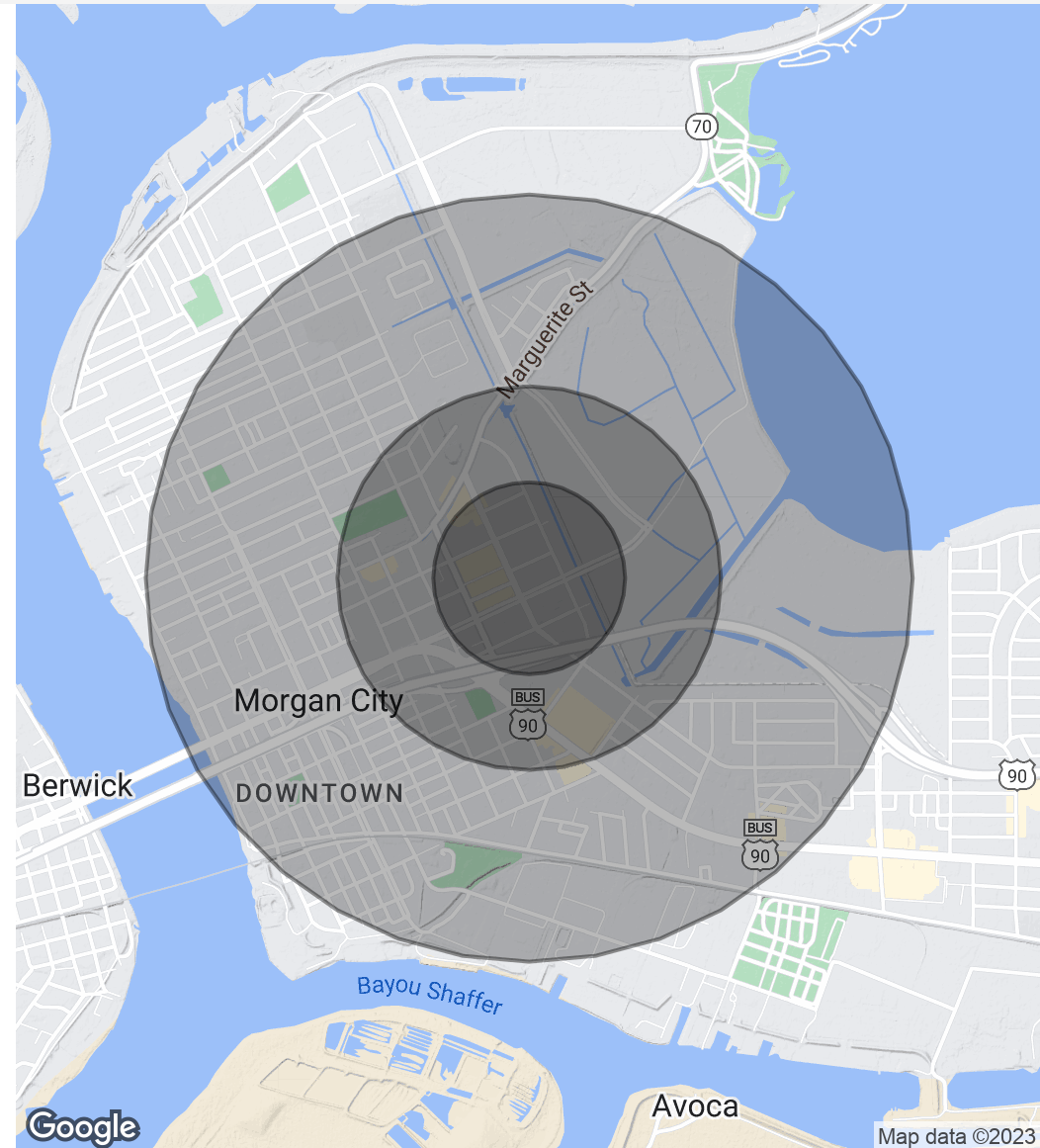
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	259	1,304	5,886
Average Age	44.0	46.3	45.0
Average Age (Male)	41.3	45.3	46.4
Average Age (Female)	42.1	45.1	44.6
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	142	751	3,243
# Of Persons Per HH	1.8	1.7	1.8
Average HH Income	\$37,280	\$36,495	\$37,472
Average House Value	\$158,218	\$151,375	\$129,515

* Demographic data derived from 2020 ACS - US Census



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