

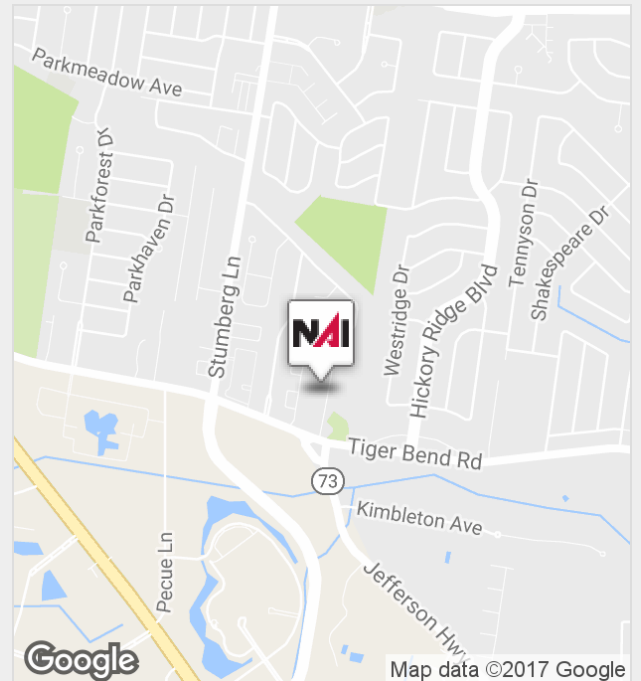


6416 Quinn Dr

6416 Quinn Dr, Baton Rouge, Louisiana 70817

Property Features

- Self Storage Facility For Sale
- Located off of Jefferson Highway near the new Stumberg Extension
- Great demographics for Self Storage
- Good condition
- 1,800 Sf Management office on site
- Easy access to Airline Highway



For more information:

Clinton Shepard

225 297 7878 • cshepard@latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI Latter & Blum

1700 City Farm Drive, Baton Rouge, LA 70806

225 295 0800

latterblum.com

For Sale

Self Storage



Property Summary

Sale Price:	\$750,000
Lot Size:	1.39 Acres
Building Size:	24,600 SF
Zoning:	Rural
Office Space	1,800 SF

Property Overview

Self Storage facility for sale off of Old Jefferson, near Tiger Bend Road and the new Stumberg Extension. Facility sits on approximately 1.39 acres, contains 5 buildings, plus an extra 1,800 square foot office building. Storage buildings consist of 148 units, breakdown to follow. Subject is in a great area for self storage, lots of rooftops and low competition.

Location Overview

This area of Baton Rouge at the corner of Jefferson Highway and Tiger Bend Road is a popular area. Just looking at an aerial you will notice a very large number of rooftops. Commercial development is anchored by the Woman's Hospital, the Industriplex corridor, and the bulk of Baton Rouge's car dealerships along Airline Highway. The location of this particular self storage center is nestled right between the commercial uses and the neighborhoods, making it attractive to both.

For Sale

Self Storage



For Sale

Self Storage

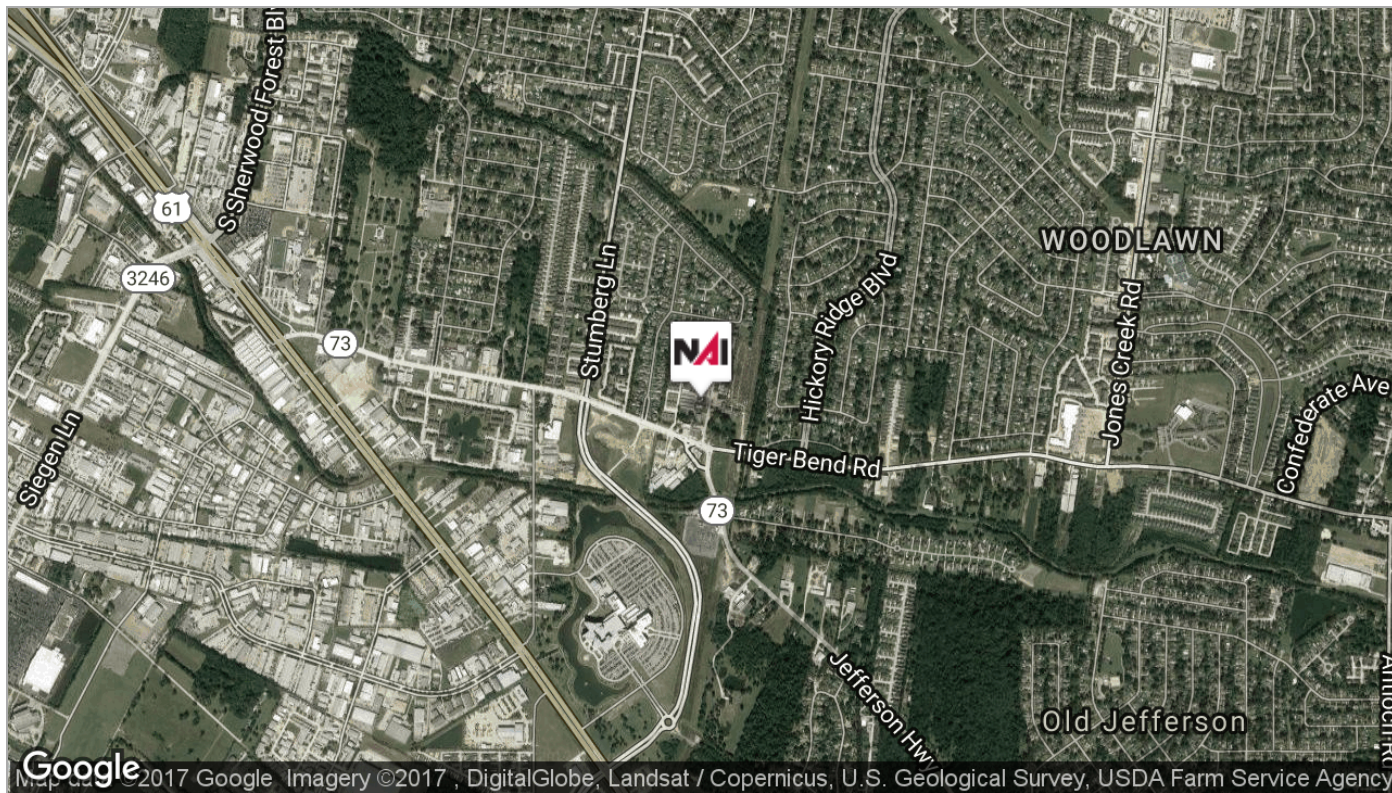
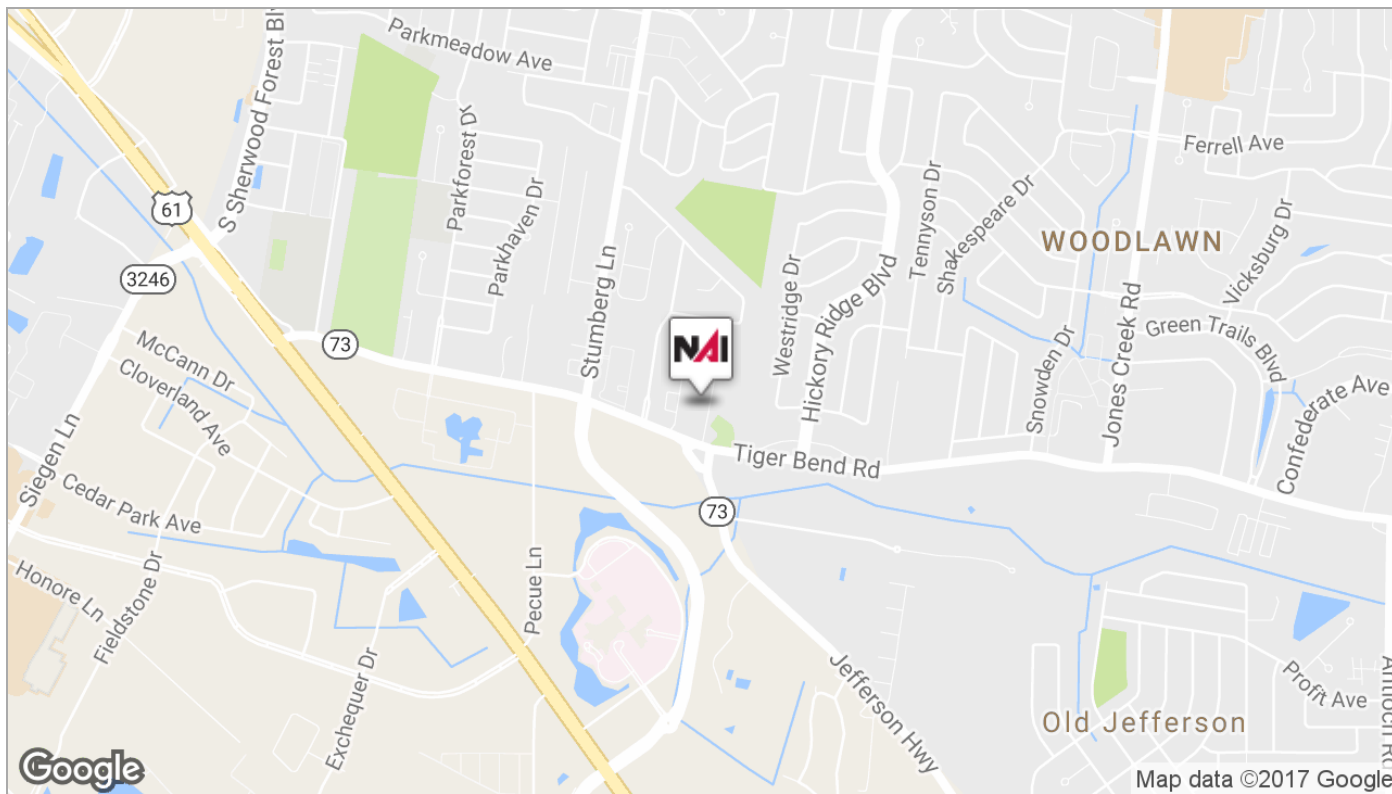
Unit Mix

Summary (Potential Rental Income)

Unit Type	Count	% Total	Size (SF)	\$/unit/Month	Annual Rent (Per Unit)
5' x 10'	18	12.2	50	\$49.00	\$588
10' x 10'	40	27.0	100	\$69.00	\$828
10' x 15'	60	40.5	150	\$89.00	\$1,068
10' x 20'	17	11.5	200	\$109.00	\$1,308
10' x 20'	10	6.8	200	\$50.00	\$600
10' x 30'	2	1.4	300	\$129.00	\$1,548
20' x 20'	1	0.7	400	\$89.00	\$1,068
Totals / Averages	148	100%	20,300		\$140,184

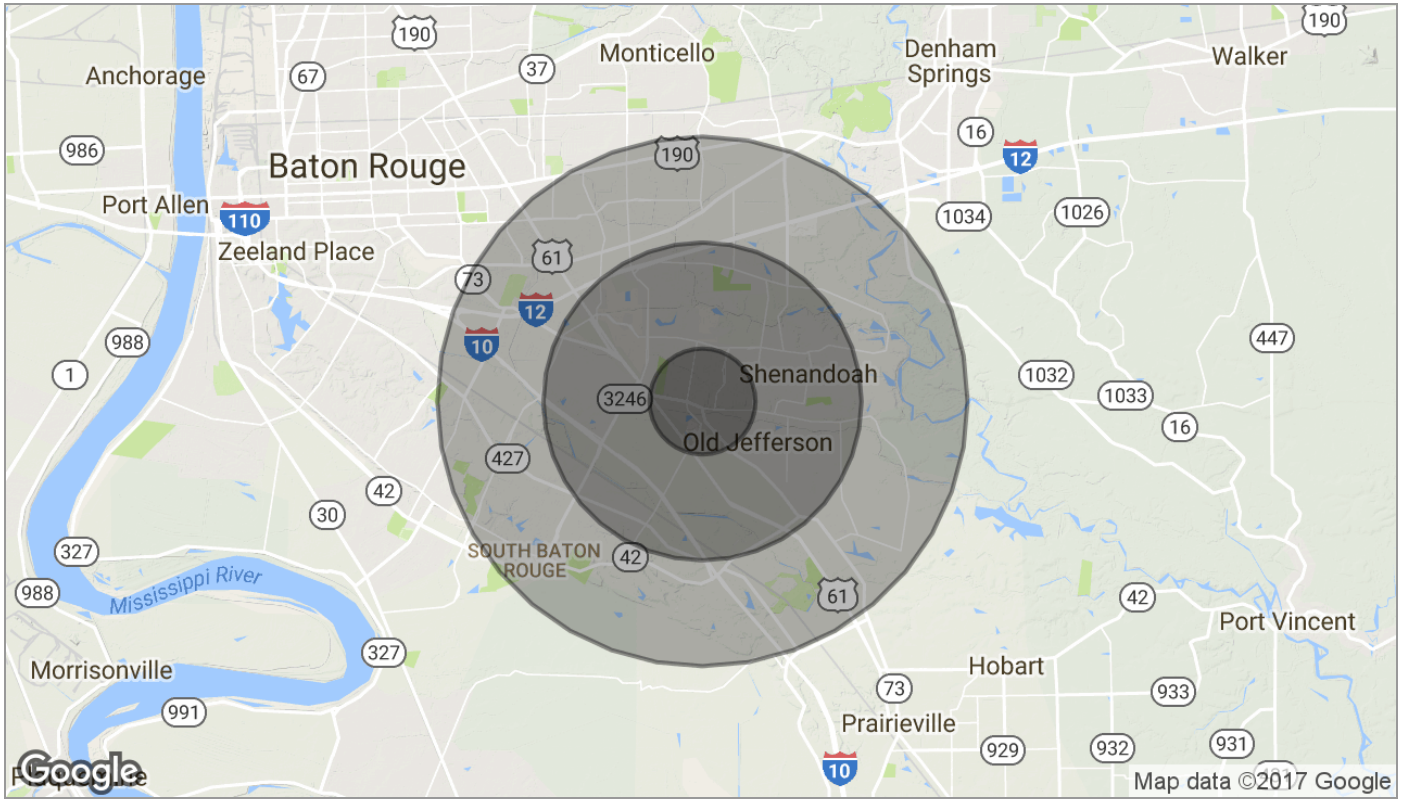
For Sale

Self Storage



For Sale

Self Storage



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	8,080	57,130	146,176
MEDIAN AGE	38.8	36.5	36.6
MEDIAN AGE (MALE)	38.7	35.4	34.6
MEDIAN AGE (FEMALE)	39.0	37.6	38.5
Households & Income			
TOTAL HOUSEHOLDS	3,293	23,687	59,869
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$80,256	\$80,834	\$81,248
AVERAGE HOUSE VALUE	\$180,006	\$243,660	\$243,906
Race			
% WHITE	79.6%	75.5%	70.6%
% BLACK	12.8%	17.9%	22.6%
% ASIAN	4.5%	3.6%	4.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.2%	0.2%
% OTHER	0.5%	1.2%	0.9%
Ethnicity			
% HISPANIC	3.5%	5.9%	4.9%

* Demographic data derived from 2010 US Census