

**BATON ROUGE CONVENIENCE STORE | Real Estate, FF&E and Business!**

13440 Tiger Bend Road, Baton Rouge, Louisiana 70817

[www.mceneryco.com](http://www.mceneryco.com)

**FOR SALE | \$1,325,000 (includes all property & business)**

**18.24% capitalization rate on historic operations W/O ALCOHOL & LOTTO!**



**THE McENERY COMPANY**  
Commercial Real Estate Brokerage Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

S. Parkerson McEnery

504.274.2664 direct

[parke@mceneryco.com](mailto:parke@mceneryco.com)



Peter M. McEnery

504.274.2701 office

[peter@mceneryco.com](mailto:peter@mceneryco.com)





# BATON ROUGE CONVENIENCE STORE

Location, Physical Description & Zoning

[www.mceneryco.com](http://www.mceneryco.com)



<b>Location:</b>	Tiger Bend Road & Jefferson Highway, Baton Rouge, Louisiana
<b>Ping Address:</b>	13440 Tiger Bend Road, Baton Rouge, Louisiana 70817
<b>Road Frontage:</b>	Extensive, three-street frontage along Tiger Bend and both sides of Jefferson Highway
<b>Approximate Total Area:</b>	0.6220 acres or 27,094.32 square feet ( <u>exact size to be confirmed by purchaser commissioned survey</u> )
<b>Zoning &amp; Future Land Use:</b>	C-2, Heavy Commercial District (East Baton Rouge Parish)
<b>Site Improvements:</b>	The site is improved with an approximately 1,859 SF free-standing convenience store with a digitized message board and sign pylon, walk-in cooler, an approximately 3,108 square foot canopy (74' x 42') covering all fuel pumps. The cash register system is a brand new, Gilbarco Passport and is PCI compliant. Electrical system hard wired for installation of a turn-key generator.
<b>Total Fuel Dispenser Pumps:</b>	Four (4) multiple product dispensers (MPD's) and one diesel pump.
<b>Fuel Storage Tanks:</b>	(3) 10,000 gallon, doubled walled fuel storage tanks with double walled pipes.
<b>Comments:</b>	The Tiger Bend Discount Zone convenience store is a relatively newer convenience store located at the strategic junction of Tiger Bend Road and Jefferson Highway, in an excellent area of Baton Rouge. The site is located directly across from the newly developed Women's Hospital, one of the most progressive and substantive Women's hospitals in the country. The store has demonstrated excellent revenue performance, and all complete financial detail is available upon request. The historic and pro-forma statements are included within this offering memorandum. <u>The current operator chooses NOT TO SELL ANY ALCOHOL OR LOTTERY.</u> Excellent upside to improve gross sales on VERY high margin business with introduction of lottery and alcohol. This is a very busy store, with a committed customer base in a high grade demographic. Baton Rouge is one of the fastest growing markets in the South, and the immediate area is a fast growing area of Baton Rouge with high traffic.



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

# BATON ROUGE CONVENIENCE STORE

Summary & Murphy Report

[www.mceneryco.com](http://www.mceneryco.com)



The McEnery Company has been retained by the ownership of the Tiger Bend Discount Zone as the exclusive marketing agent for the sale of the only Baton Rouge asset in the Discount Zone Portfolio. The property is offered for sale inclusive of all real estate, business enterprise value, and FF&E.

The Tiger Bend Discount Zone convenience store is a relatively newer convenience store located at the strategic junction of Tiger Bend Road and Jefferson Highway, in an excellent area of Baton Rouge. The site is located directly across from the newly developed Women's Hospital, one of the most progressive and substantive Women's hospitals in the country. The store has demonstrated excellent revenue performance, and all complete financial detail is available upon request. The historic and pro-forma statements are included within this offering memorandum. The current operator chooses NOT TO SELL ANY ALCOHOL OR LOTTERY. Excellent upside to improve gross sales on VERY high margin business with introduction of lottery and alcohol.

This is a very busy and established store, with a committed customer base in a high grade demographic. A new Murphy Express was developed less than a mile a way and Tiger Bend Discount Zone's sales have increased since the opening of the new Murphy Express; an excellent sign of the durability of this location.



## THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

# BATON ROUGE CONVENIENCE STORE

Pro Forma Income Projections | 13440 Tiger Bend

[www.mceneryco.com](http://www.mceneryco.com)

Below pro-forma is reconstructed—complete, financials available upon request

## Tiger Bend - Pro Forma (NO ALCOHOL OR LOTTO)

GROSS FUEL SALES	\$2,148,623
<u>COGS - FUEL</u>	(\$2,055,688)
<u>GROSS PROFIT ON FUEL</u>	<u>\$92,935</u>

GROSS INSIDE SALES	\$966,996
<u>COGS - INSIDE</u>	(\$694,752)
<u>GROSS PROFIT INSIDE</u>	<u>\$272,244</u>

*Plus Brake Take & Tenant Rent* \$42,000

TOTAL GROSS PROFIT \$407,179

### Operating Expenses

Salaries	\$61,548
Utilities	\$9,921
Supplies	\$3,289
Licenses & Permits	\$1,193
Waste Removal	\$1,577
Office Expense	\$372
Telephone	\$2,160
Taxes - Property	\$8,674
Taxes - Payroll	\$4,968
Insurance	\$4,799
Repairs & Maintenance	\$8,495
Bank Charges	\$461
Credit Card Services Fees	\$47,772
Accounting	\$6,300
Burglar Alarm	\$252
Drive-offs	\$2,633
Cash (OVER)/Short	\$991

**Total Operating Expenses** **(\$165,405)**

**NET OPERATING INCOME** **\$241,774**



## THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana



# BATON ROUGE CONVENIENCE STORE

Additional Photos

[www.mceneryco.com](http://www.mceneryco.com)



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana



# BATON ROUGE CONVENIENCE STORE

Additional Photos

[www.mceneryco.com](http://www.mceneryco.com)



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

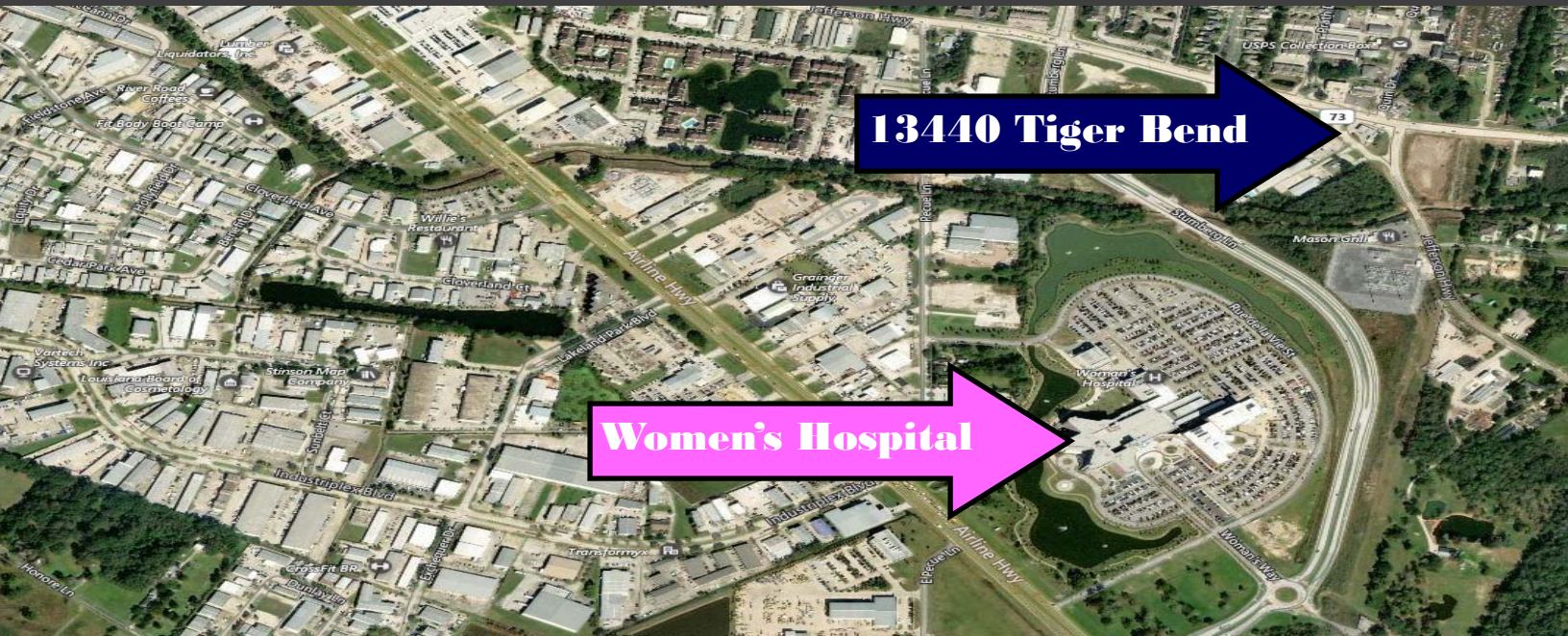
The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana



# BATON ROUGE CONVENIENCE STORE

Immediate Market Area - Proximity to Women's Hospital

[www.mceneryco.com](http://www.mceneryco.com)



**Woman's is a private, nonprofit organization that is consistently recognized for its innovative programs for women and infants. Connect with Woman's Learn more about living with cancer, pregnancy & parenting and healthier lifestyles. Woman's Hospital was one of the first women's specialty hospitals in the nation, and is currently one of the largest in the United States.**

**Woman's is a private, nonprofit organization that is consistently recognized for its innovative women's and infants programs. <http://www.womans.org/>**



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

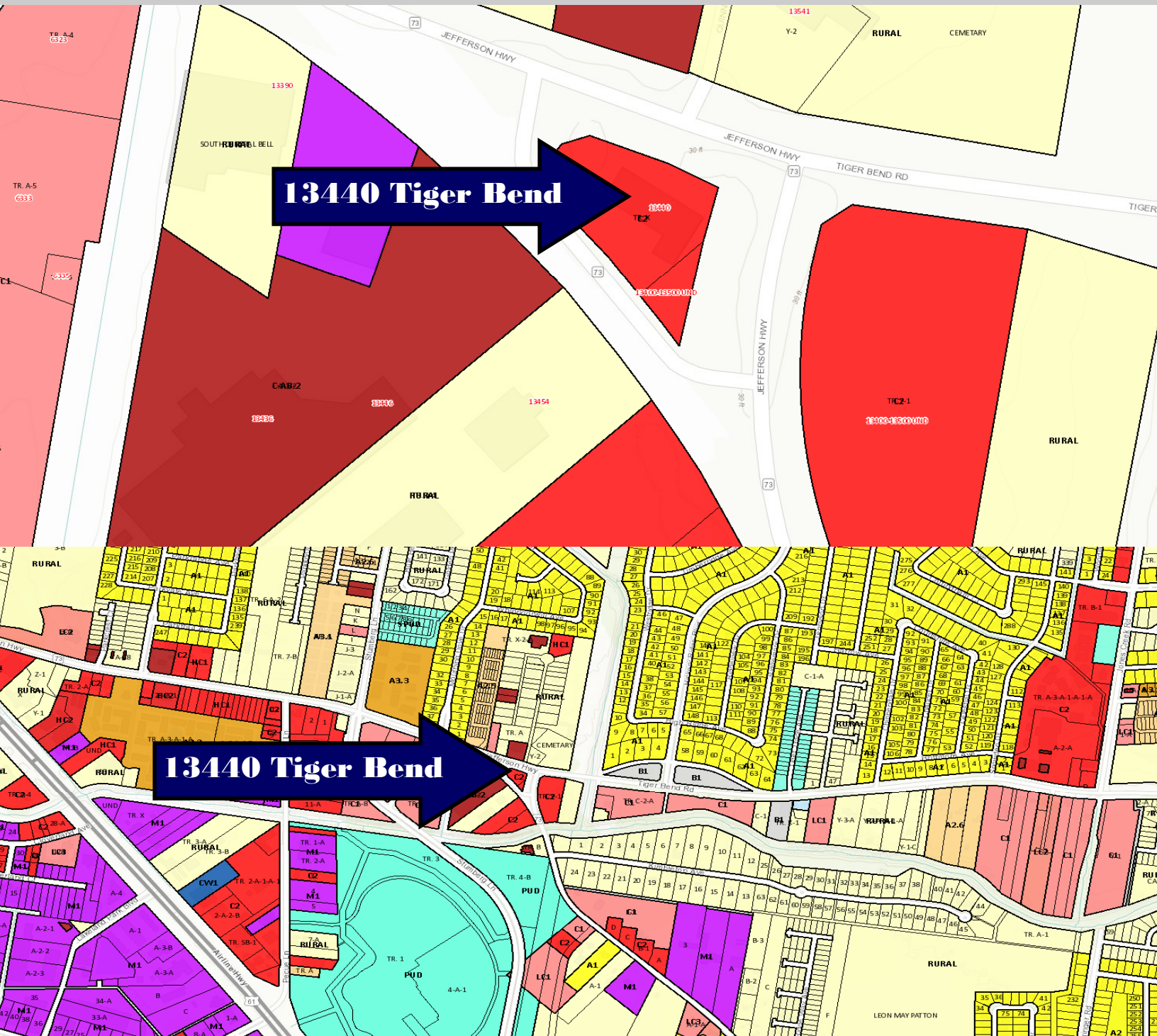
The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana



# BATON ROUGE CONVENIENCE STORE

East Baton Rouge Zoning Map

[www.mceneryco.com](http://www.mceneryco.com)



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana