

TURN-KEY RESTAURANT WITH LARGE DINING AND BAR AREAS



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.66 Acres
Building Size:	4,100
Zoning:	MU

PROPERTY OVERVIEW

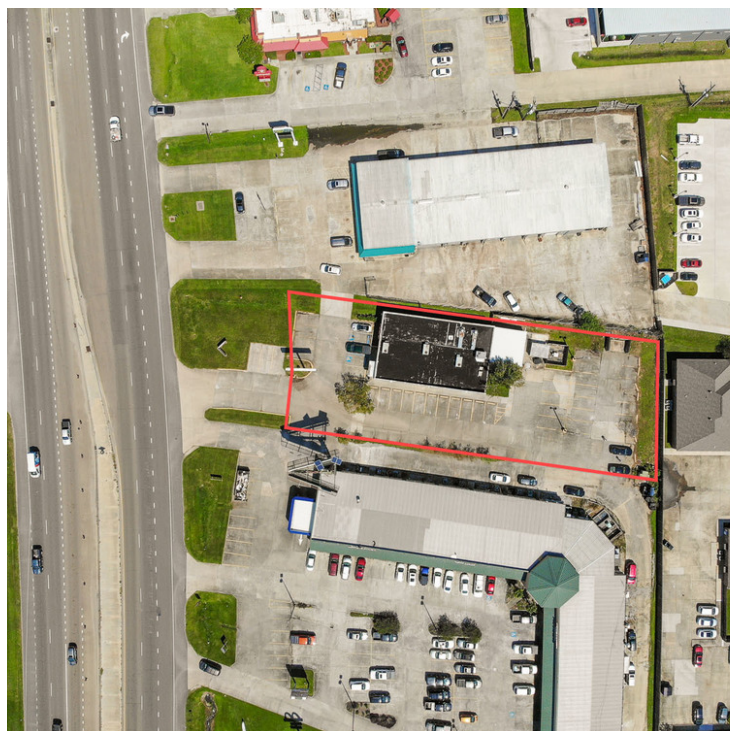
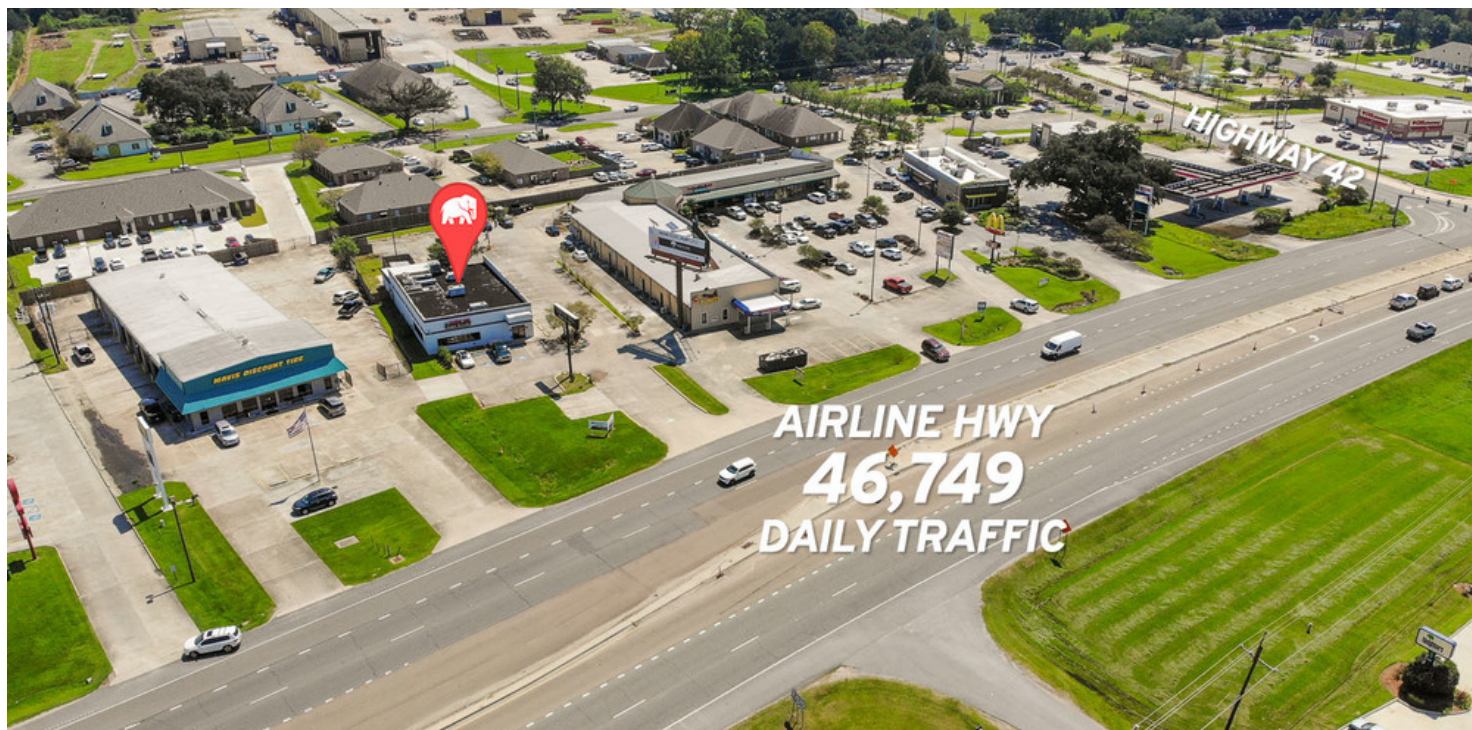
This former restaurant on Airline Hwy is the perfect location for a restaurant user. The space is currently setup for restaurant use and features large dining rooms and an oversize bar area. The back-of-house area consists of a spacious kitchen, a ±12 foot long hood, a walk-in freezer and cooler, an expo room, and an exterior space for cooking or preparing food. With plenty of on-site parking and extreme visibility to the 46,749 cars passing daily, this building is prime for a booming business.

PROPERTY HIGHLIGHTS

- 46,749 Daily Traffic
- ±4,100 SF with an oversized bar area
- Spacious kitchen area with jumbo hood
- Existing 500 gallon grease trap

Will Chadwick, MBA (C) 225.368.7667

TURN-KEY RESTAURANT WITH LARGE DINING AND BAR AREAS



Will Chadwick, MBA (C) 225.368.7667



ELIFIN

225.368.7667 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

TURN-KEY RESTAURANT WITH LARGE DINING AND BAR AREAS



Will Chadwick, MBA (C) 225.368.7667



ELIFIN

225.368.7667 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

TURN-KEY RESTAURANT WITH LARGE DINING AND BAR AREAS



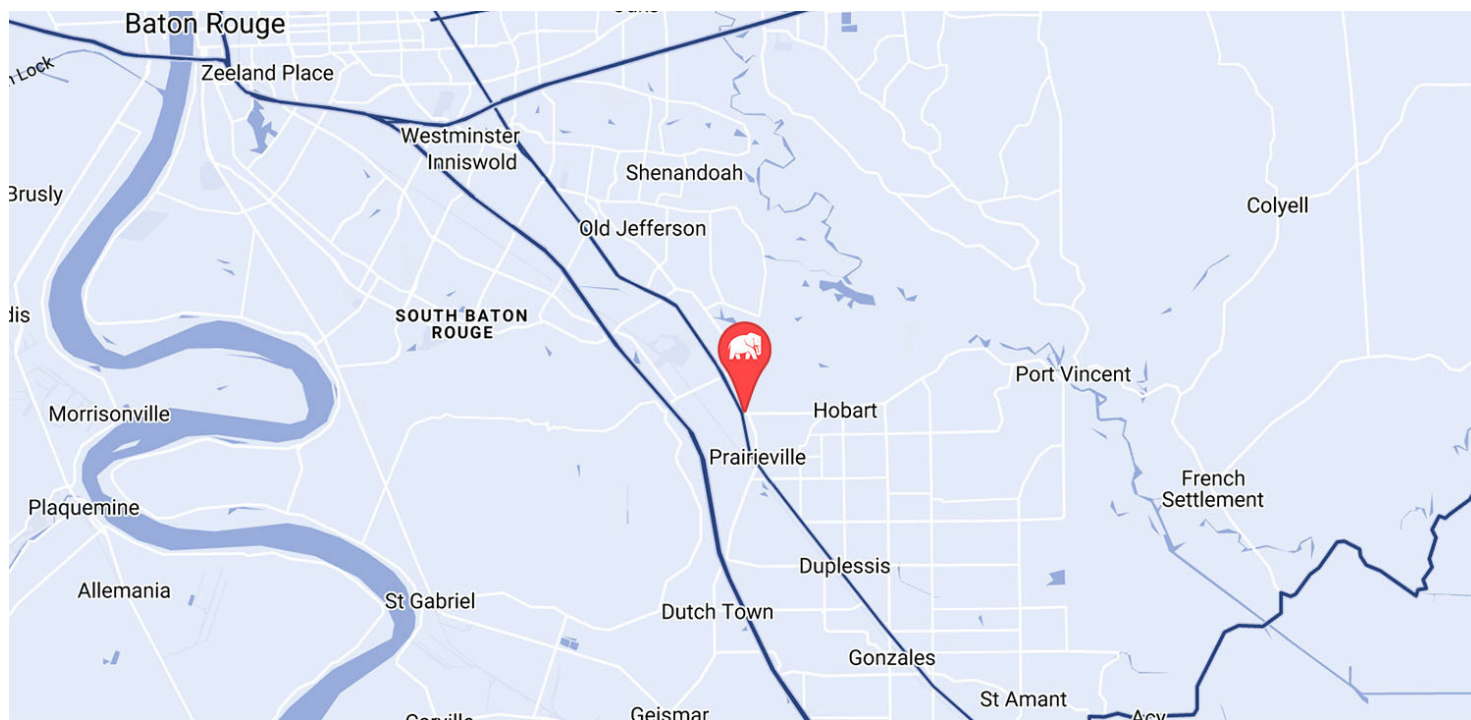
Will Chadwick, MBA (C) 225.368.7667



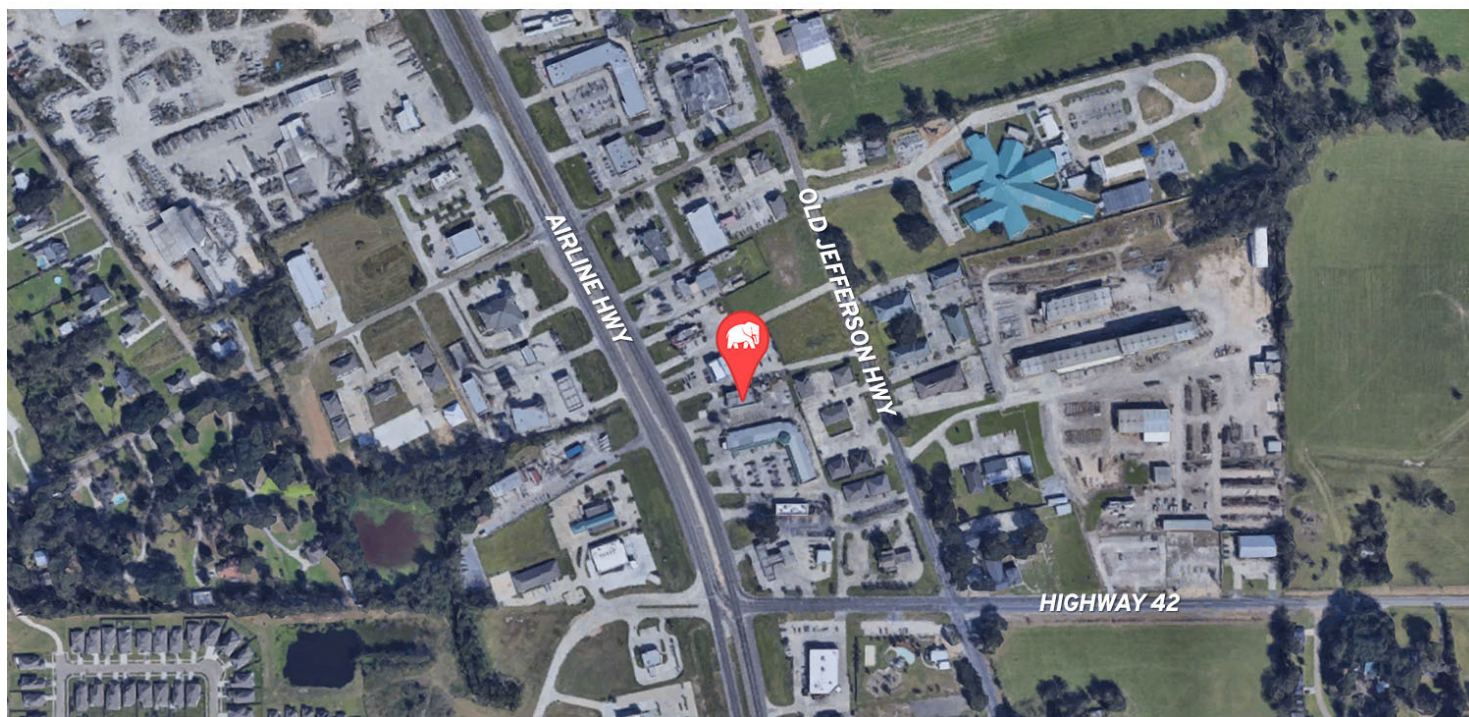
ELIFIN

225.368.7667 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

TURN-KEY RESTAURANT WITH LARGE DINING AND BAR AREAS



MAP DATA ©2019 GOOGLE

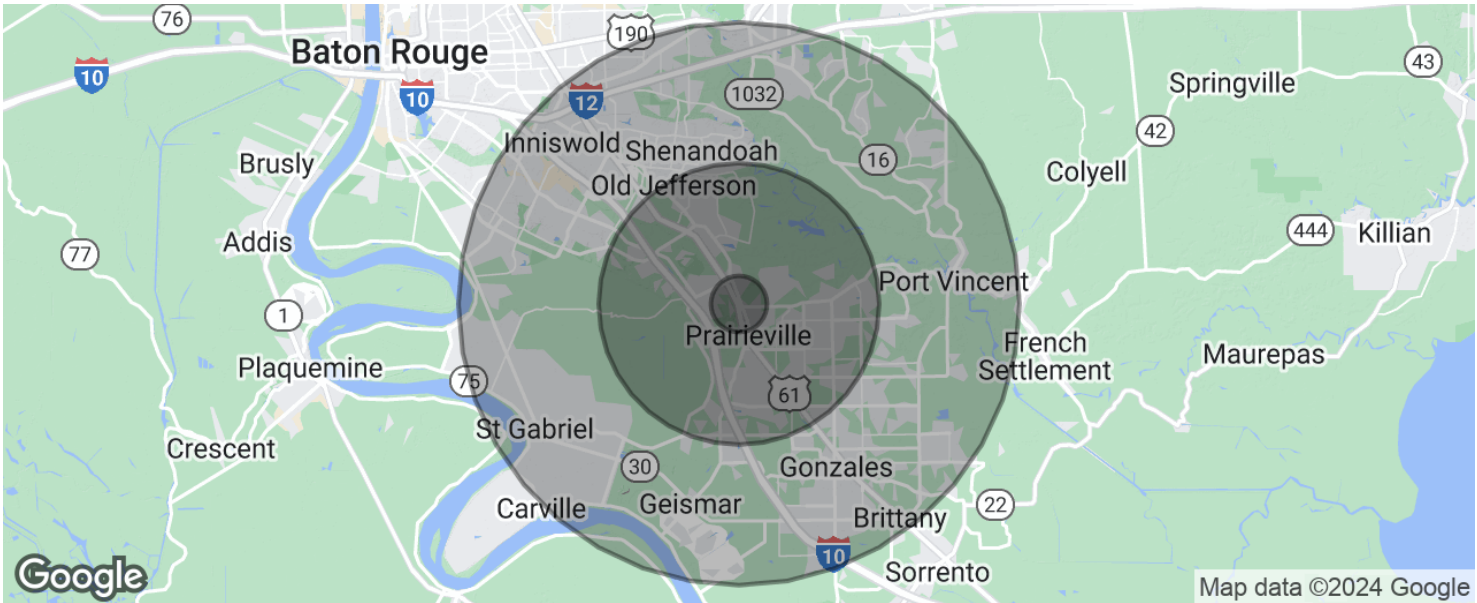


Will Chadwick, MBA (C) 225.368.7667

**ELIFIN**225.368.7667 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

TURN-KEY RESTAURANT WITH LARGE DINING AND BAR AREAS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,229	59,917	245,848
Median age	34.0	34.3	35.2
Median age (Male)	33.7	32.9	33.6
Median age (Female)	34.9	35.6	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,109	21,440	93,275
# of persons per HH	2.9	2.8	2.6
Average HH income	\$96,778	\$92,528	\$81,521
Average house value		\$265,685	\$230,539

* Demographic data derived from 2020 ACS - US Census