



QSR PROPERTY NEAR BASS PRO AND I-12 IN DENHAM SPRINGS

2701 S. RANGE AVE. DENHAM SPRINGS, LA 70726



OFFERED: FOR LEASE

LEASE RATE: \$24.60 SF/YR (\$6,900/MONTH)

FULLY LEASED

- Standalone QSR with double access and drive-thru
- Located in booming retail sector near Bass Pro Shops
- 0.3 miles south of I-12 (±74,532 VPD)
- Located on signalized hard corner

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | <https://elifinrealty.com> | April 2024
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.

OFFERING SUMMARY



PROPERTY SUMMARY

- This free-standing quick service restaurant is ideally located at the signalized hard corner of S Range Ave and Bass Pro Blvd in the booming retail / restaurant sector of Denham Springs. The property sits just 0.3 miles south of I-12 (±74,532 VPD) and along one of the primary access points to Bass Pro Shops, Sam's Club, and surrounding retailers. The building is outfitted with a large kitchen and prep area, a walk-in cooler and freezer, and a drive-thru. The property is ±0.9 acres, has two points of access, and 39 parking spaces.

LOCATION SUMMARY

- Located just south of I-12 on S. Range Ave., at the signalized hard corner of S. Range Ave. and Bass Pro Blvd.
- Surrounding retailers include: Bass Pro Shops, Sam's Club, Cavender's Western Outfitter, Hooters, LongHorn Steakhouse, Sarita's Grill & Cantina, FitBlenz, Takumi, Geisha Sushi, El Rancho Mexican, Cafe Phoenicia, Sport Clips, Spectacular Tubers, Swamp Box Cafe, Leslie's Pool Supplies, MOOYAH Burgers, Menchie's, Rickey Heroman's Florist, Red Wing Shoes, P-Beau's, Firehouse Subs, Sportsman's Paradise Bingo, PILOT (Fuel Station), Circle K, Hertz Car Rental, Sweetie's, Salon Textures, Range Ave Mini Storage, and others.

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AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS

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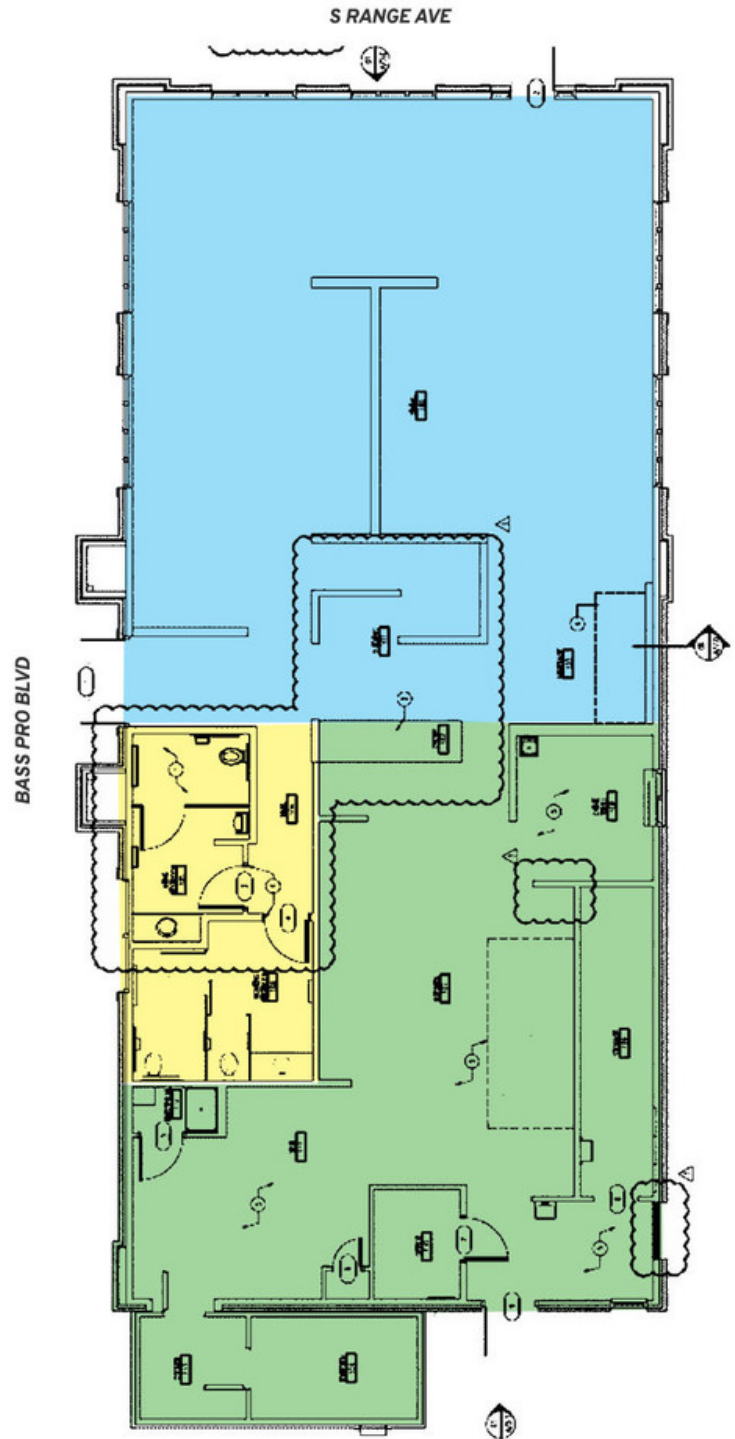
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FLOORPLAN

FLOORPLAN

2701 S RANGE AVE
DENHAM SPRINGS, LA

-  **DINING AREA**
-  **KITCHEN**
-  **RESTROOMS**



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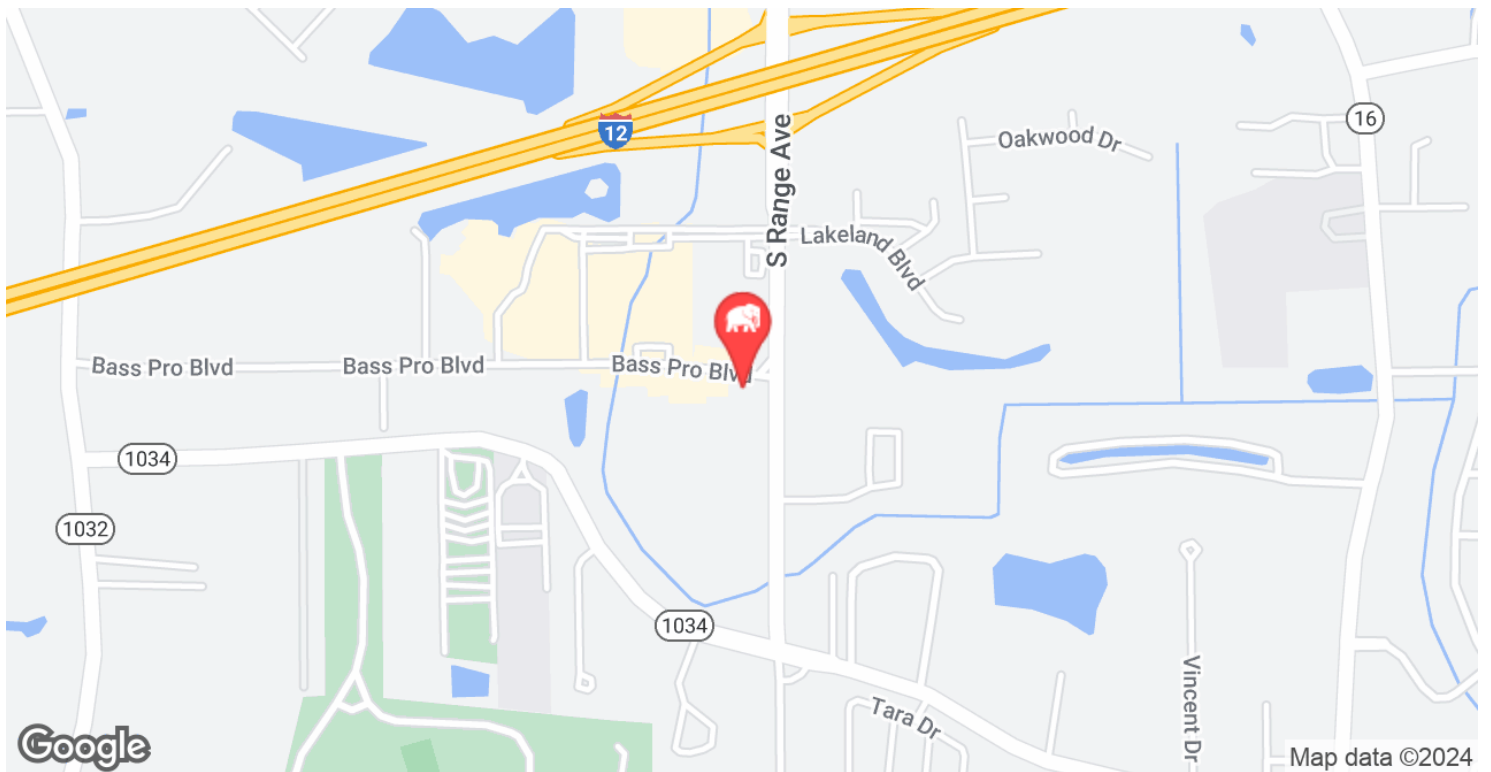
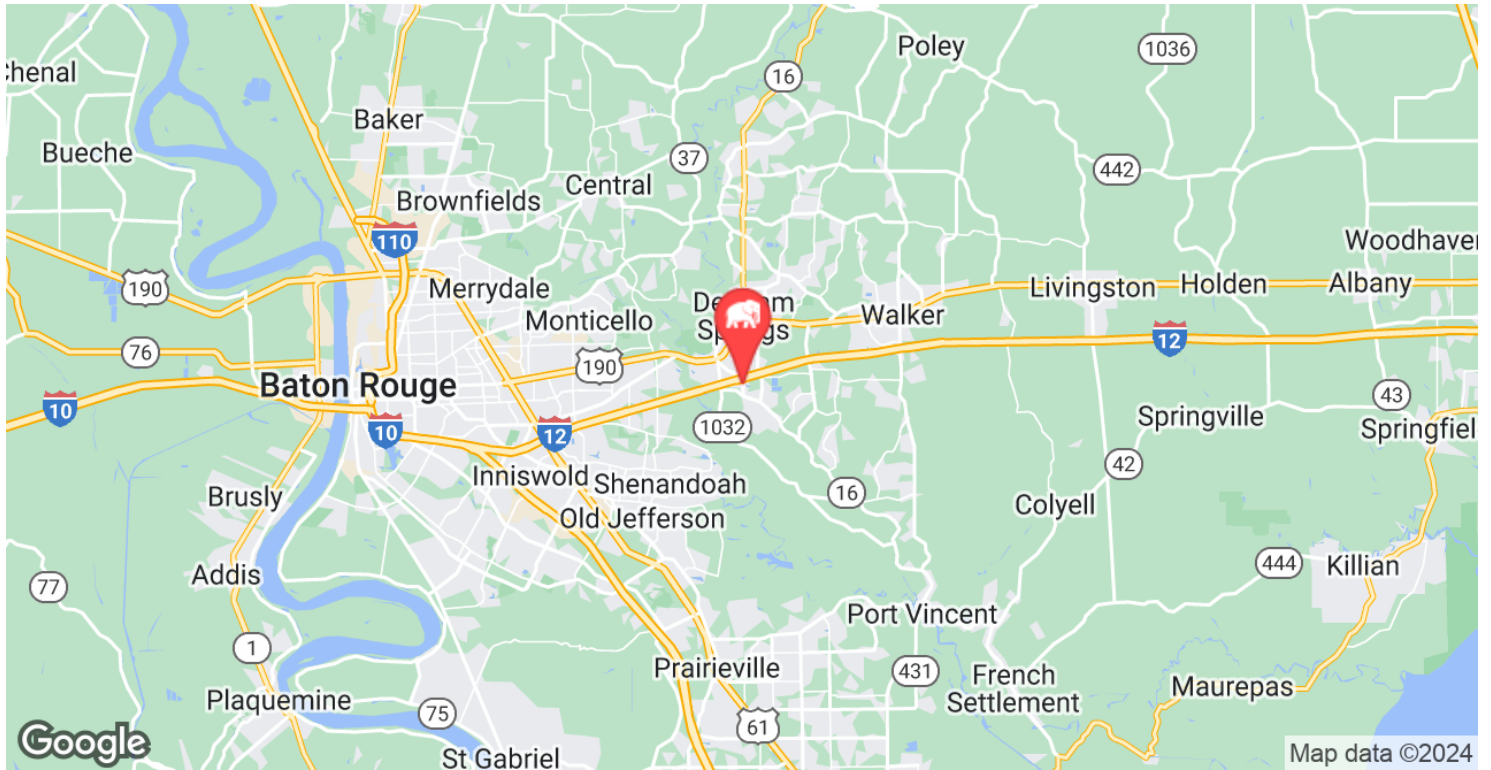
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LOCATION MAPS

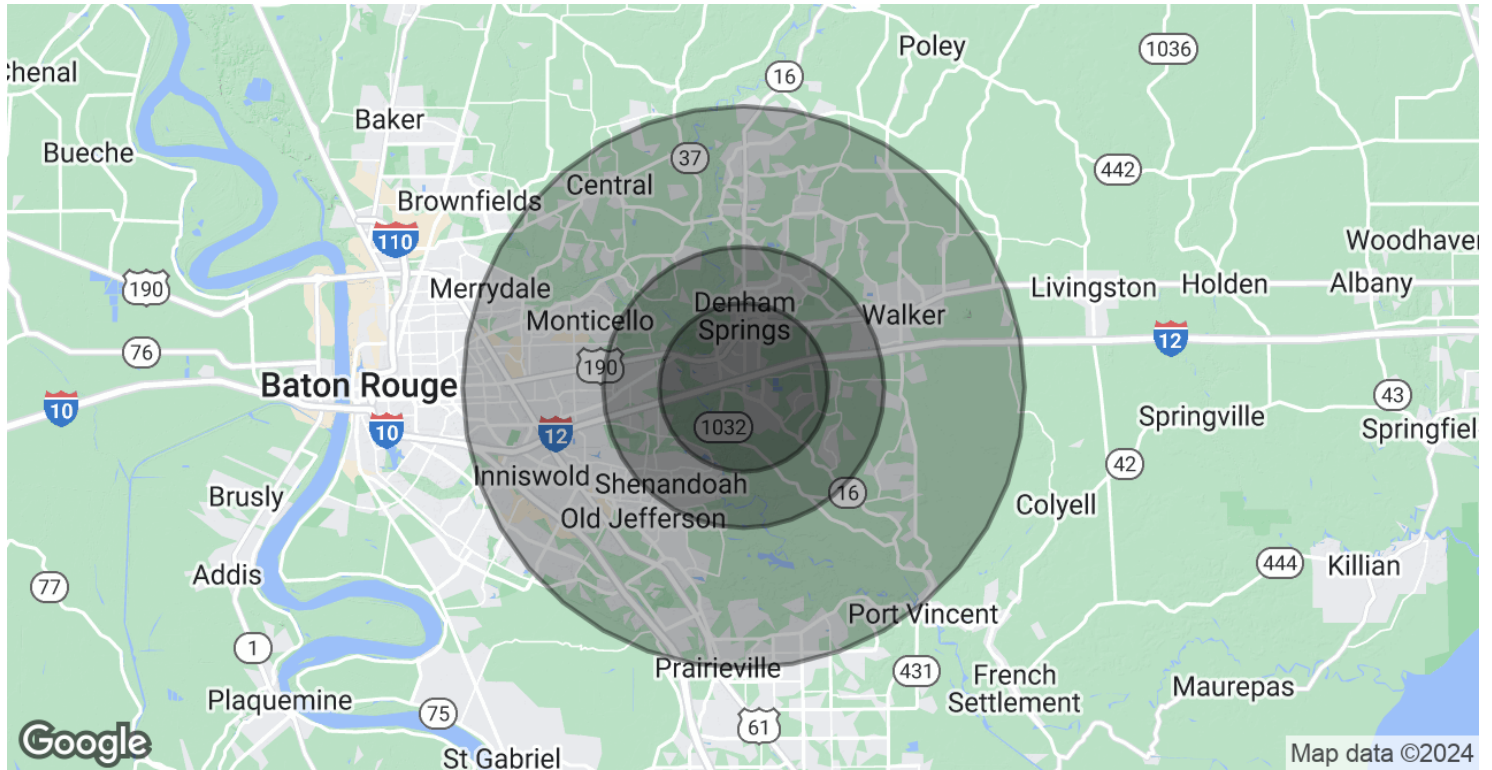


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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	28,867	78,345	299,367
Average age	33.0	34.6	35.0
Average age (Male)	32.3	33.6	33.5
Average age (Female)	34.1	35.7	36.3

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	10,355	28,258	112,555
# of persons per HH	2.8	2.8	2.7
Average HH income	\$61,605	\$71,898	\$72,793
Average house value	\$188,472	\$206,659	\$197,430

* Demographic data derived from 2020 ACS - US Census

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BROKER BIOS



WILL CHADWICK, MBA

PARTNER - RETAIL SALES & LEASING

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PROFESSIONAL BACKGROUND

Will joined Elifin in 2019 as a founding Partner to create the company's Retail Division. Since then, he has closed over 230+ transactions encompassing over 1,800,000 sqft. Will specializes in advising retail landlords, tenants, and developers. He represents several high-profile retail developments in Louisiana including Perkins Rowe, Highland Park Marketplace, and Hammond Aire Plaza, among others. This experience allows him to provide clients with unmatched market data and proven strategies to close deals in any environment.

A Louisiana native, Will grew up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated from the LSU Flores MBA Program with a concentration in International Business and Management Consulting. Upon graduation, Will moved to Houston to work with Chevron USA where he negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Upon returning to Baton Rouge, Will led a growing Urgent Care operator's real estate site selection. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships, ultimately helping to grow the company from 35 sites to 80+ and counting. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will an ideal foundation to make a move into Brokerage with Elifin.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.

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