



FREE-STANDING RETAIL W/ DRIVE-THRU ON FLORIDA BLVD

4944 FLORIDA BLVD BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$316,000

- 2,636 SF Building | 0.6 Acre Lot
- Features drive-thru and dual access
- 53,252 VPD at nearby Florida/N Foster intersection
- Extremely high visibility

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 former bank branch property fronting Florida Blvd has numerous unique features.
- The property stretches from Florida Blvd to Convention St allowing entry and exit to both roads.
- The building has a drive-thru in place and is setup to accomodate traffic flow.
- The property sits just a few feet from the Florida Blvd / N Foster Dr intersection which sees 53,252 vehicles per day.
- Nearby retailers include Checkers, Burger King, RaceTrac, McDonald's, Autozone, and the property is only one block from the campus of Baton Rouge Community College.
- The existing building and infrastructure would be ideal for a standalone retail or restaurant concept, but the property is large enough for additional development or a redevelopment into another concept.

LOCATION SUMMARY

- Fronting the south-side of Florida Blvd near the Florida Blvd / N Foster Rd intersection (53,252 VPD).
- Florida Blvd is a primary thoroughfare through the middle of Baton Rouge and stretches east/west from Downtown Baton Rouge out to Livingston Parish.

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.

PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4944 Florida Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge
Market	LA-Baton Rouge
Cross-Streets	Florida Blvd / N Foster Dr
Township	T7S
Range	R1E
Side Of The Street	South
Street Parking	No
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	Highway 61 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C2
Lot Size	0.6 Acres
APN #	884065, 884073, 495751
Lot Frontage	80 ft
Lot Depth	284.28 ft
Corner Property	No
Traffic Count	26,659
Traffic Count Street	Florida Blvd
Traffic Count Frontage	80 ft

BUILDING INFORMATION

Building Size	2,636 SF
Tenancy	Single
Number Of Parking Spaces	19
Free Standing	Yes

CONTACT:

WILL CHADWICK, MBA
225.368.7667

AERIAL PHOTOS



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.

EXTERIOR PHOTOS

**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.

INTERIOR PHOTOS



CONTACT:

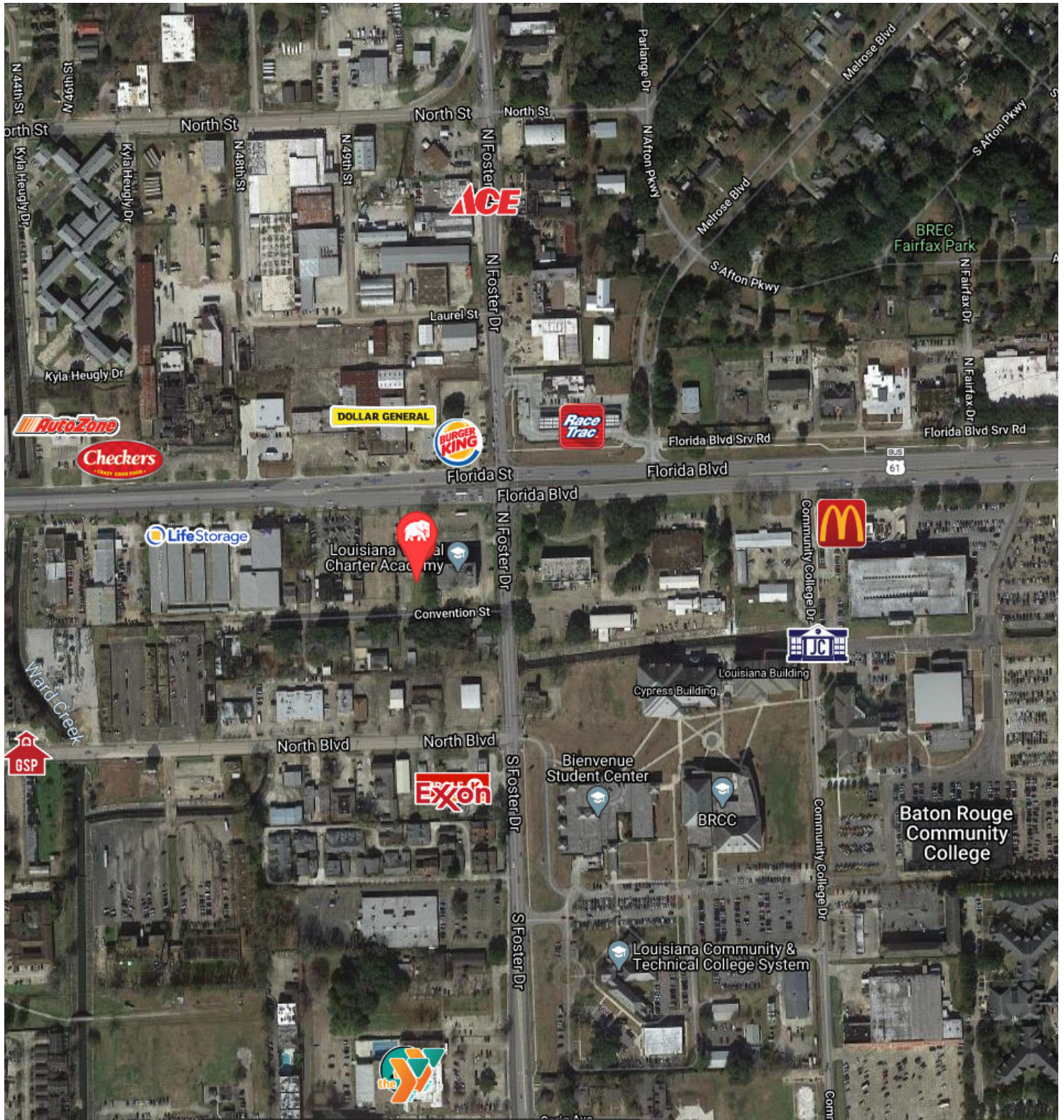
WILL CHADWICK, MBA
225.368.7667

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.

LOCAL RETAILER MAP

**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.

LOCATION MAPS

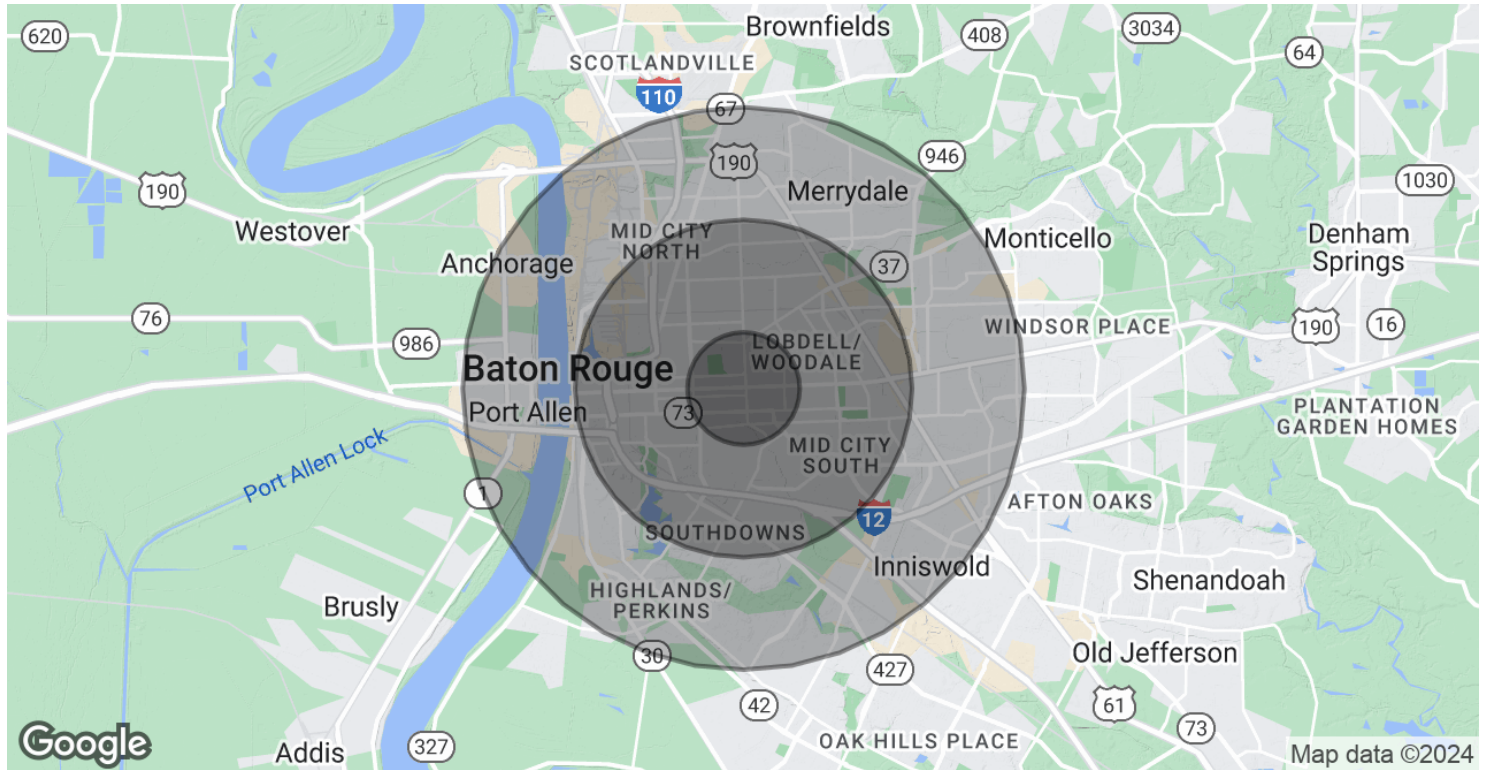
**CONTACT:**

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.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,064	91,670	200,422
Average age	35.3	33.0	33.0
Average age (Male)	34.1	30.3	30.7
Average age (Female)	37.0	35.6	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,923	36,246	78,067
# of persons per HH	2.5	2.5	2.6
Average HH income	\$61,579	\$55,685	\$57,893
Average house value	\$261,669	\$237,092	\$248,532

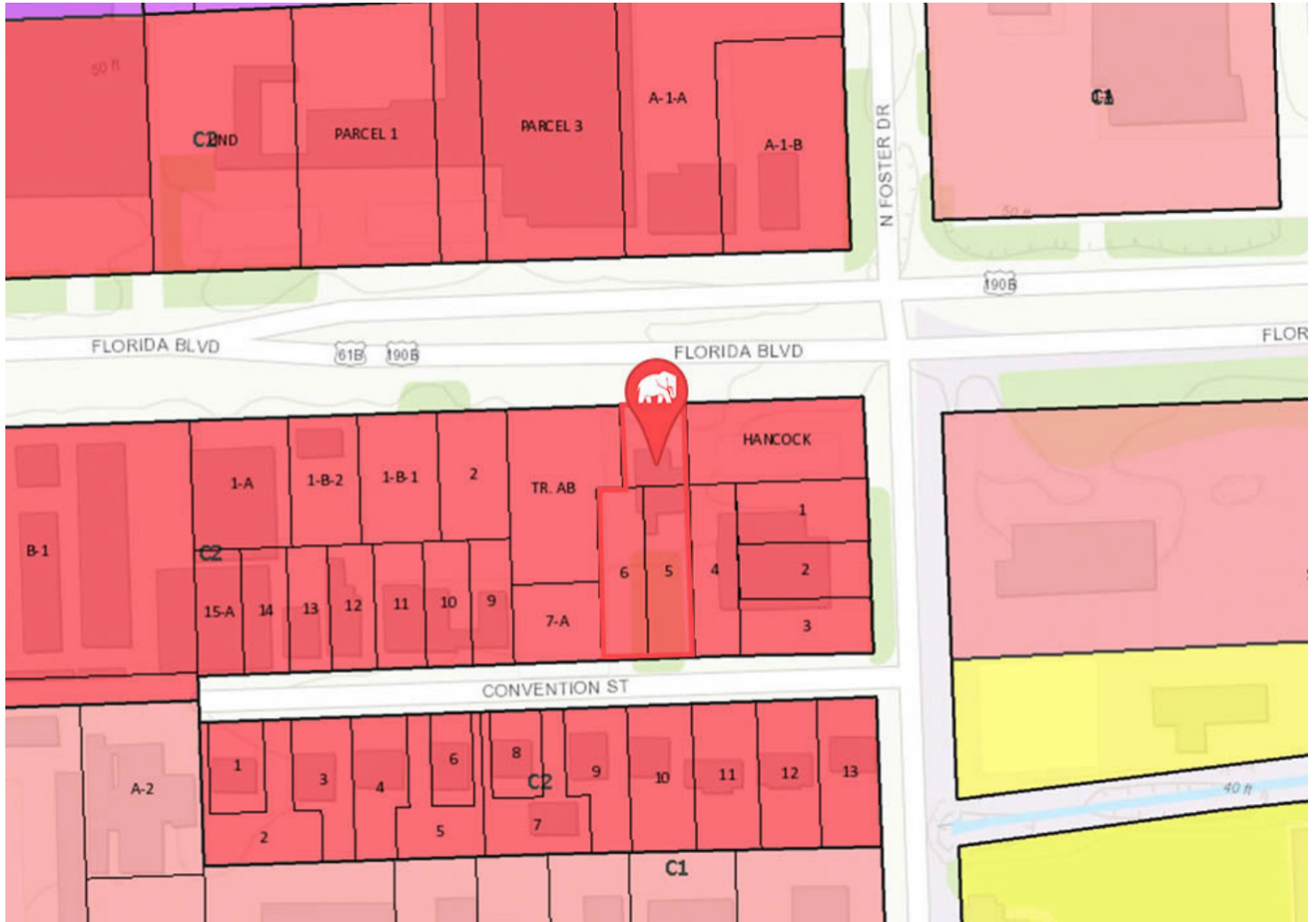
* Demographic data derived from 2020 ACS - US Census

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.

ZONING MAP



C2 - HEAVY COMMERCIAL

The purpose of this district is to permit retail commercial uses serving the surrounding region Rezoning of properties to C2 will not be permitted after July 21, 1999.

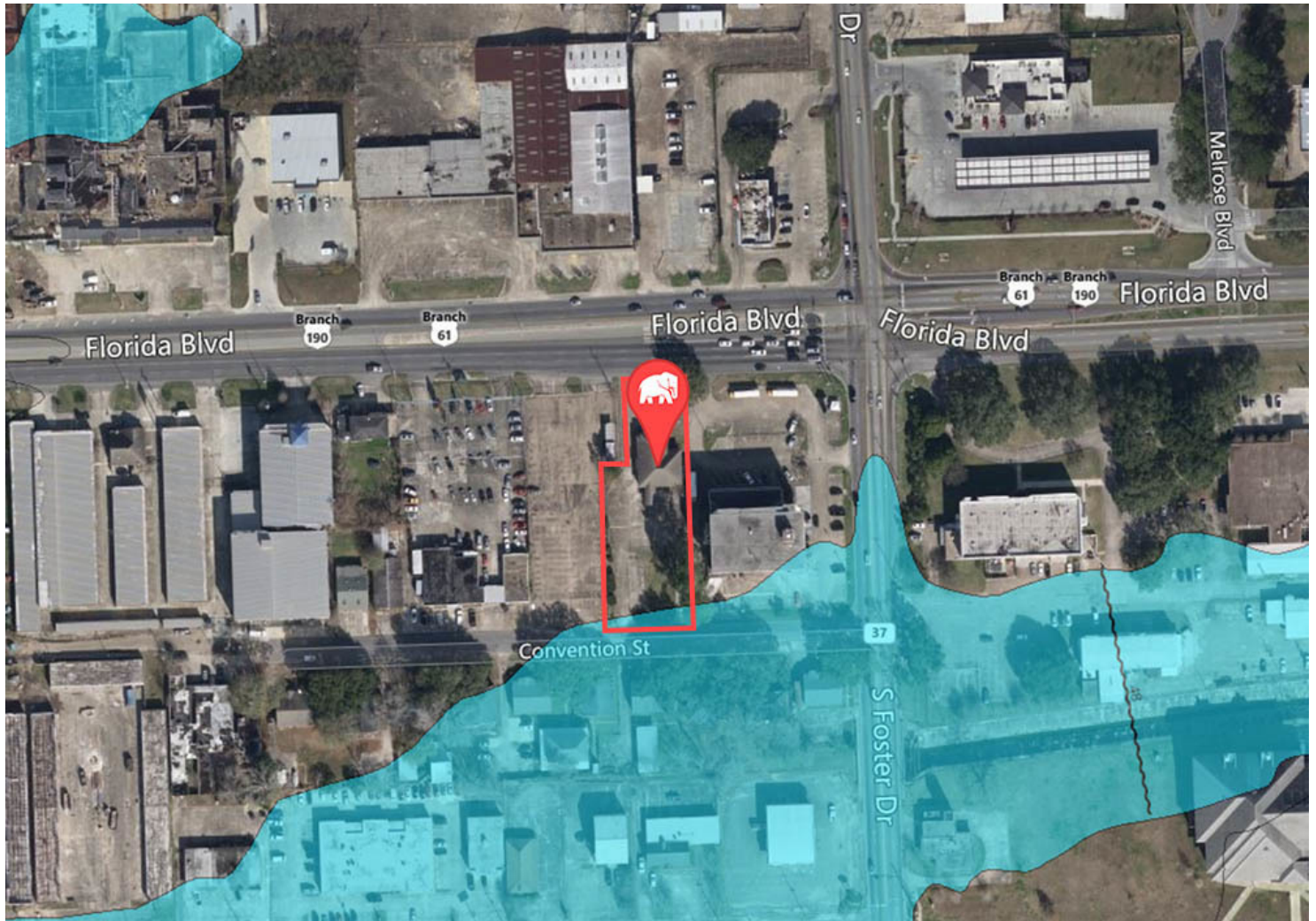
Source: The municipality in which the property is located

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.

FLOOD ZONE MAP



FLOOD ZONE X + FLOOD ZONE AE

The majority of the subject property lies within Flood Zone X. A small portion on the rear of the property (south) lies within Flood Zone AE.

Flood Zone X: Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Flood Zone AE: The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Source: maps.lsuagcenter.com/floodmaps

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.