



FORMER CIRCLE BOWL NEAR NEW AMAZON FULFILLMENT CENTER

8878 FLORIDA BLVD BATON ROUGE, LA 70815



OFFERED: FOR SALE

SALE PRICE: \$1,600,000 (\$51.06/SF)

±31,337 SF | ±2.42 ACRES

- Across from new Amazon Fulfillment Center (Under construction)
- 100,000+ Daily Traffic in area
- Accessed from Airline Hwy or Florida Blvd via frontage road
- Buyer will have option to retain much of the existing equipment

CONTACT:

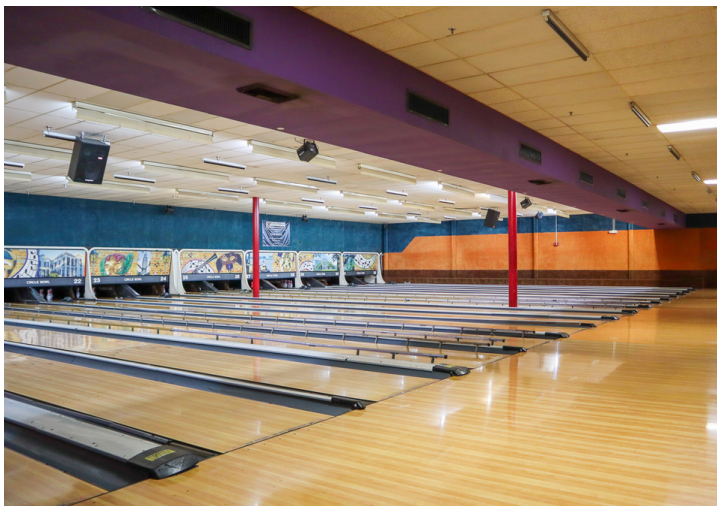
KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 225.368.7667

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 iconic Baton Rouge bowling alley is situated at the intersection of two of Baton Rouge's most prominent thoroughfares: Florida Blvd and Airline Hwy.
- It boasts high visibility to daily traffic counts of 100,000+ and multiple points of access from both Airline Hwy and Florida Blvd via frontage road.
- The property sits across Florida Blvd from the new **3,500,000+ SF Amazon Fulfillment Center** on the former Cortana Mall location (100 Acre Site).
- The existing building is approximately 31,337 SF and is surrounded on three sides by a large parking lot. It is currently operational as a bowling alley.
- Other building features include:
- 32 Bowling Lanes, Concession / Café with hood, fryers, grills, pizza ovens, coolers etc., Bar / Lounge area, Men's, Women's, and Handicap restrooms, Arcade area (some machines to remain), Multiple private offices, Locker rooms / Washroom, Mechanic room
- The surrounding area is retail dense with national and local retailers including: Amazon, Walmart, Lowe's, Big Lots, Raising Cane's, Burger King, Academy Sports & Outdoors, Guitar Center, Office Depot, Old Navy, Shoe Carnival, Furniture Expo, Life Storage and others.

CONTACT:

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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.

AERIAL PHOTOS

**CONTACT:**

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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.

AERIAL PHOTOS

**CONTACT:**

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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:**

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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



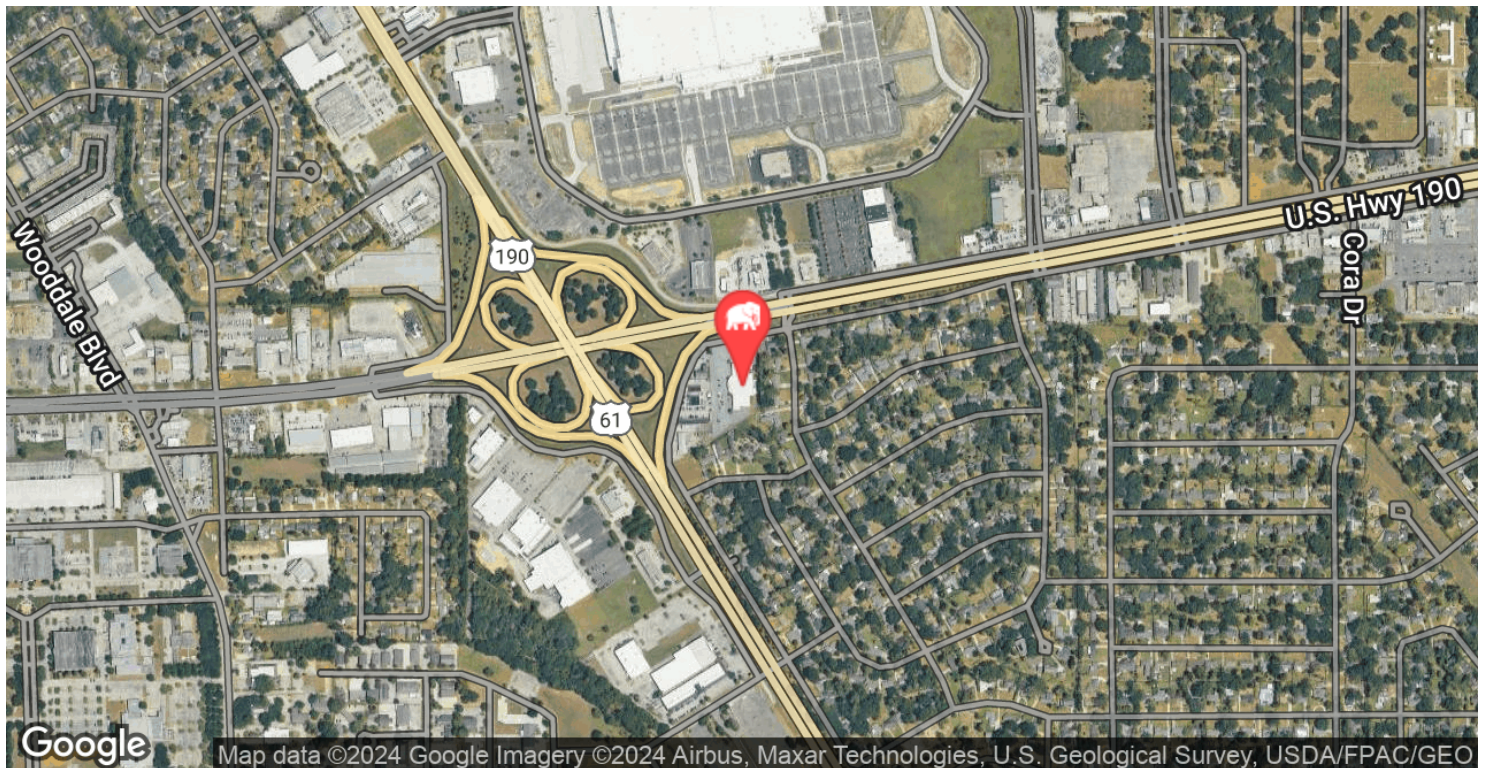
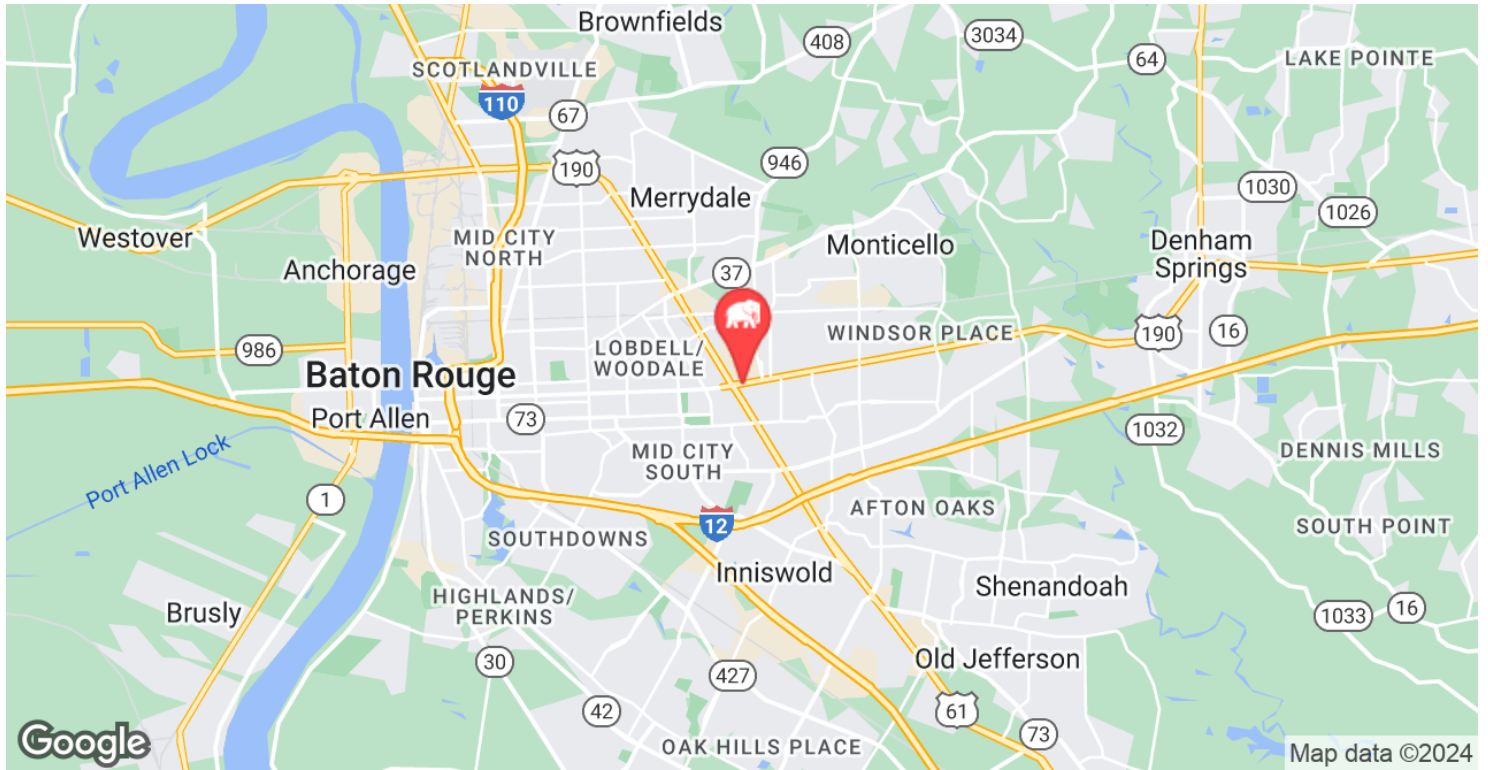
CONTACT:

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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



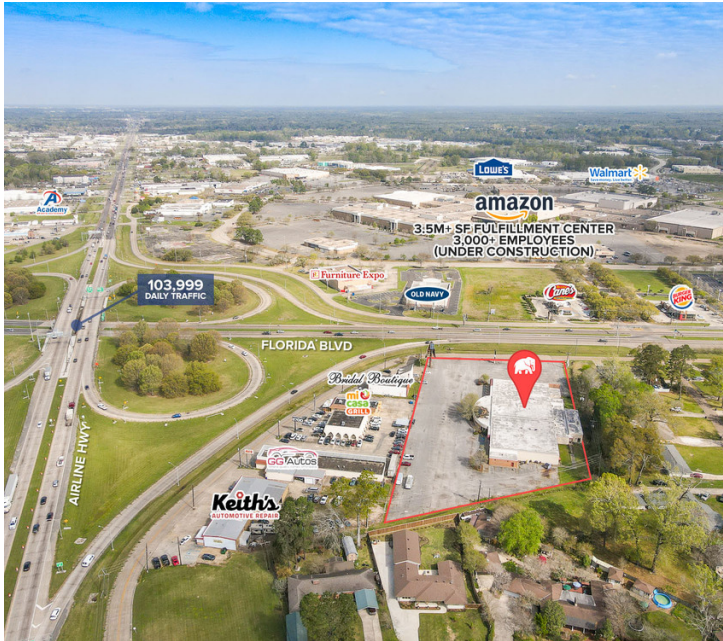
CONTACT:

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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	8878 Florida Blvd
City, State, Zip	Baton Rouge, LA 70815
County	East Baton Rouge
Market	LA-Baton Rouge
Sub-Market	Broadmoor
Cross-Streets	Florida Blvd / Airline Hwy
Township	7S
Range	1E
Side Of The Street	South
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	LA-190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Property Type	Bowling Alley
Property Subtype	Street Retail
Zoning	C-2
Lot Size	2.42 Acres
APN #	1040510
Lot Frontage	220 ft
Lot Depth	409 ft
Corner Property	No
Traffic Count	103,999
Traffic Count Street	Florida Blvd / Airline Hwy

BUILDING INFORMATION

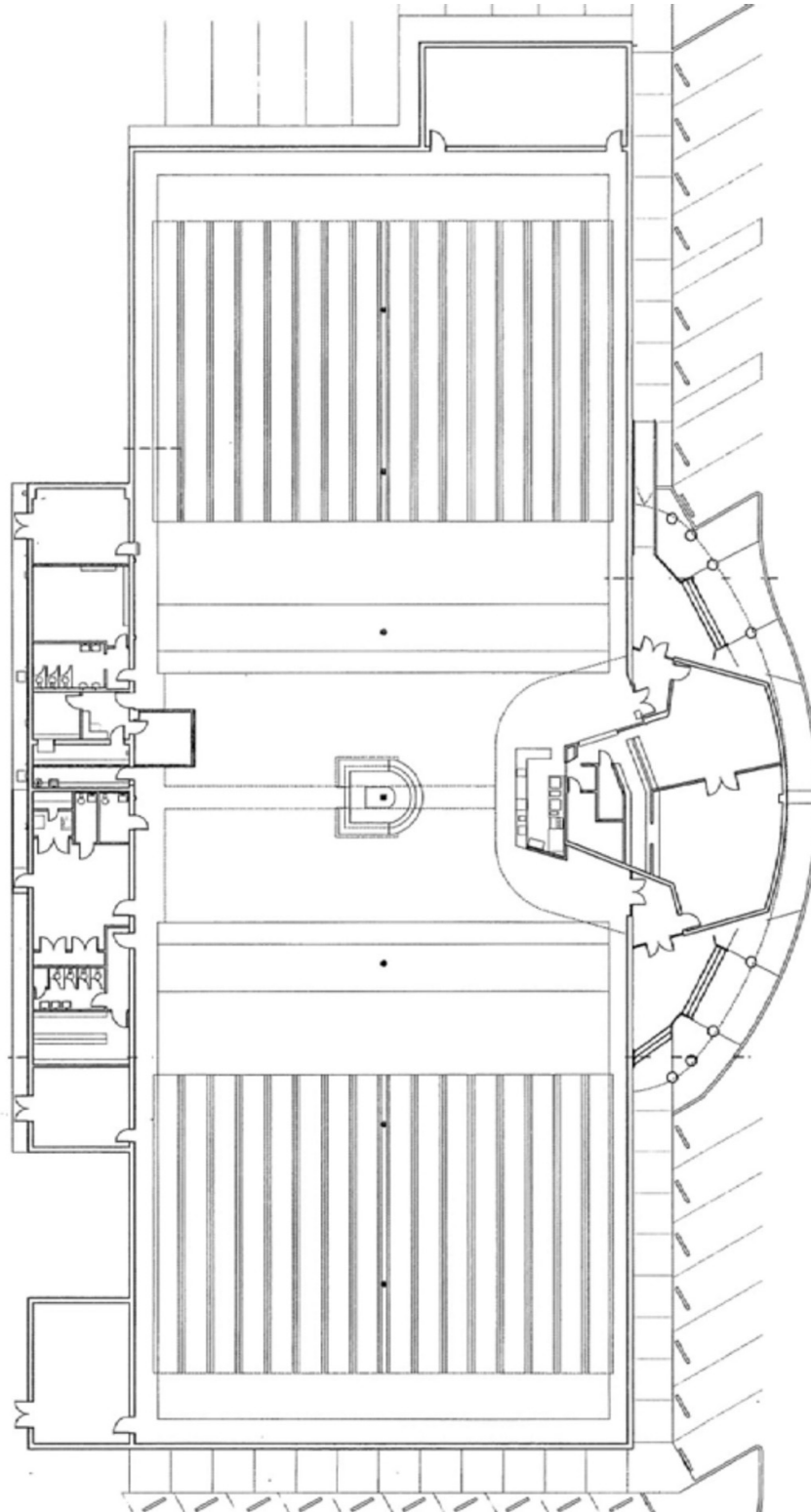
Building Size	31,337 SF
Number Of Floors	1
Number Of Buildings	1
Parking Type	Surface
Number Of Parking Spaces	200+
Number Of Bowling Lanes	32

CONTACT:

KEAGAN FINLEY, CCIM 859.916.9354
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.

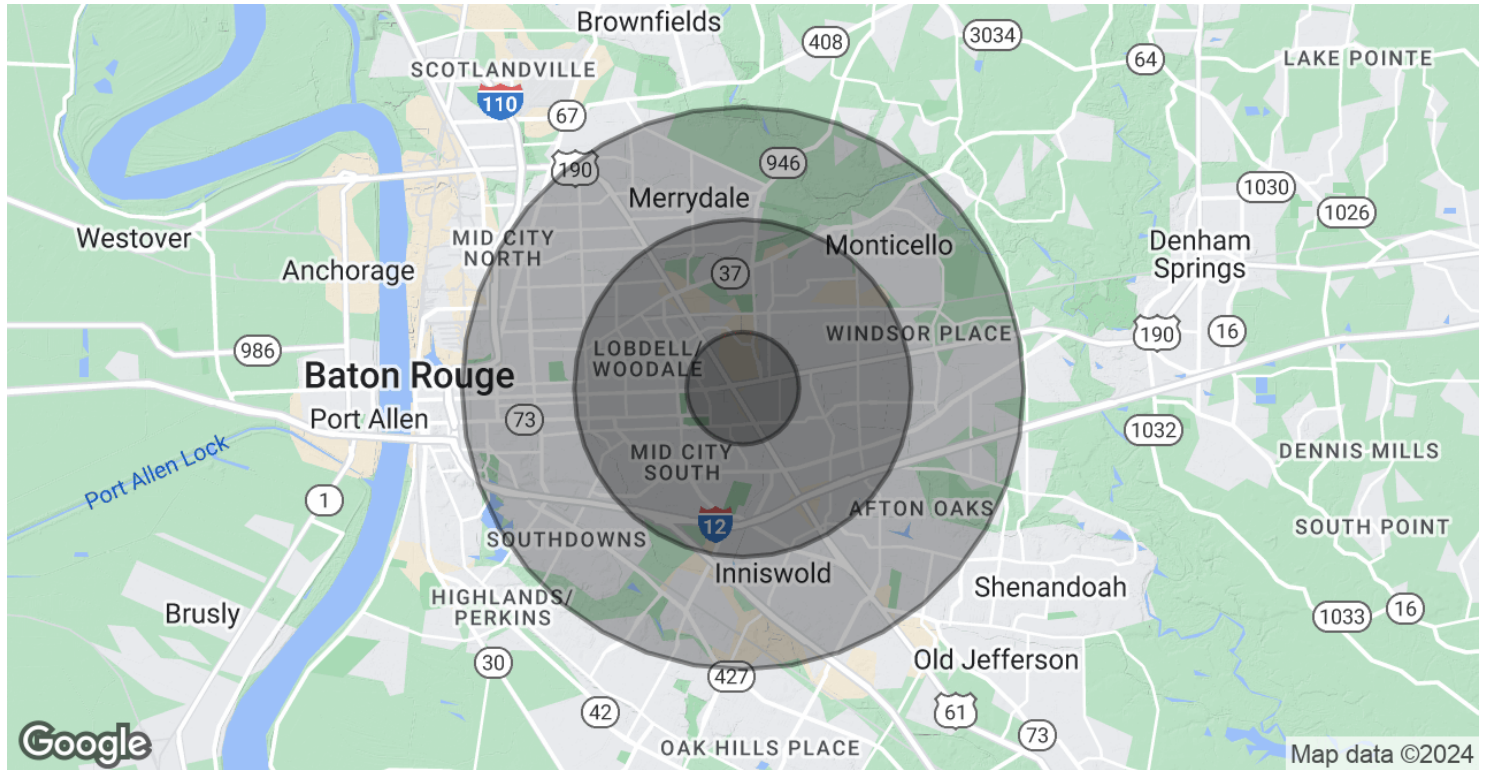
FLOORPLAN

**CONTACT:**

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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	6,835	73,132	207,142
Average age	38.2	35.5	34.6
Average age (Male)	34.8	32.3	31.9
Average age (Female)	41.8	38.1	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,760	30,393	83,396
# of persons per HH	2.5	2.4	2.5
Average HH income	\$67,000	\$60,171	\$61,872
Average house value	\$152,628	\$215,494	\$216,281

* Demographic data derived from 2020 ACS - US Census

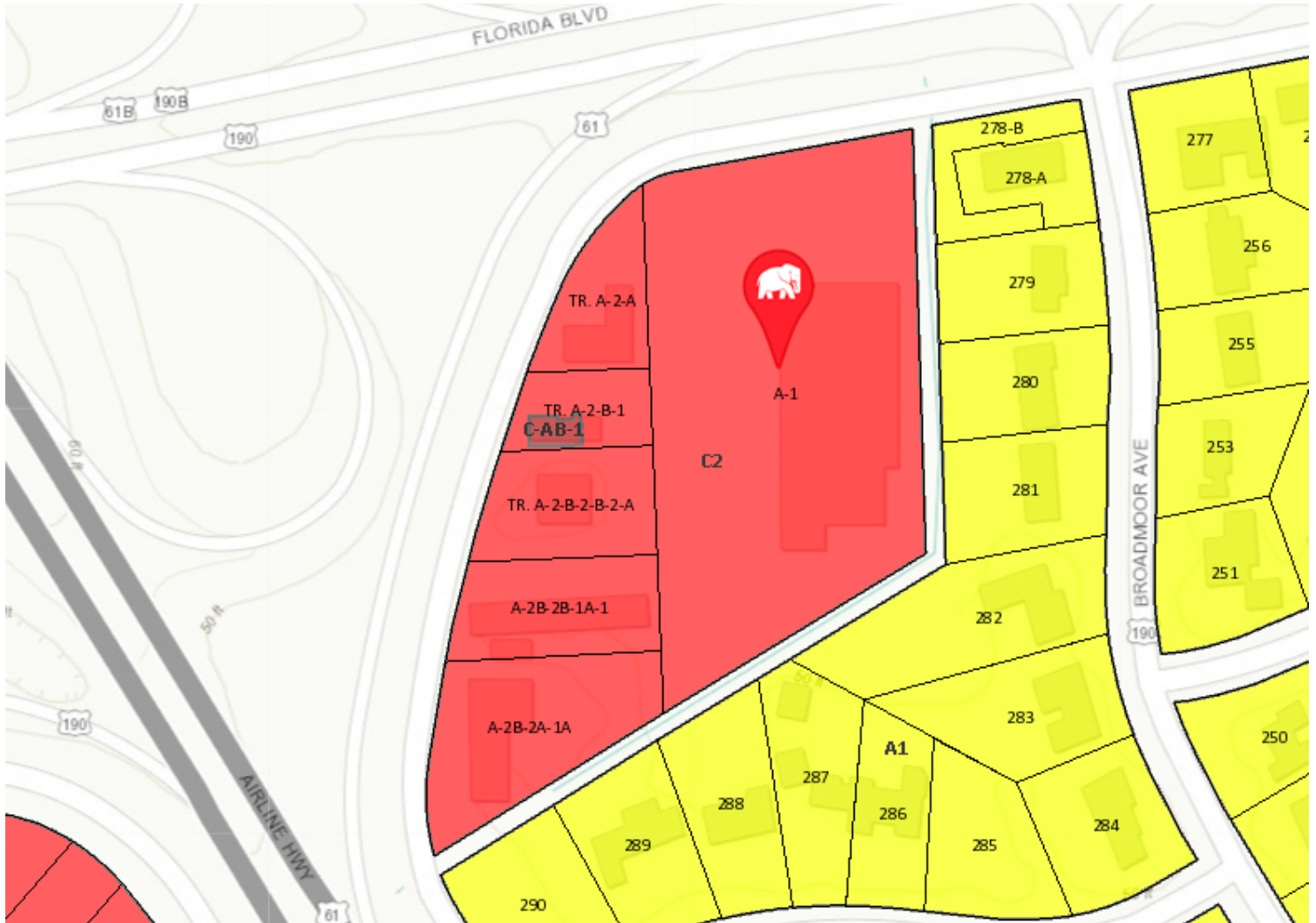
CONTACT:

KEAGAN FINLEY, CCIM
859.916.9354

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



C-2: HEAVY COMMERCIAL

The property is zoned C2 (Heavy Commercial).

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

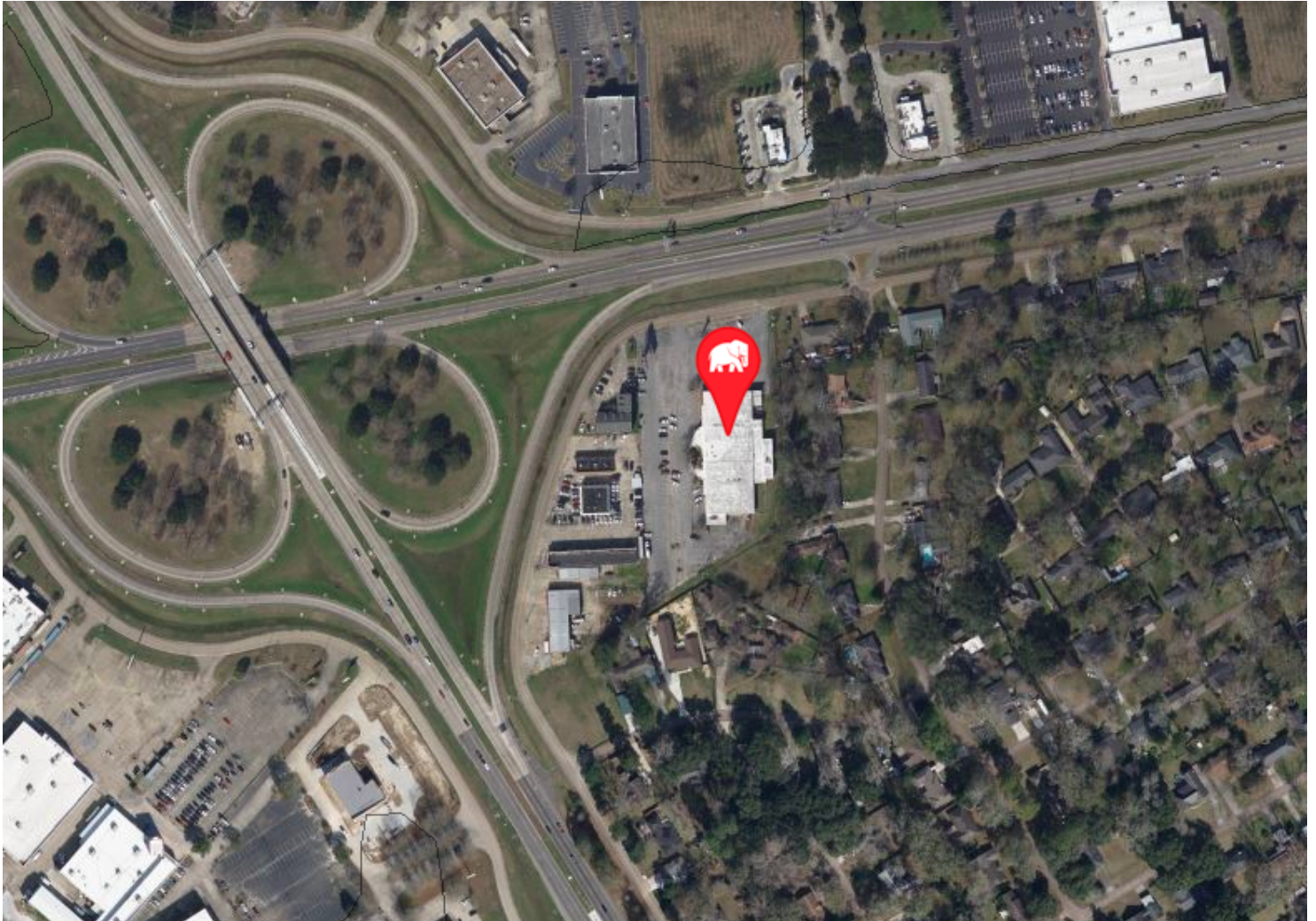
Source: The municipality in which the property is located

CONTACT:

KEAGAN FINLEY, CCIM 859.916.9354
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 (MODERATE TO LOW RISK)

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: maps.lsuagcenter.com/floodmaps

CONTACT:

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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.

BROKER BIOS



KEAGAN FINLEY, CCIM

SENIOR VICE PRESIDENT -
MULTIFAMILY SALES

kfinley@elifinrealty.com

Direct: 859.916.9354

Cell: 859.916.9354

PROFESSIONAL BACKGROUND

Keagan Finley is a Kentucky native and proud graduate of Louisiana State University. He is a Senior Vice President in the Multifamily Division at ELIFIN®. He is focused exclusively on assisting clients with the acquisition and disposition of multifamily properties and has brokered over \$51 million in career transaction volume in 11 different markets.

Close to Keagan's heart is his work with the Cannonballs for Kayne Foundation, a nonprofit foundation striving to improve the lives of those affected with a childhood brain cancer diagnosis through research and family support. Keagan helped to establish the foundation in 2017, raised money and awareness via a cross country bike ride, and continues to serve as a director to this day.



WILL CHADWICK, MBA

PARTNER - RETAIL SALES & LEASING

wchadwick@elifinrealty.com

Direct: 225.368.7667

Cell: 225.368.7667

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.

CONTACT:

KEAGAN FINLEY, CCIM WILL CHADWICK, MBA
859.916.9354 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.