



RESTAURANT WITH DRIVE THRU AND AMPLE PARKING FOR LEASE

1425 FLORIDA ST BATON ROUGE, LA 70802



OFFERED: FOR LEASE

LEASE RATE: \$2,700.00/MONTH (NNN) (\$12.55/SF/YR)

±2,581 SF | ±0.69 ACRE LOT

- Large parking lot with ±39 parking spots
- Drive-thru lane
- ±0.3 Mile from I-110 / I-10
- Monument signage opportunity

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | October 2023
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 retail property enjoys a large, off-street parking area with ± 39 parking spaces.
- The property, previously a fast food restaurant, includes a drive-thru lane.
- This property is conveniently located just ± 0.3 miles from the entrance and exit ramps at I-110 and I-10. It is also less than a mile from Downtown Baton Rouge.
- The property presents an opportunity to utilize monument signage on moderately visible Florida St, which sees $\pm 10,115$ daily traffic.

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AERIAL – FACING NORTH

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AERIAL – FACING SOUTH



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ADDITIONAL PHOTOS

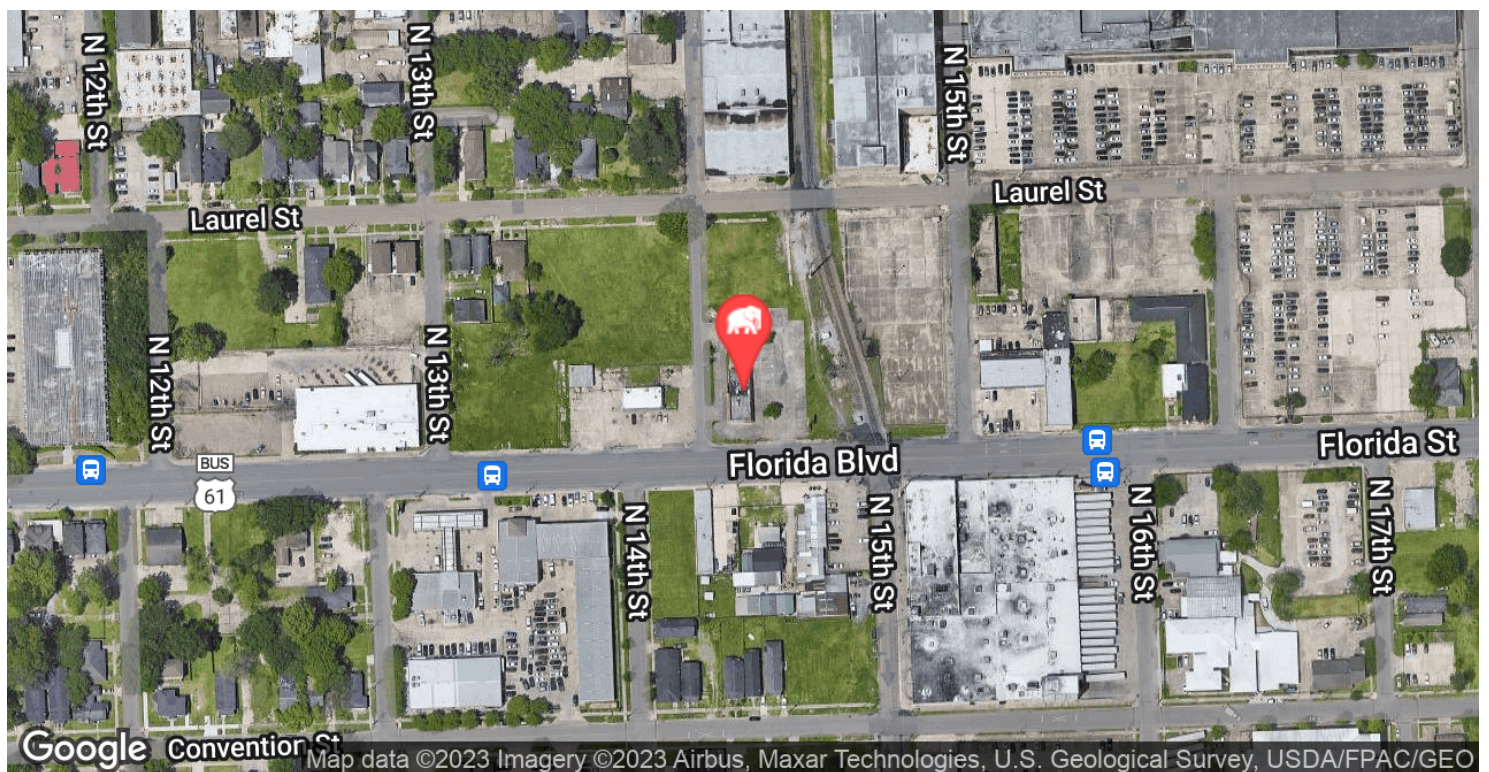
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LOCATION MAP



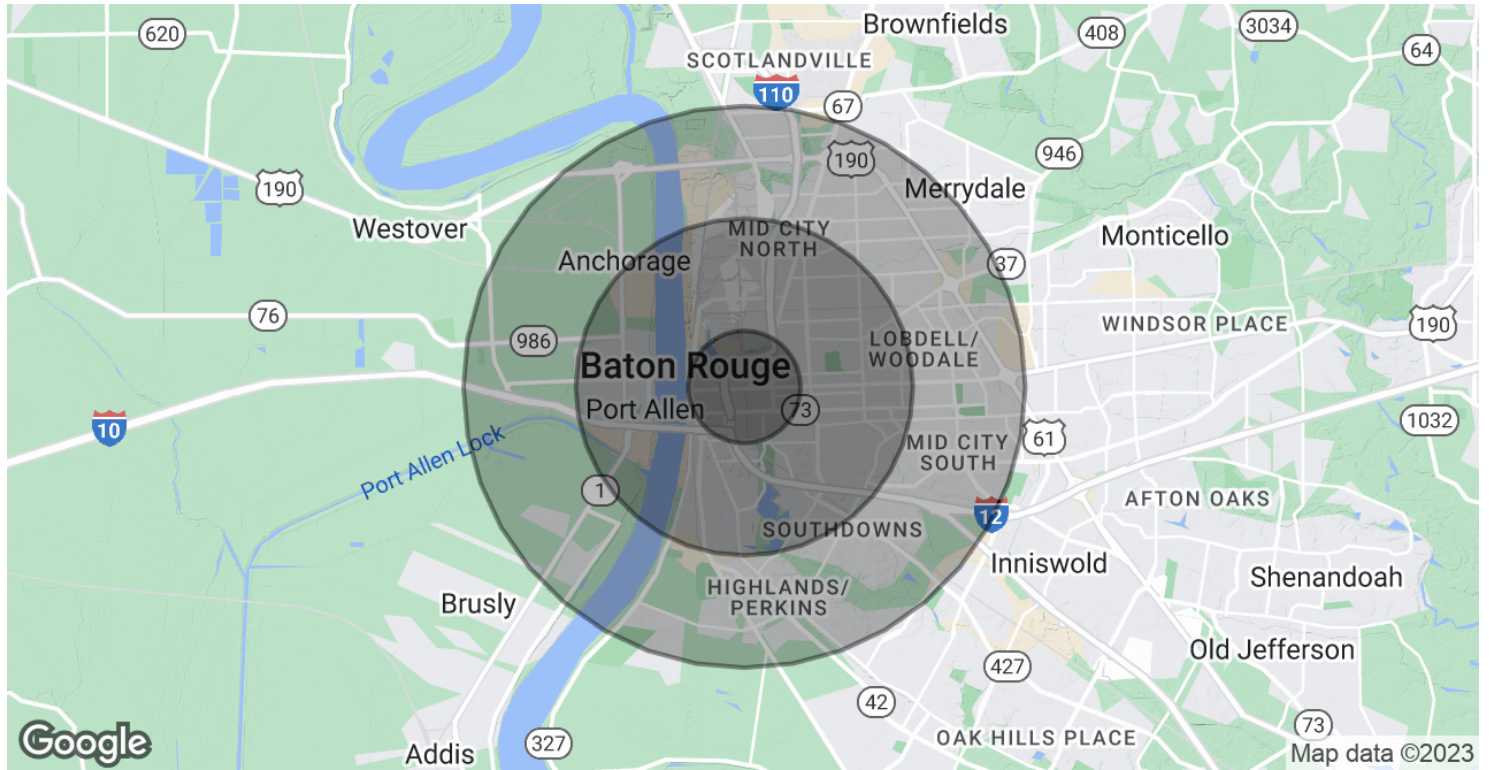
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,845	71,000	150,515
Average Age	34.6	36.3	34.5
Average Age (Male)	34.6	34.8	33.4
Average Age (Female)	34.3	36.6	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,823	35,893	72,996
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$47,175	\$64,469	\$61,356
Average House Value	\$112,649	\$172,411	\$180,558

* Demographic data derived from 2020 ACS - US Census

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