



TURNKEY RESTAURANT ON FLORIDA BLVD

7112 FLORIDA BOULEVARD BATON ROUGE, LA 70806



FOR SALE OR LEASE

SALE PRICE: \$799,000 LEASE RATE: \$6,000/MO (NNN)
±2,850 SF | ±0.69 ACRES | NNN LEASE

- Previously operated as a BBQ & seafood restaurant with drive thru
- Full renovation completed within last year – hood, walk-in cooler / freezer, HVAC, electrical
- Excellent visibility and parking on Florida Blvd (±25,746 Daily Traffic)
- Turnkey opportunity – FFE negotiable

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | March 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

- The kitchen is equipped with a new ± 16 ft hood, walk-in cooler / freezer, boiling room, deep fryers, range ovens, utility shelves, a prep table, and a dish pit.
- The HVAC, electrical, and FFE were updated during renovation in 2023. FFE negotiable in sale.
- The property enjoys high visibility with frontage ($\pm 150'$) on Florida Blvd – $\pm 25,746$ daily traffic.
- The property is located just ± 2 minutes from Florida Blvd at Airline Hwy and ± 4 minutes from new $\pm 3,500,000$ SF Amazon Distribution Center.
- Spacious parking lot with 30+ spaces and an operating drive thru.
- Owner will consider selling the business with the property. Inquire for details.
- This property is available for sale or lease.
- NNN Lease type.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	7112 Florida Boulevard
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Louisiana Amusement Co., Inc. Prop.
Cross-Streets	Florida Blvd at Croydon Ave
Location Description	Lot X
Township	7S
Range	1E
Section	82
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 61 / 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Retail – Restaurant
Zoning	C2 – Heavy Commercial
Lot Size	±0.69 Acres
APN #	891703
Lot Frontage	±150 ft
Lot Depth	±200 ft
Corner Property	Yes
Traffic Count	±25,746
Traffic Count Street	Florida Blvd at Croydon Ave

BUILDING INFORMATION

Building Size	±2,850 SF
Number Of Floors	1
Year Last Renovated	2023
Parking Type	Surface
Handicap Access	Yes
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



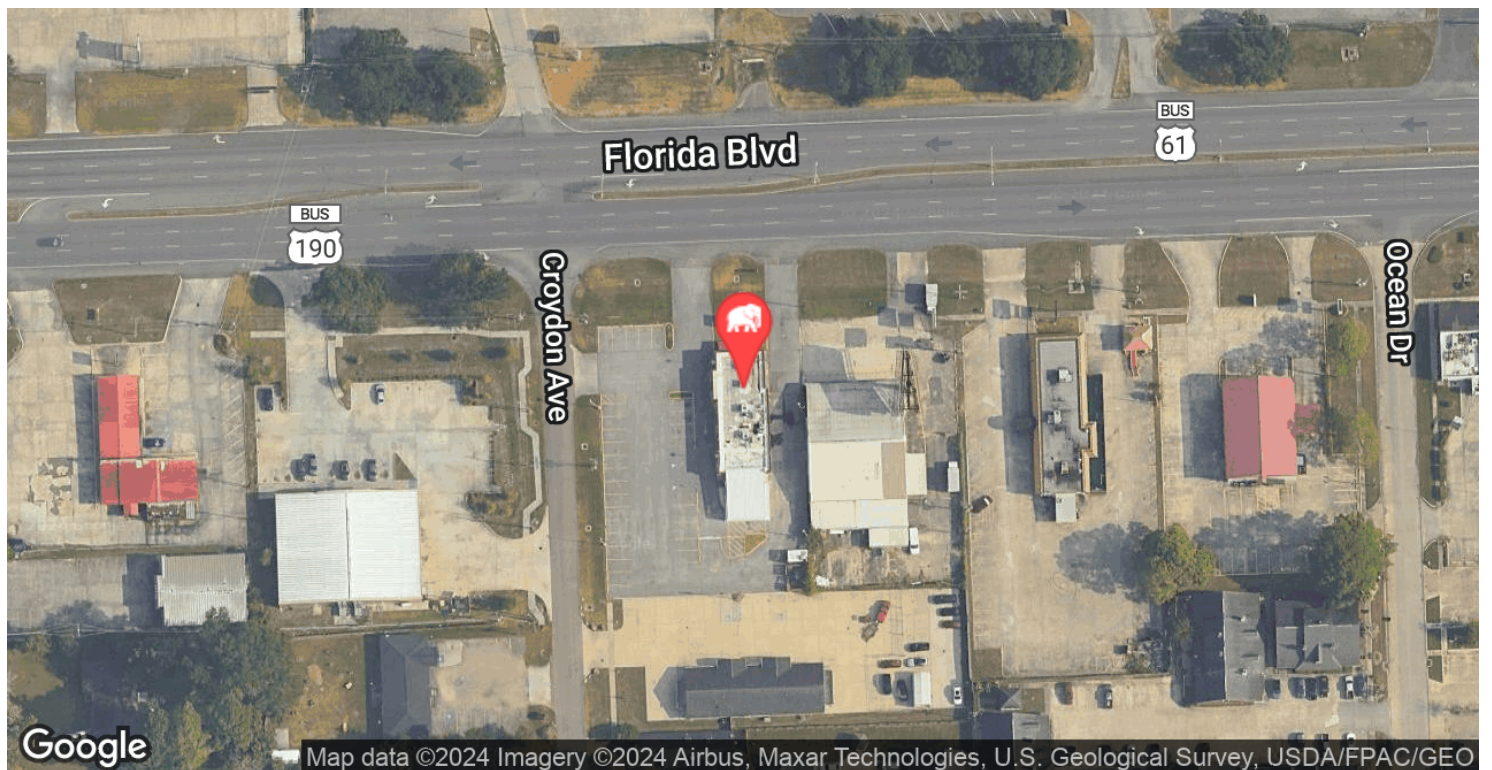
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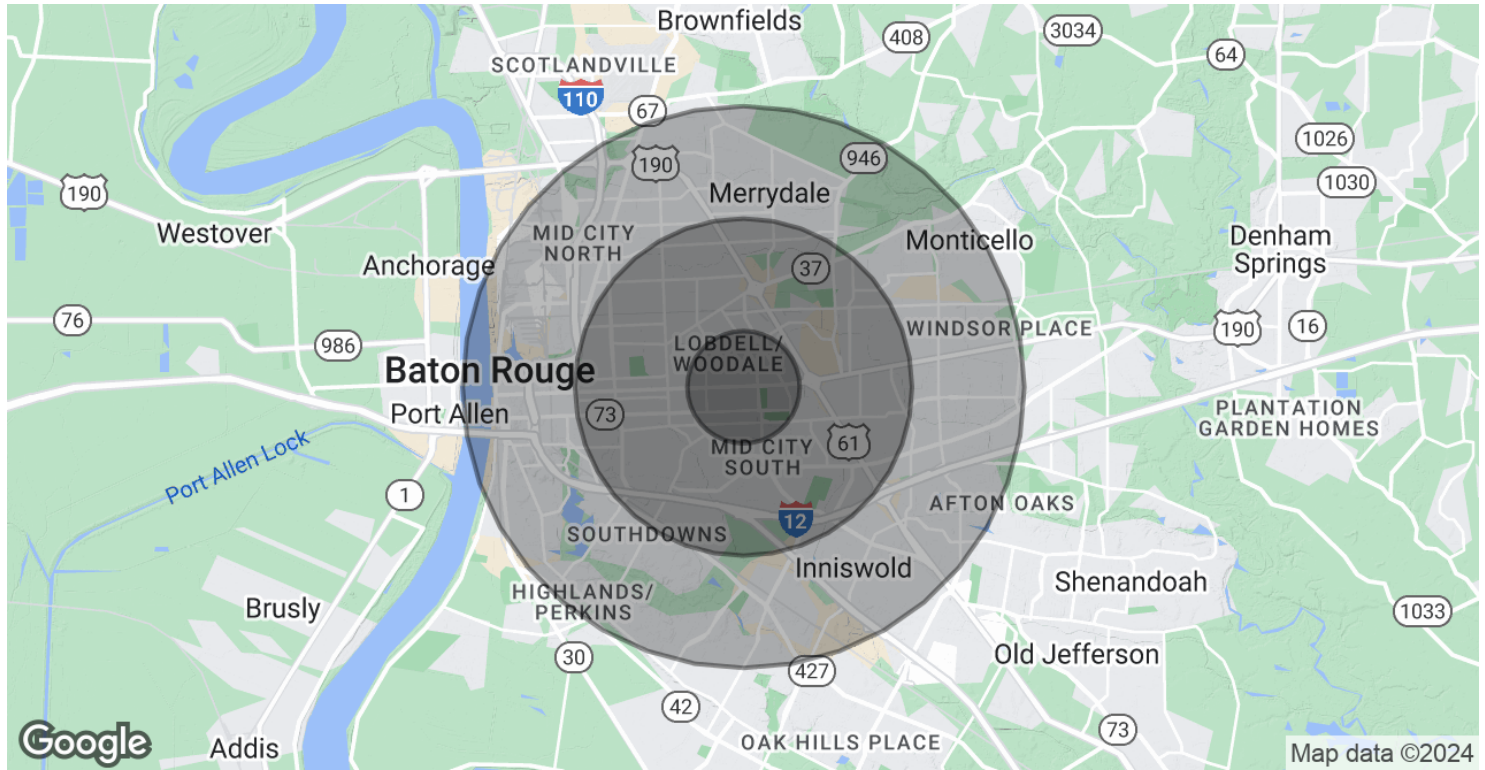
LOCATION MAP

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,935	81,023	210,087
Average Age	35.6	38.8	36.0
Average Age (Male)	33.6	37.4	34.2
Average Age (Female)	39.7	40.1	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,813	40,112	97,686
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$50,736	\$66,897	\$64,065
Average House Value	\$163,433	\$192,181	\$178,507

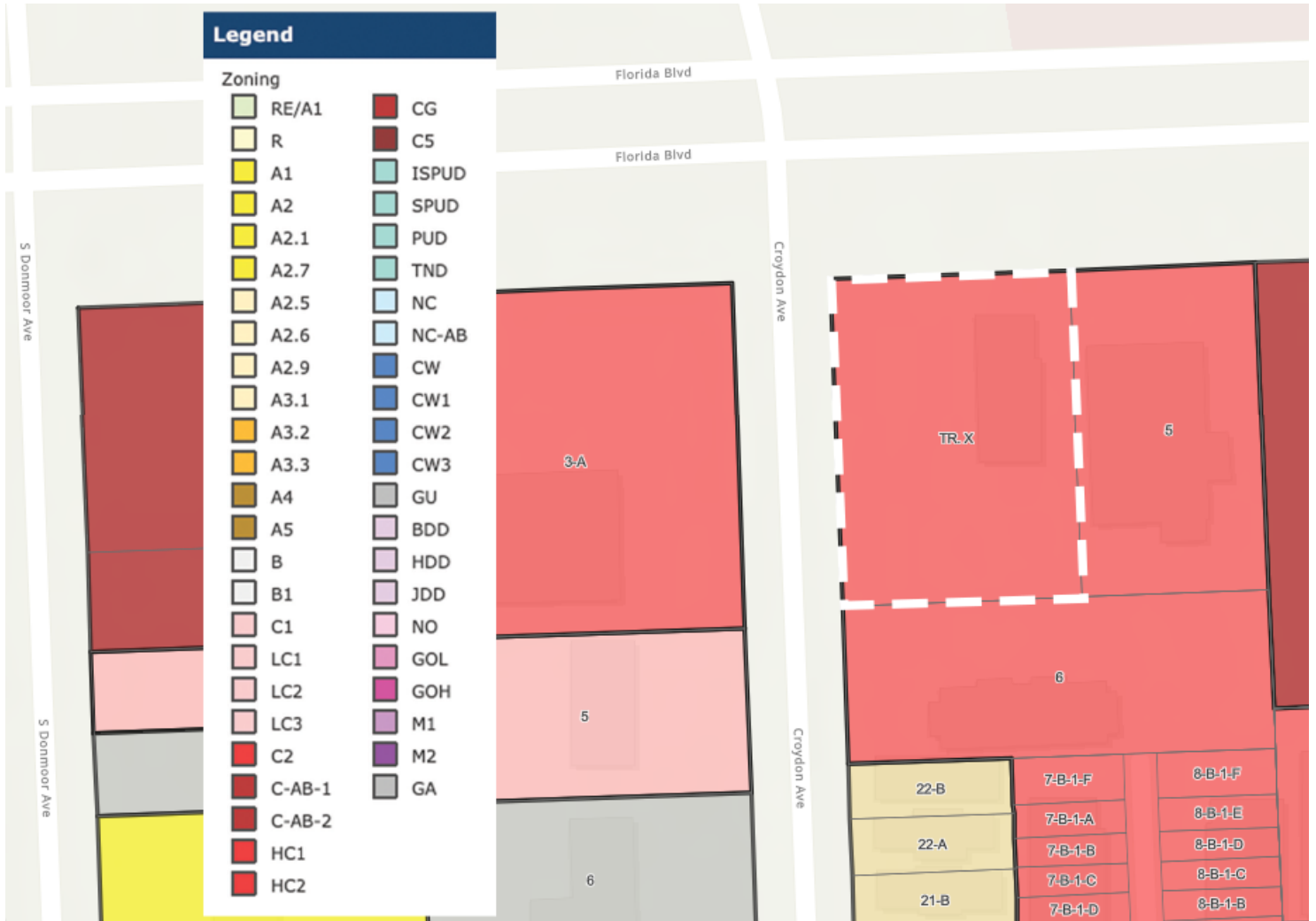
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C2 – HEAVY COMMERCIAL

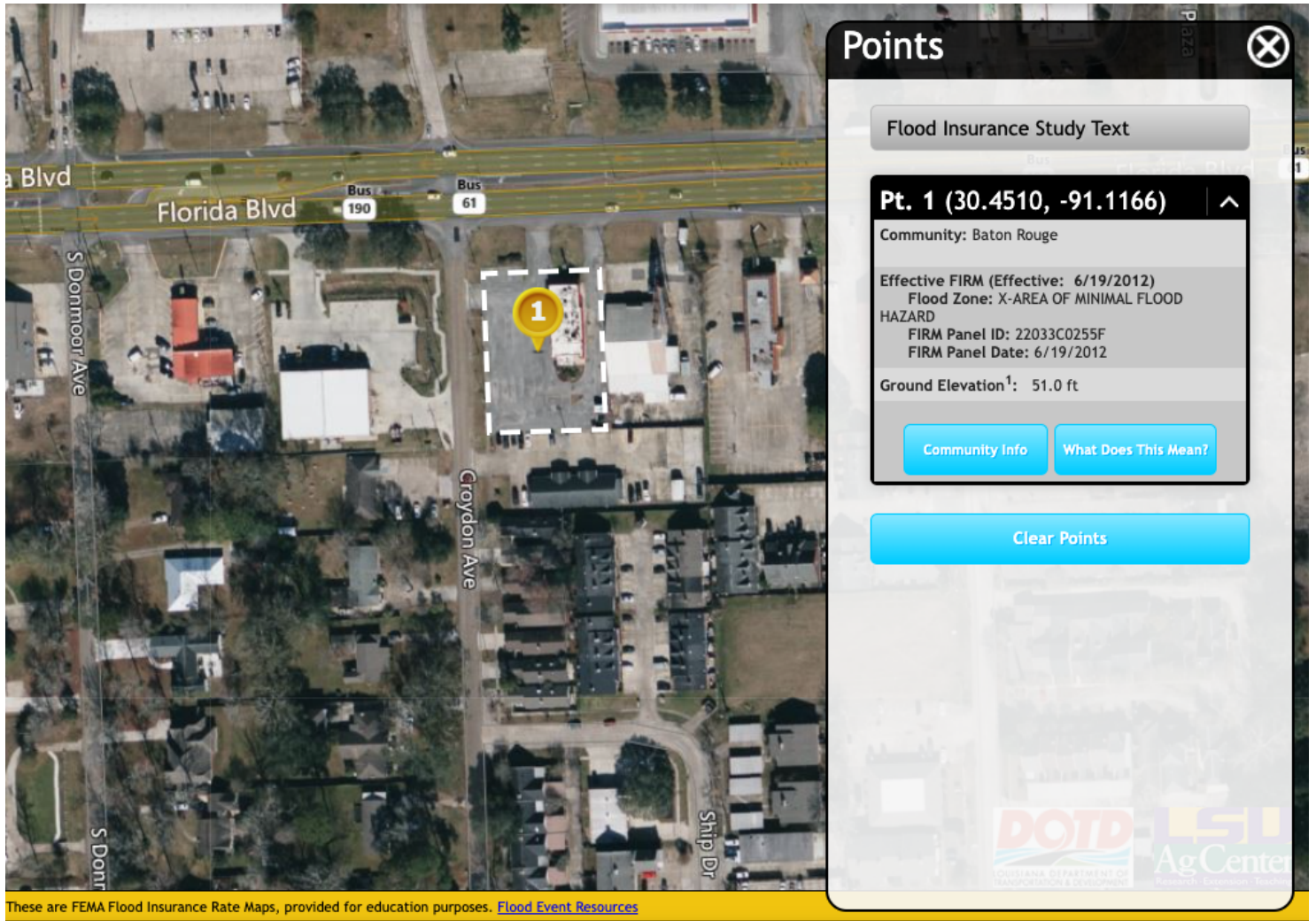
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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