



STANDALONE DRIVE-THRU RETAIL ON FLORIDA BLVD

5770 FLORIDA BLVD BATON ROUGE, LA 70806



OFFERED: FOR SALE
SALE PRICE: \$210,000
±1,050 SF | ±0.21 ACRES

- ±65 FT of frontage on Florida Blvd (±22,504 Daily Traffic)
- Located on major thoroughfare, Florida Blvd, just across from new Rouses Supermarket
- Drive thru lane
- Pylon sign opportunity

CONTACT:

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

- Now available for sale, 5770 Florida Blvd features a $\pm 1,050$ SF, standalone retail building.
- The property enjoys ± 65 FT of frontage on Florida Blvd ($\pm 22,504$ Daily Traffic).
- Florida Blvd is a rapidly redeveloping and growing corridor, catalyzed by the new $\pm 3,500,000$ SF Amazon Distribution Center. The corridor now features Starbucks, Northern Tool, Rouses, Raising Cane's, and numerous other businesses.
- Drive thru lane / windows in place.
- Pylon sign opportunity.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	5770 Florida Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge
Market	LA - Baton Rouge MSA
Subdivision	Cloud, Harry Tract
Nearest Intersection	Florida Blvd / S Ardenwood Dr
Location Description	Lot T-2-B
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Retail
Zoning	C1 – Light Commercial
Lot Size	±0.21 Acres
APN #	840610
Lot Frontage	±65 ft
Lot Depth	±140 ft
Traffic Count	±22,504

BUILDING INFORMATION

Building Size	±1,050 SF
Tenancy	Single
Number Of Floors	1
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL PHOTOS

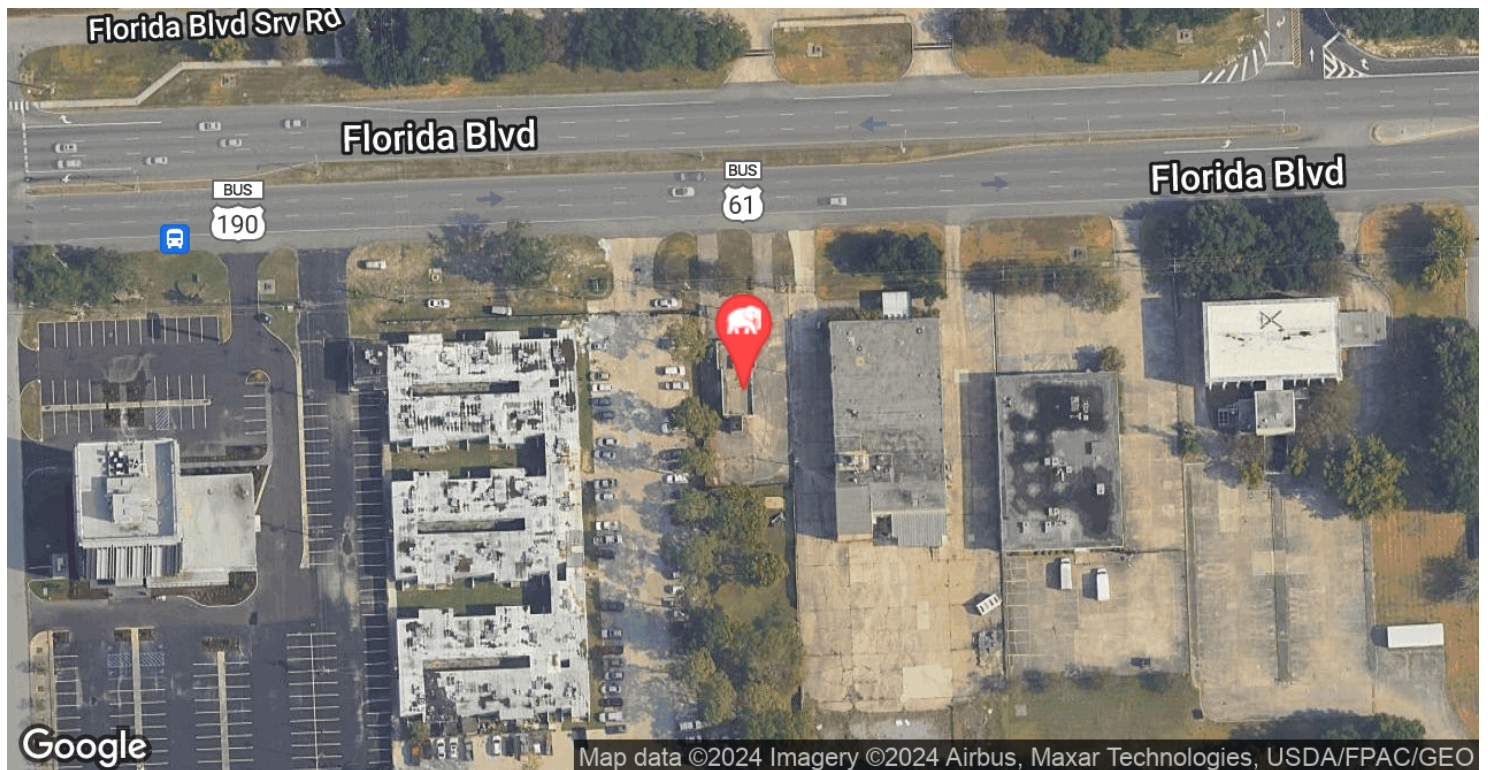
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LOCATION MAP

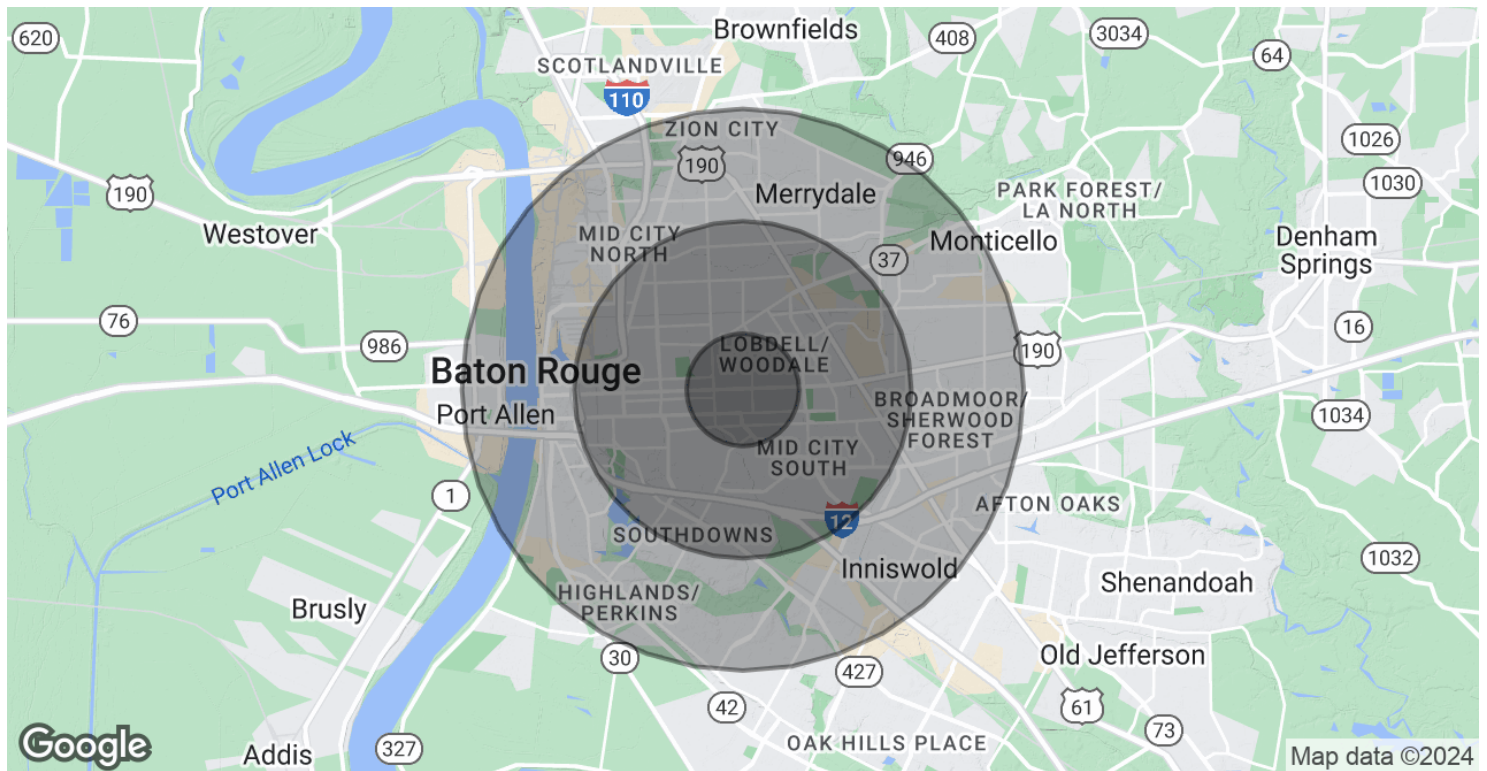


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,082	84,501	199,271
Average Age	32.7	38.4	35.8
Average Age (Male)	30.1	37.3	34.3
Average Age (Female)	35.2	39.1	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,834	42,725	94,241
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$53,034	\$69,831	\$62,347
Average House Value	\$166,936	\$189,783	\$174,065

2020 American Community Survey (ACS)

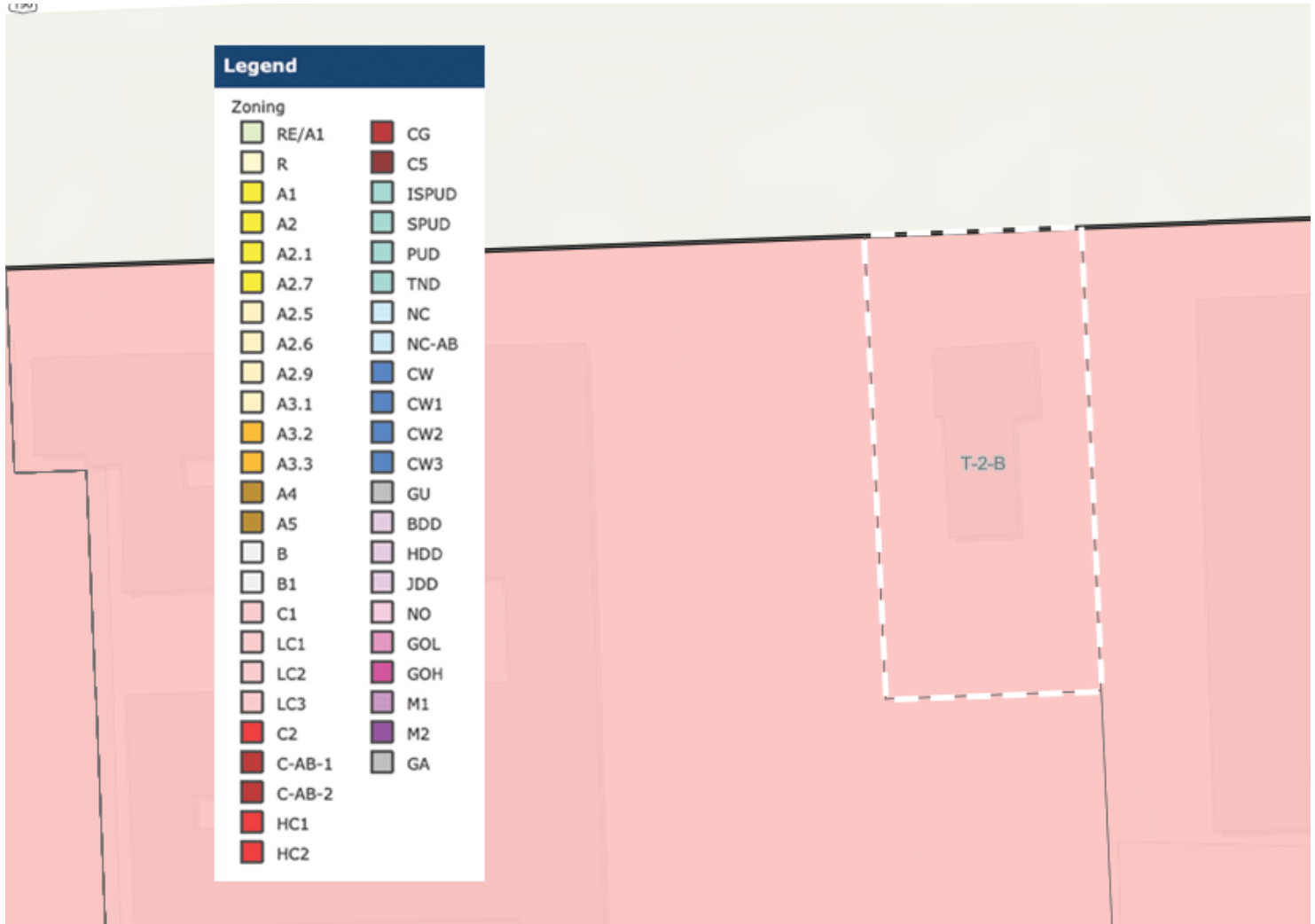
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ZONING MAP



C1 – LIGHT COMMERCIAL

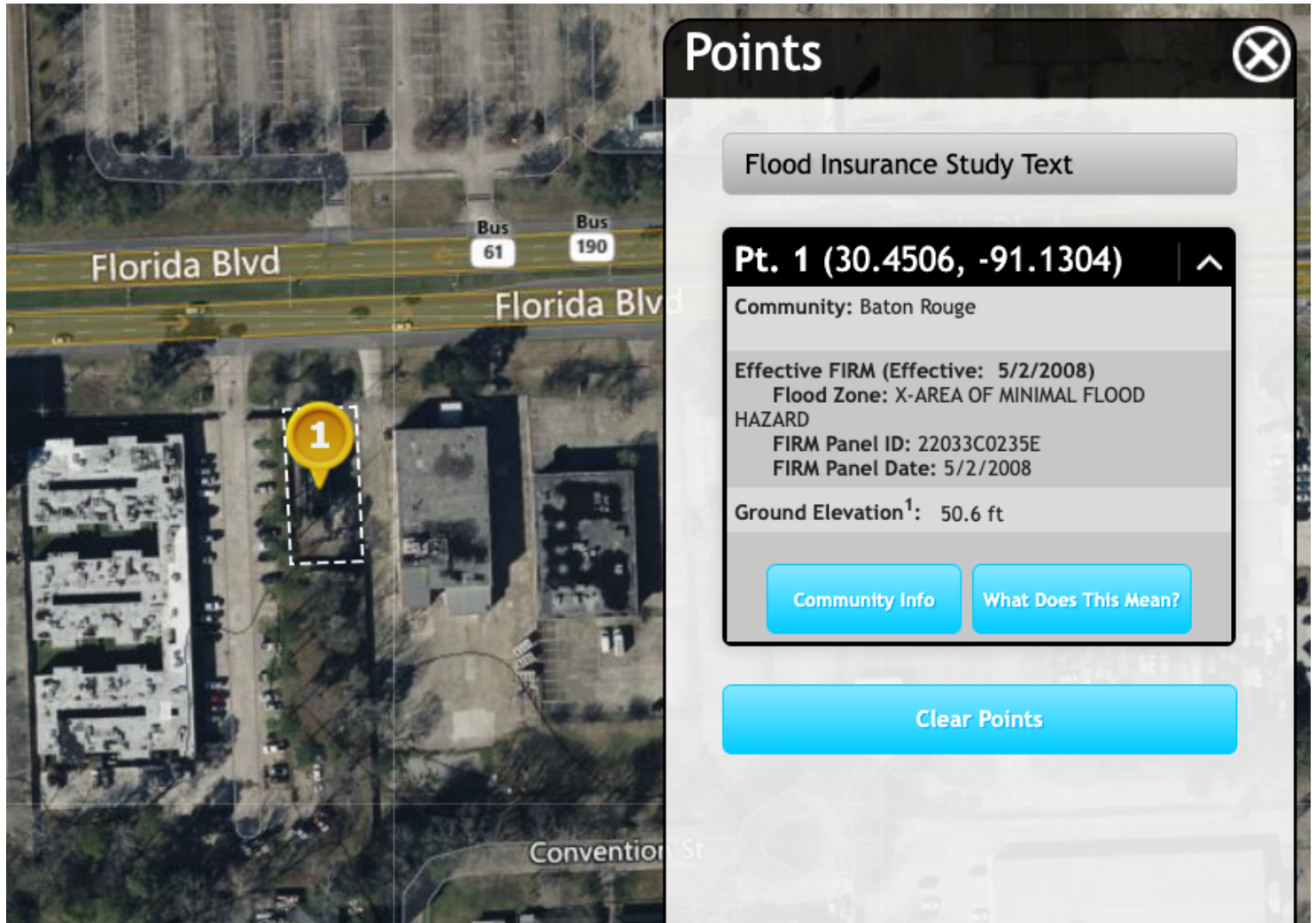
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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