



# TURNKEY RESTAURANT SPACE IN COLLEGE DR RETAIL CORRIDOR

4564 BENNINGTON AVE BATON ROUGE, LA 70808



## OFFERED: FOR SALE

# SALE PRICE: \$800,000

## ±5,600 SF | 0.34 ACRES

- Turnkey restaurant opportunity for owner operator or investor
- ±3 Minute access to I-10
- Current tenant's lease through July 2024 with renewal options
- Pylon signage and dedicated parking

#### CONTACT:

JACOB LOVELAND    WILL CHADWICK, MBA  
225.460.0877        225.368.7667

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

- Now available for sale, 4564 Bennington Ave is freestanding  $\pm 5,600$  SF building in the heart of the College Drive retail corridor.
- The property is directly adjacent to the Baton Rouge dining staple, Gino's. The property has just  $\pm 3$  minute access to I-10, making it easily accessible from most of the Baton Rouge MSA.
- The building is currently built out with a fully operating kitchen and bar, making it ideal for a hospitality owner-operator or investor.
- The current tenant's lease runs through July 2024, offering immediate income with the potential for an extension.
- This site also features prominent pylon signage, maximizing its presence in a bustling commercial hub.
- Ample parking available in the property's off-street lot.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	4564 Bennington Ave
City, State, Zip	Baton Rouge, LA 70808
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Concord Park
Nearest Intersection	Bennington Ave / College Dr
Location Description	Lot 32
Side Of The Street	Southwest
Off-Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-10, Hwy 427 (Perkins Rd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Retail
Zoning	C-AB-1 – Commercial Alcoholic Beverage (Restaurant)
Lot Size	±0.34 Acres
APN #	00793264
Lot Frontage	±111.04 ft
Lot Depth	±250 ft
Traffic Count	±25,951
Traffic Count Street	College Dr at Bennington Ave

## BUILDING INFORMATION

Building Size	±5,600 SF
Tenancy	Single
Number Of Floors	1
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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# EXTERIOR PHOTOS

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# LOCATION MAP

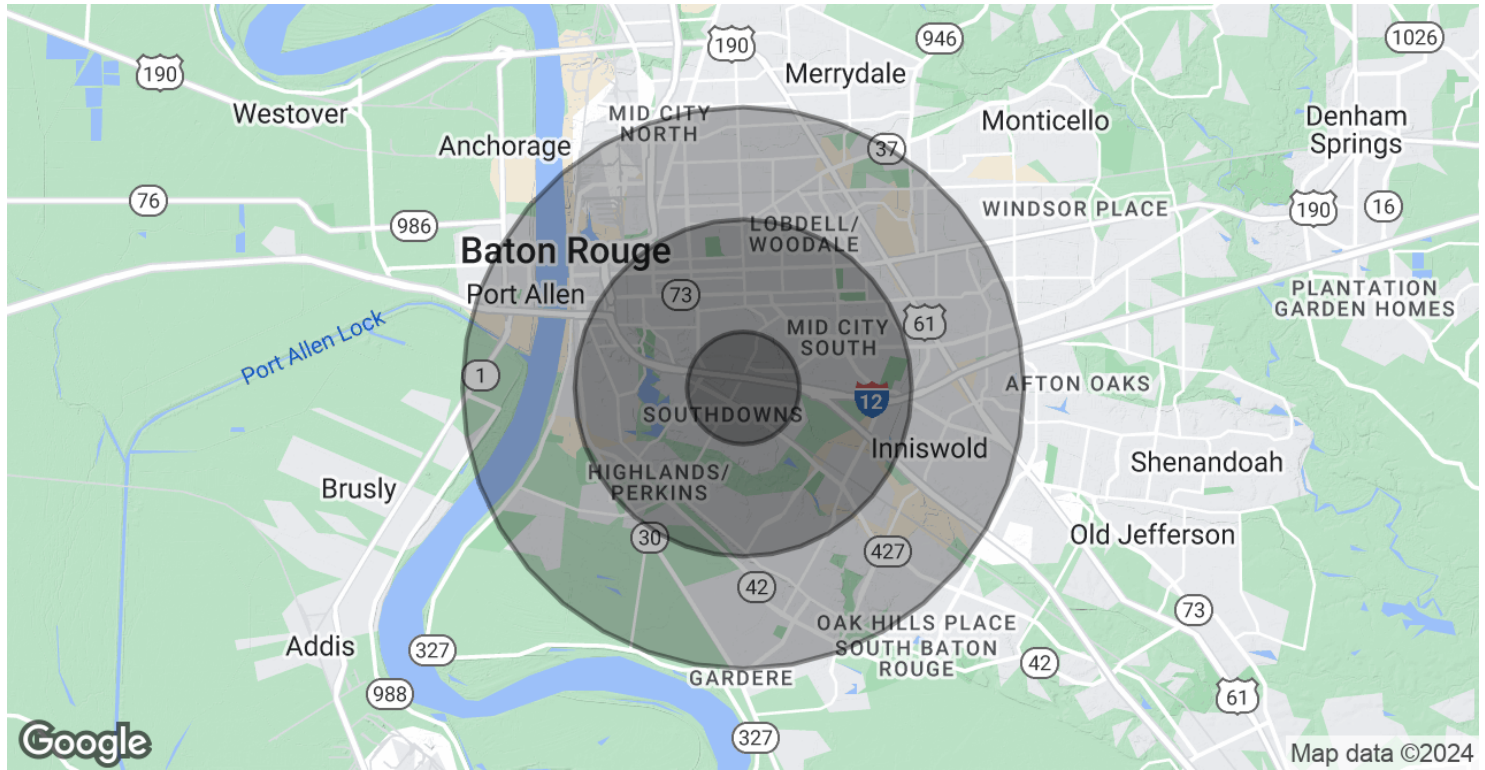


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,650	83,863	184,145
Average Age	43.5	36.6	36.3
Average Age (Male)	39.8	36.0	35.3
Average Age (Female)	44.7	36.6	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,780	43,498	92,895
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$99,804	\$79,175	\$67,403
Average House Value	\$264,177	\$223,496	\$192,102

\* Demographic data derived from 2020 ACS - US Census

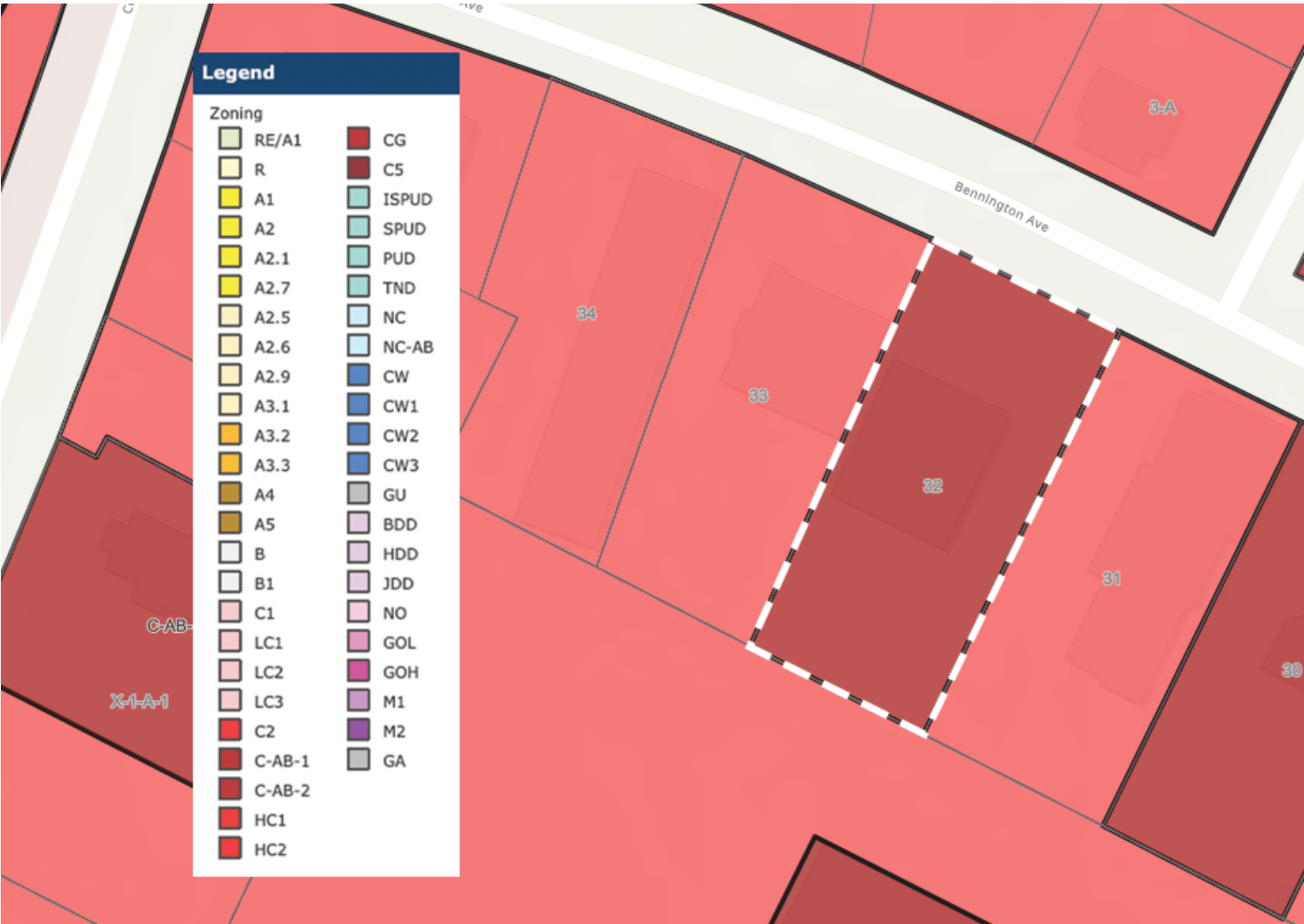
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# ZONING MAP



**C-AB-1 – COMMERCIAL ALCOHOLIC BEVERAGE (RESTAURANT)**

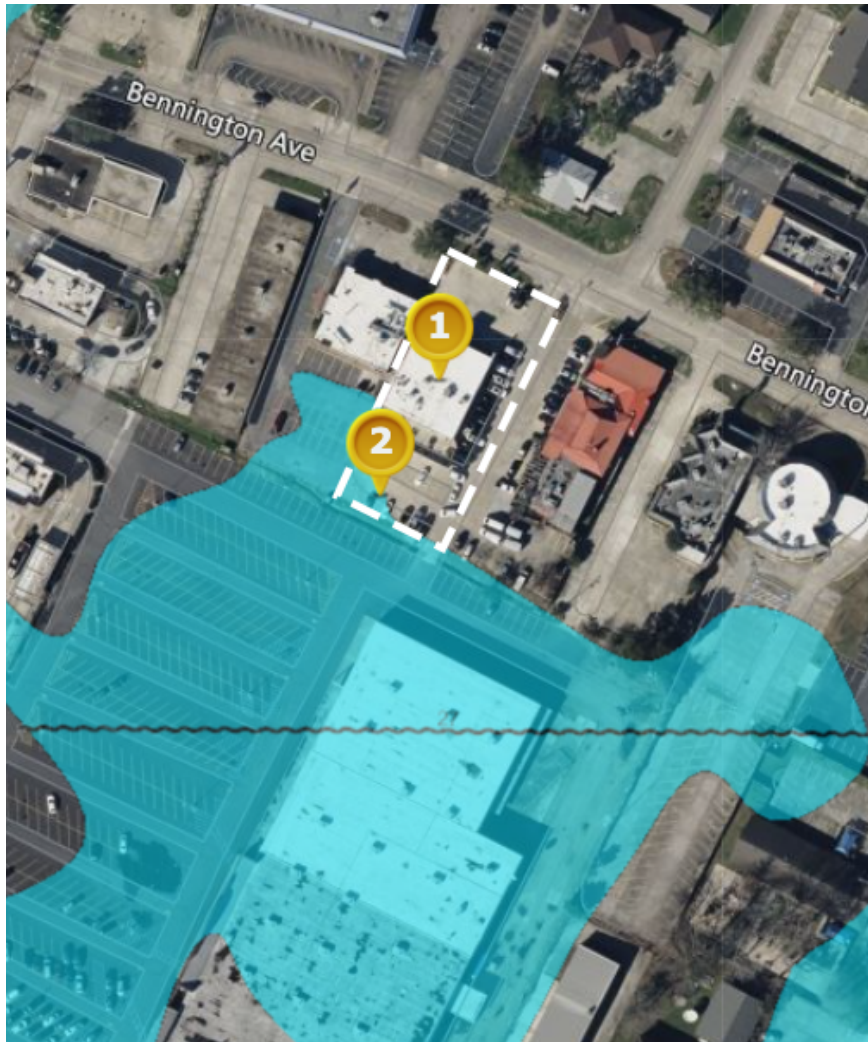
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



## Pt. 1 (30.4202, -91.1393)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)  
Flood Zone: X-AREA WITH REDUCED FLOOD  
RISK DUE TO LEVEE  
FIRM Panel ID: 22033C0245E  
FIRM Panel Date: 5/2/2008

Ground Elevation<sup>1</sup>: 29.3 ft

Community Info

What Does This Mean?

## Pt. 2 (30.4199, -91.1394)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)  
Flood Zone: AE  
FIRM Panel ID: 22033C0245E  
FIRM Panel Date: 5/2/2008

Ground Elevation<sup>1</sup>: 27.2 ft

Community Info

What Does This Mean?

Clear Points

## FLOOD ZONING TYPE

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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