



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FULL-SERVICE RESTAURANT FOR LEASE

**6989 Florida Blvd
Baton Rouge, LA 70806**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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6989 FLORIDA BLVD, BATON ROUGE, LA 70806

8,838 SF



OFFERING SUMMARY

Building Size:	8,838 SF
Lease Rate:	\$6,600/Mo. (NNN)
Zoning:	CAB-1

PROPERTY OVERVIEW

Baton Rouge Landmark Chinese Buffett and Sushi restaurant now Available for Sale or Lease. Approximately 1 Acre Hard Corner with Lighted Access located on high-traffic Florida Blvd. with access to Downtown and Mid-City and Bon Carre Business Park. Great area with lots of recent redevelopment activity and growth. Great location for retail or strip center. Includes approximately 8,838 SF full-service restaurant with large hood vent, 500 gallon in-ground grease trap, ample parking and huge pylon sign and great visibility. All FF&E can be included in the sale. Zoned CAB-1. Located in Flood Zone X. Perfect for restaurant, catering facility, event space, or strip center redevelopment. Would be a great site for pharmacy, urgent care, bank, car wash, gas station, plasma center, etc.

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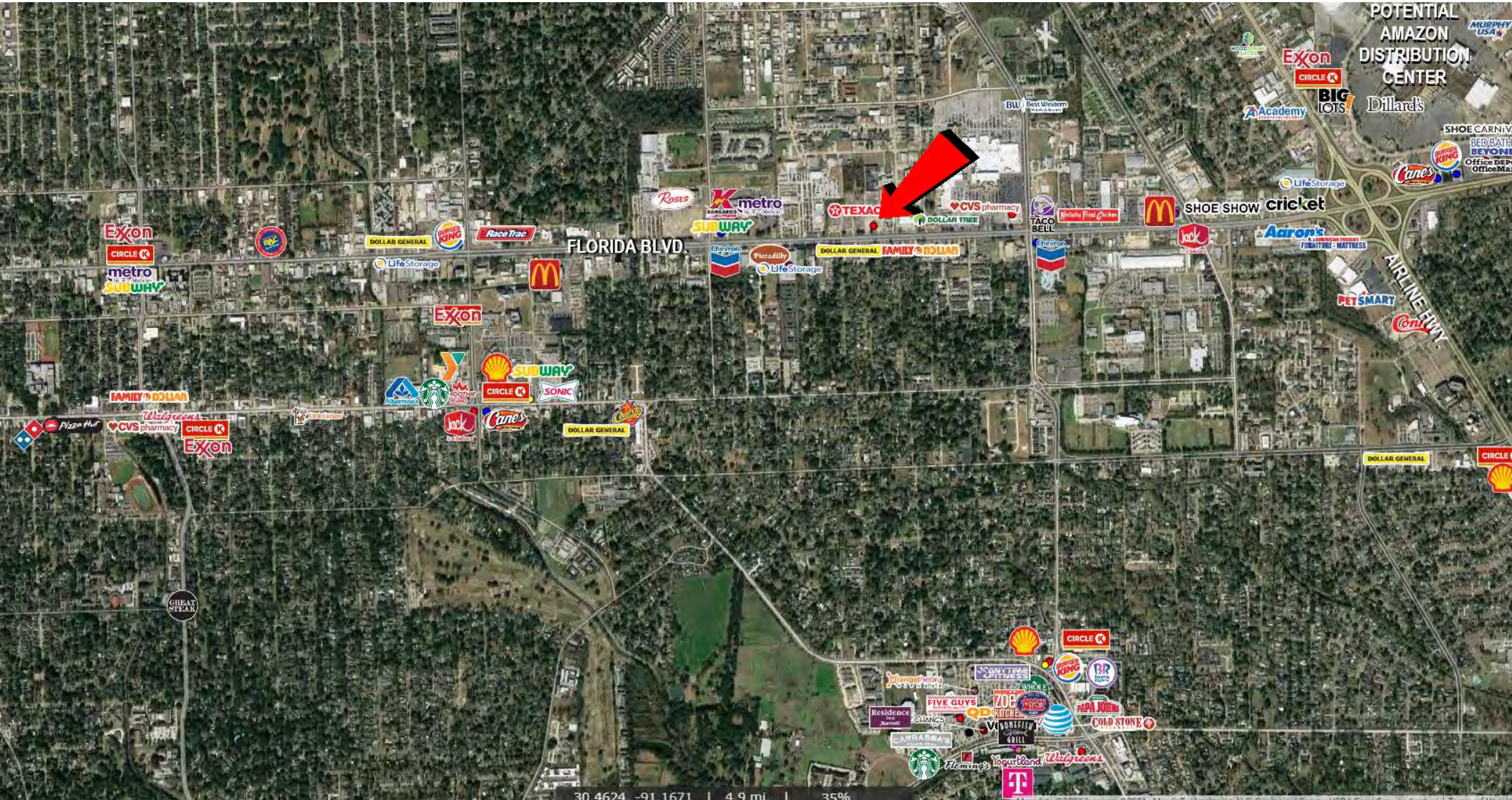
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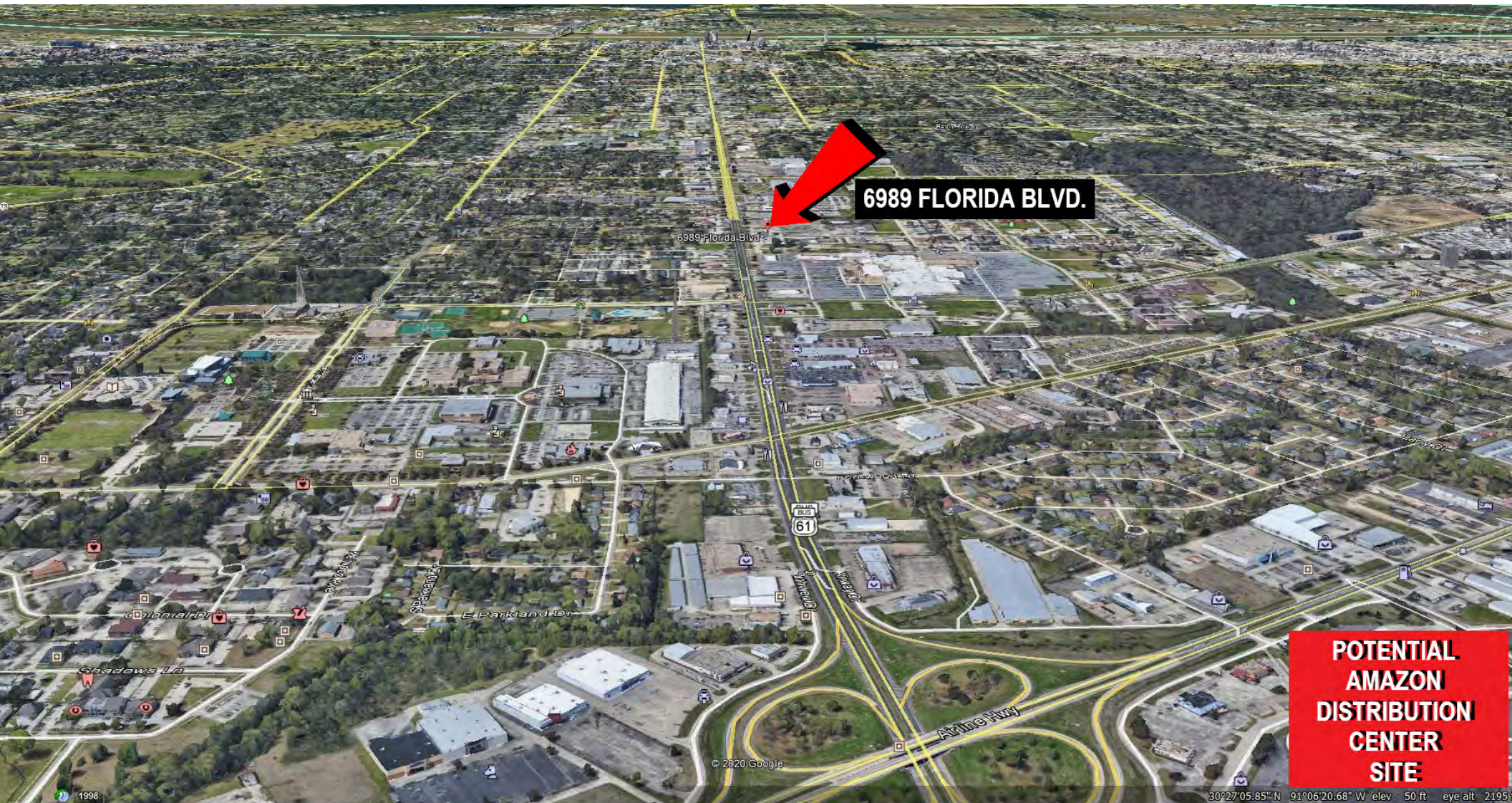
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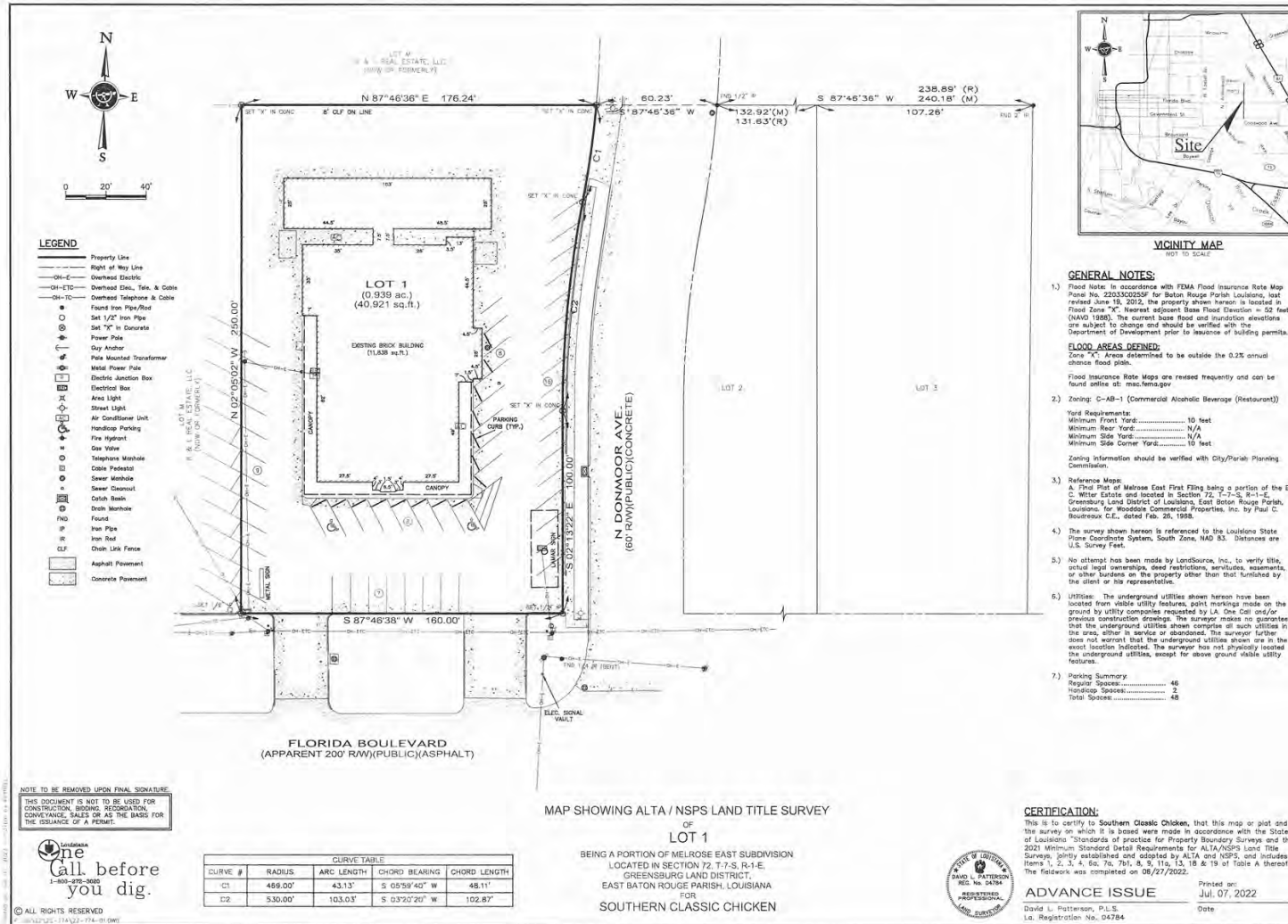
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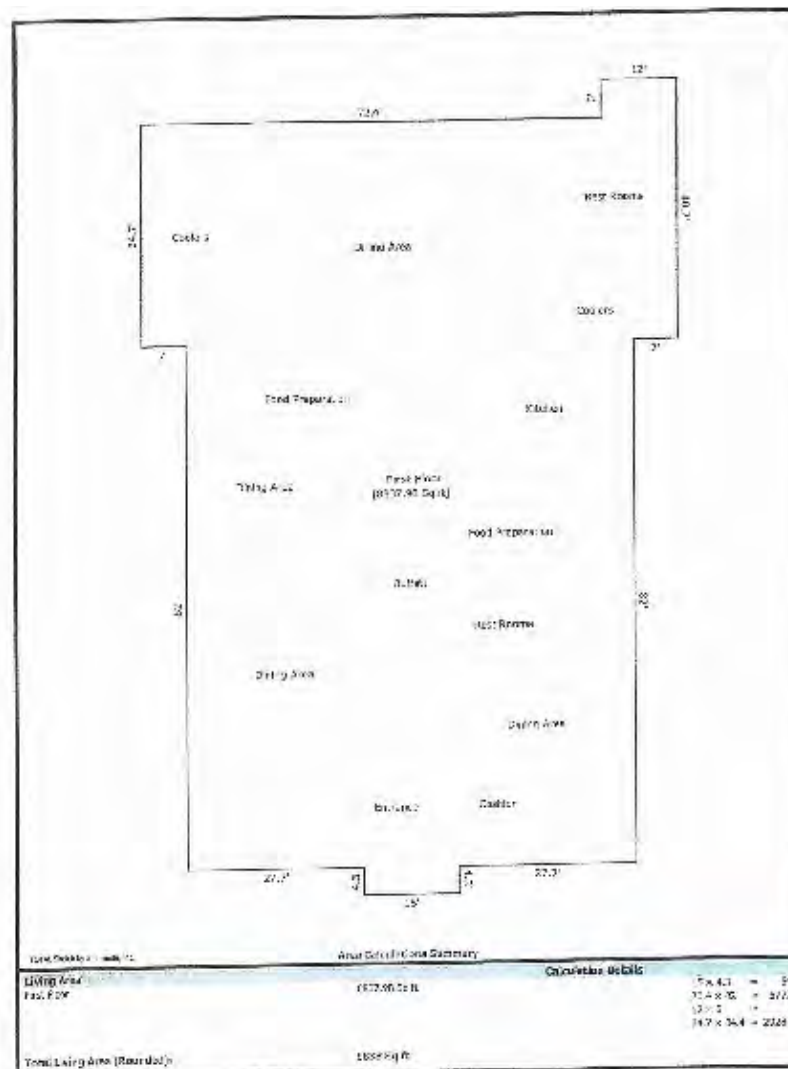
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Site Plan

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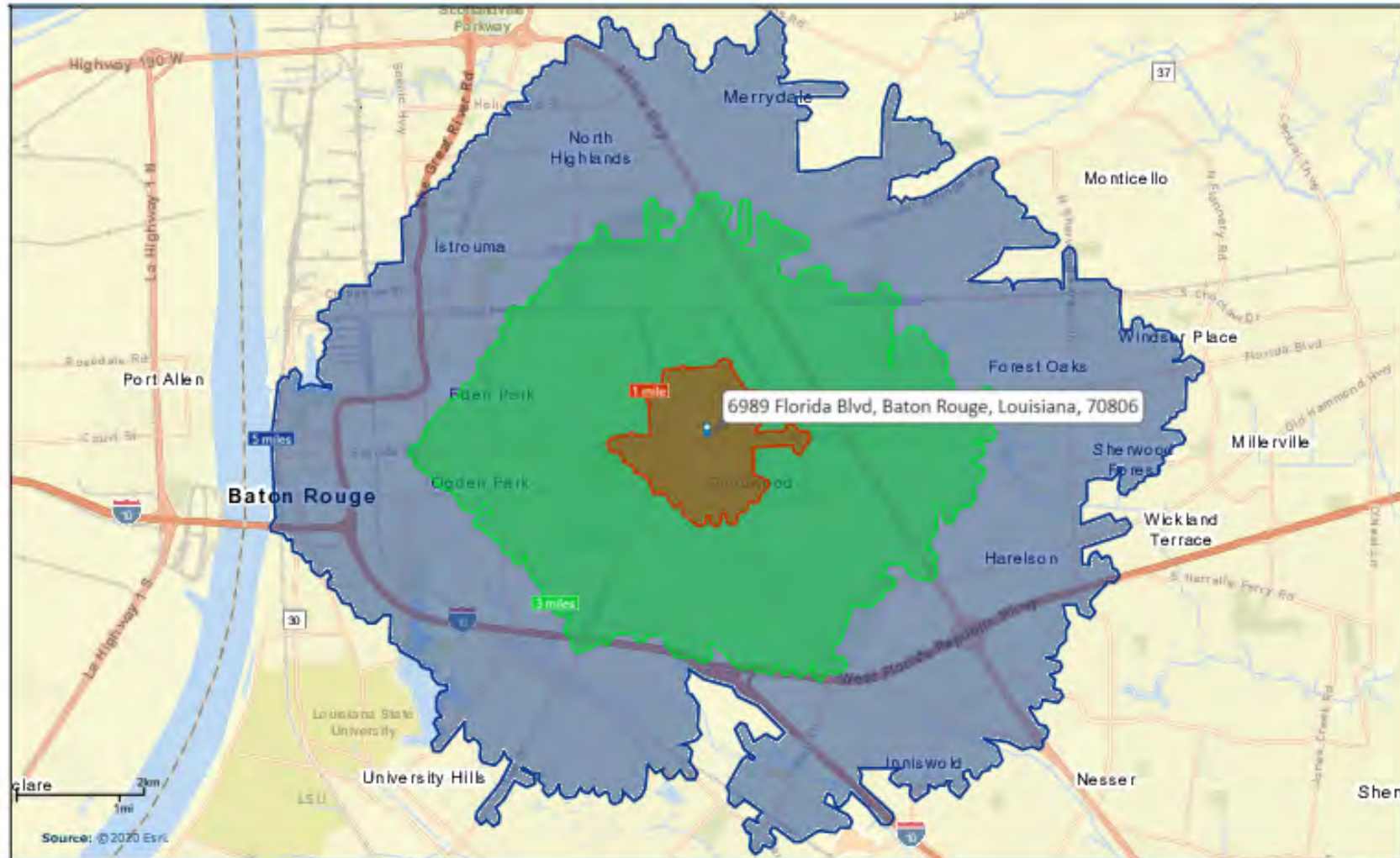
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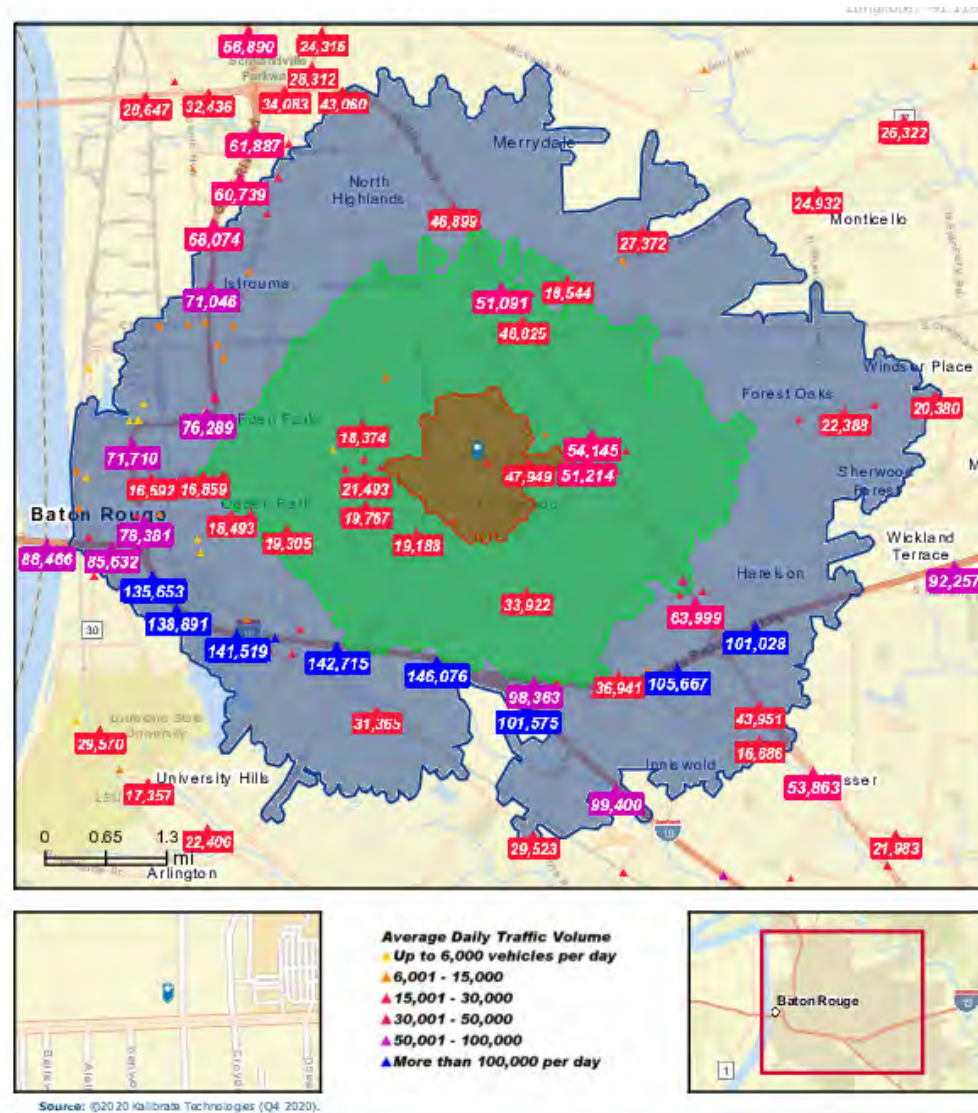
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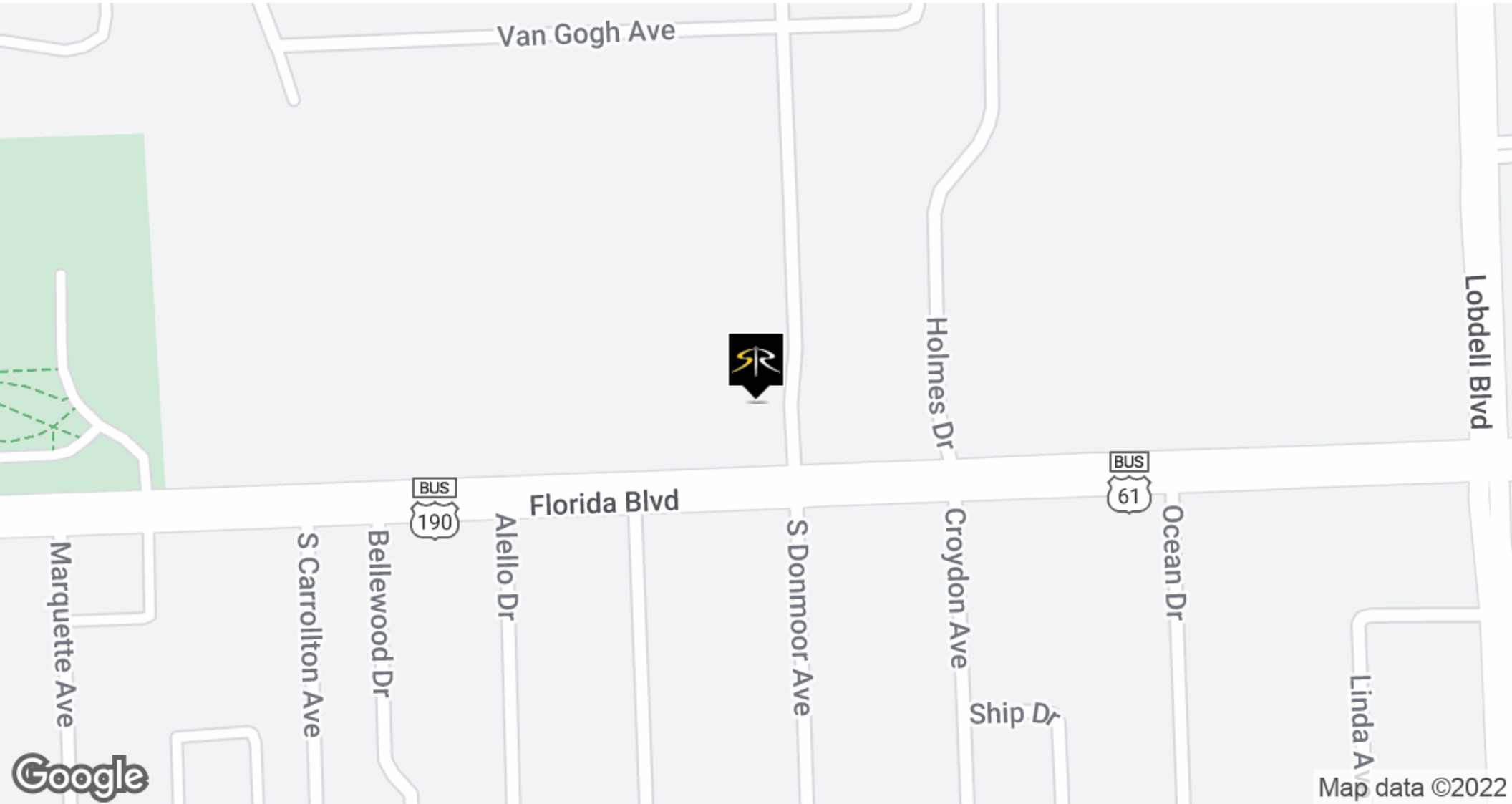
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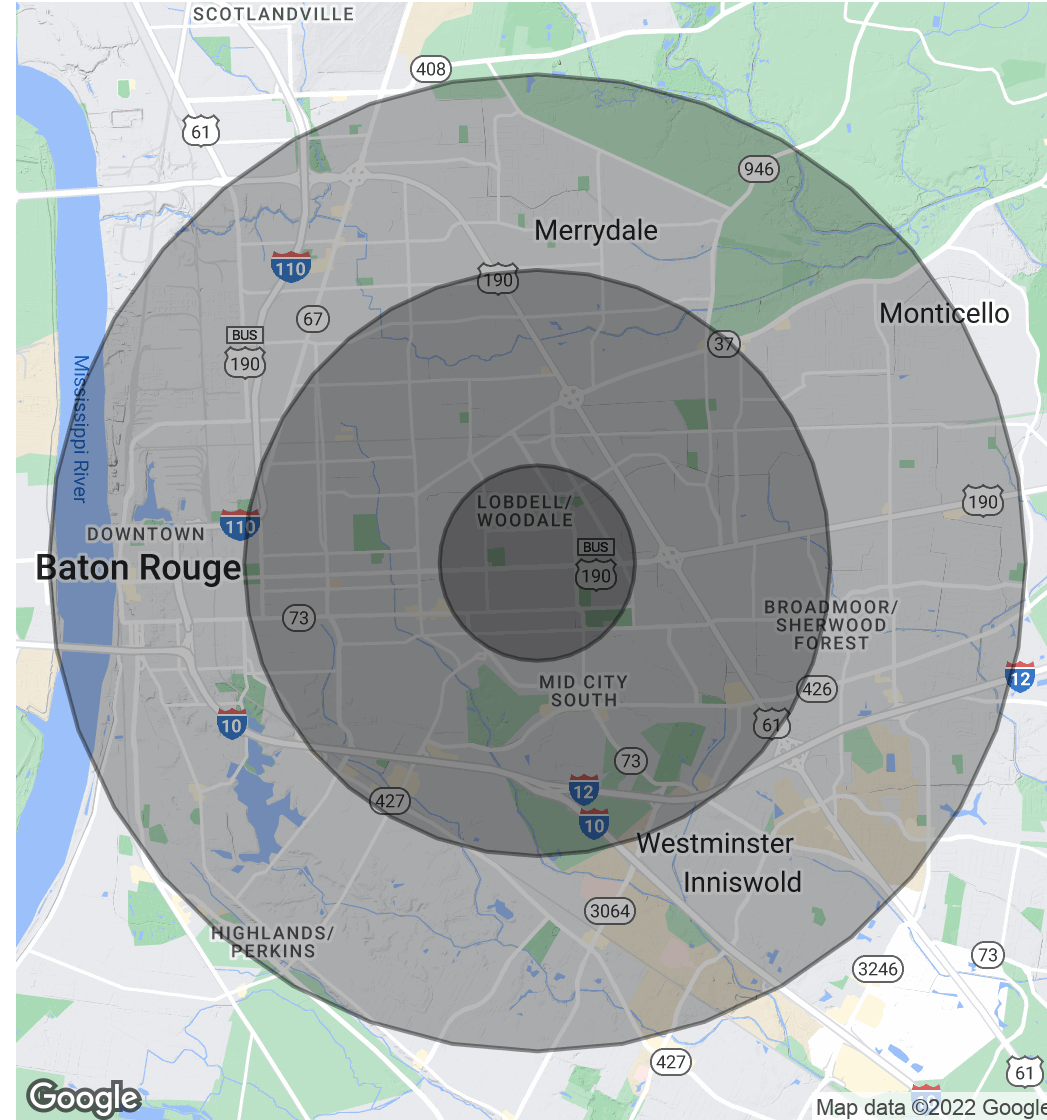
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,480	80,289	215,683
Average Age	32.3	35.0	33.7
Average Age (Male)	30.8	32.0	31.0
Average Age (Female)	34.6	37.5	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,517	32,575	84,453
# Of Persons Per HH	2.3	2.5	2.6
Average HH Income	\$46,610	\$60,254	\$59,570
Average House Value	\$243,077	\$252,597	\$236,470

* Demographic data derived from 2020 ACS - US Census



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