



Restaurant Space For Lease

18135 E. Petroleum Drive, Baton Rouge, LA

Overview

Location

Site Plan

Floor Plan

Demographics

Property Highlights:



- 4,020 SF up to 6,030 SF in Highland Market Shopping Center
- Former Restaurant (Shuck's)
- Located along Highland Road between I-10 & Airline Hwy.
- Included commercial hood & walk-in freezer
- Co-tenants include Maxwell's Market, Small Cakes, Pediatric Place and Artizen Salon
- Lease price: \$21.50 PSF NNN

Brent Garrett, CCIM, SIOR

225.237.3343 | bgarrett@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. January 24, 2018 4:12 PM



Restaurant Space For Lease

18135 E. Petroleum Drive, Baton Rouge, LA

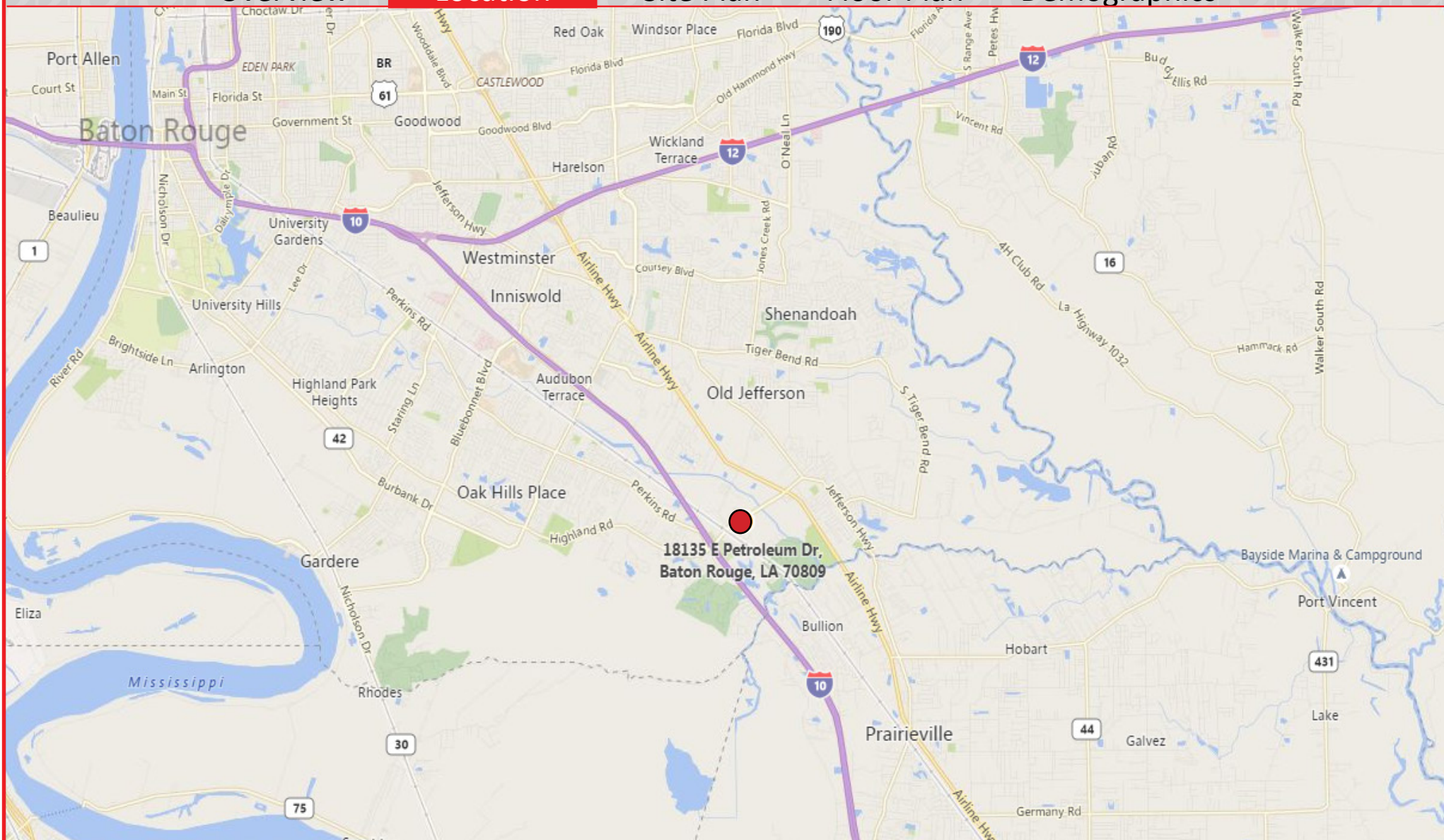
Overview

Location

Site Plan

Floor Plan

Demographics



Brent Garrett, CCIM, SIOR

225.237.3343 | bgarrett@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. January 24, 2018 4:12 PM



Restaurant Space For Lease

18135 E. Petroleum Drive, Baton Rouge, LA

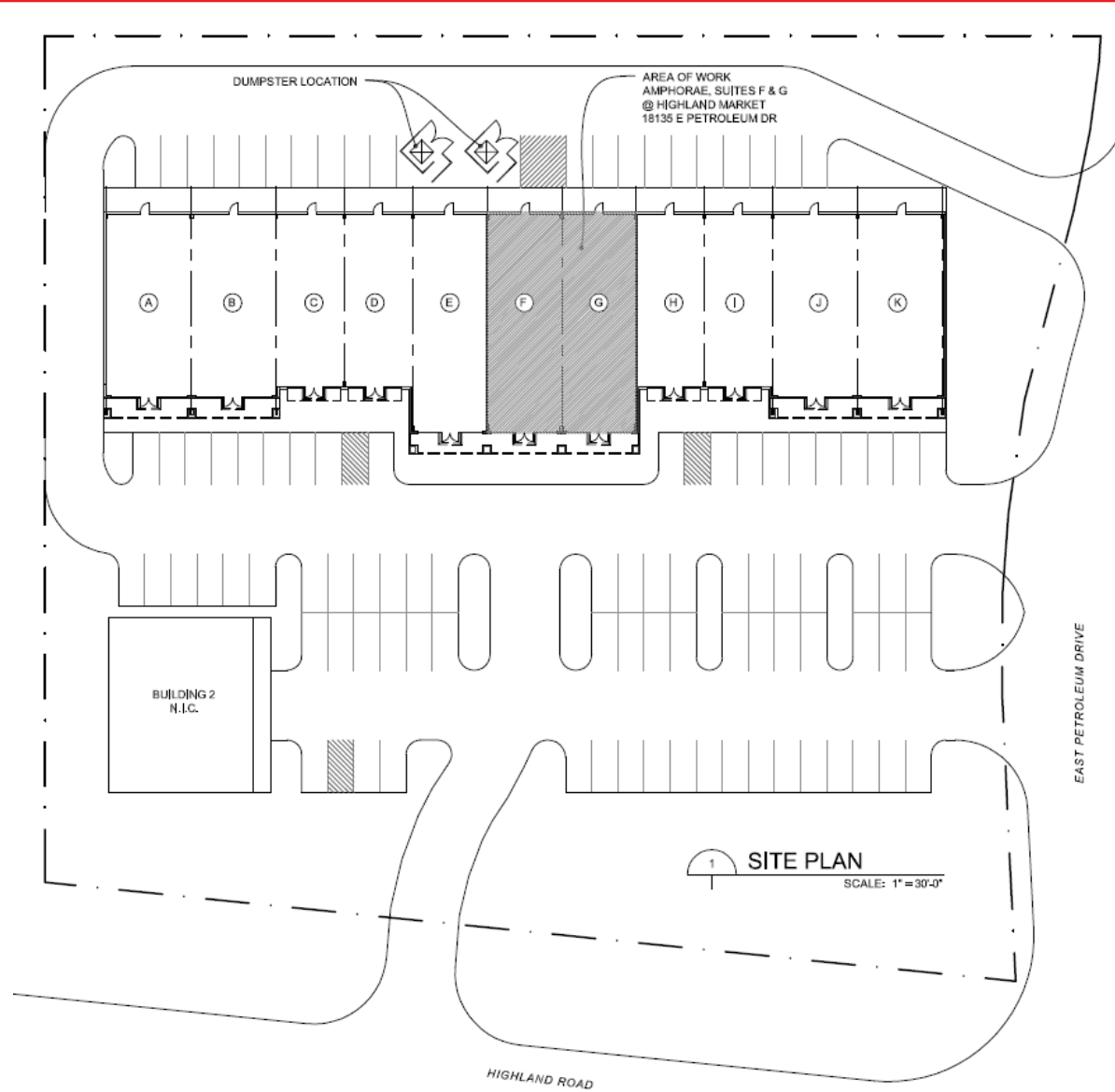
Overview

Location

Site Plan

Floor Plan

Demographics



EAST PETROLEUM DRIVE

HIGHLAND ROAD

Brent Garrett, CCIM, SIOR

225.237.3343 | bgarrett@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. January 24, 2018 4:12 PM



Restaurant Space For Lease

18135 E. Petroleum Drive, Baton Rouge, LA

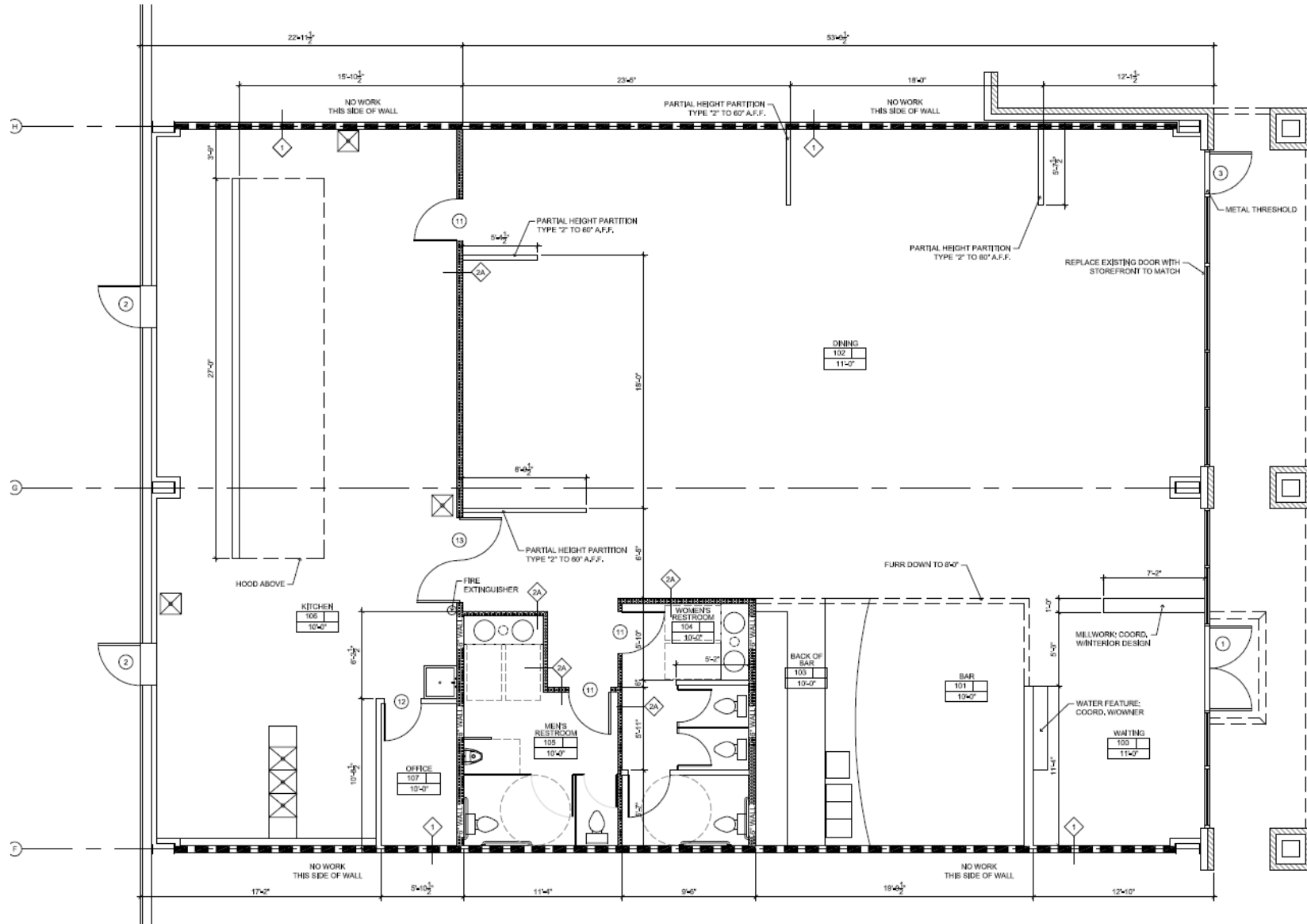
Overview

Location

Site Plan

Floor Plan

Demographics



Brent Garrett, CCIM, SIOR
225.237.3343 | bgarrett@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. January 24, 2018 4:12 PM

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com



Restaurant Space For Lease

18135 E. Petroleum Drive, Baton Rouge, LA

[Overview](#)[Location](#)[Site Plan](#)[Floor Plan](#)[Demographics](#)

KEY FACTS

32,725

Population



Average
Household Size

36.6

Median Age

\$89,781

Median Household
Income

EDUCATION

4%

No High
School
Diploma



21%

High School
Graduate



29%

Some College



46%

Bachelor's/Grad/Prof
Degree

BUSINESS



1,683

Total Businesses



25,294

Total Employees

EMPLOYMENT



White Collar

76%



Blue Collar

12%



Services

13%



3.1%

Unemployment
Rate

INCOME



\$89,781

Median Household
Income



\$46,902

Per Capita Income



\$233,764

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Difference	
<\$15,000	4.5%	-5.3%	
\$15,000 - \$24,999	5.8%	-2.0%	
\$25,000 - \$34,999	5.1%	-2.2%	
\$35,000 - \$49,999	9.0%	-1.8%	
\$50,000 - \$74,999	16.6%	-0.2%	
\$75,000 - \$99,999	13.8%	-0.9%	
\$100,000 - \$149,999	20.6%	+0.9%	
\$150,000 - \$199,999	11.2%	+3.1%	
\$200,000+	13.5%	+8.6%	

Brent Garrett, CCIM, SIOR

225.237.3343 | bgarrett@beaubox.com

5500 Bankers Avenue, Baton Rouge, LA. 70808 | 225.237.3343 | www.beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, and Alabama Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies.

© Beau Box Commercial Real Estate. January 24, 2018 4:12 PM