

Raising Cane's
Chicken Fingers

Parcel 3-B-2-B

Tract 3-B-2-B

Cortana Place, Baton Rouge, Louisiana 70815

Property Features

- 1.00 acre tract: \$12.00/SF
- 1.96 acre tract; \$6.00/SF
- PSF Blend; \$8.03/SF
- This parcel has high daily traffic counts of 44,600+



SALE PRICE:

\$512,266 - \$1,034,985

LOT SIZE:

2.96 Acres

For more information:

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NAI Latter & Blum

1700 City Farm Drive, Baton Rouge, LA 70806

225 295 0800

latterblum.com

For Sale

Land



Property Summary

Sale Price:	\$1,034,985
Lot Size:	2.96 Acres
Blended Price/SF:	\$8.03
Zoning:	C-2
Market:	Baton Rouge MSA
Sub Market:	Cortana Mall Subdivision
Cross Streets:	Florida Blvd & Airline Hwy

Property Overview

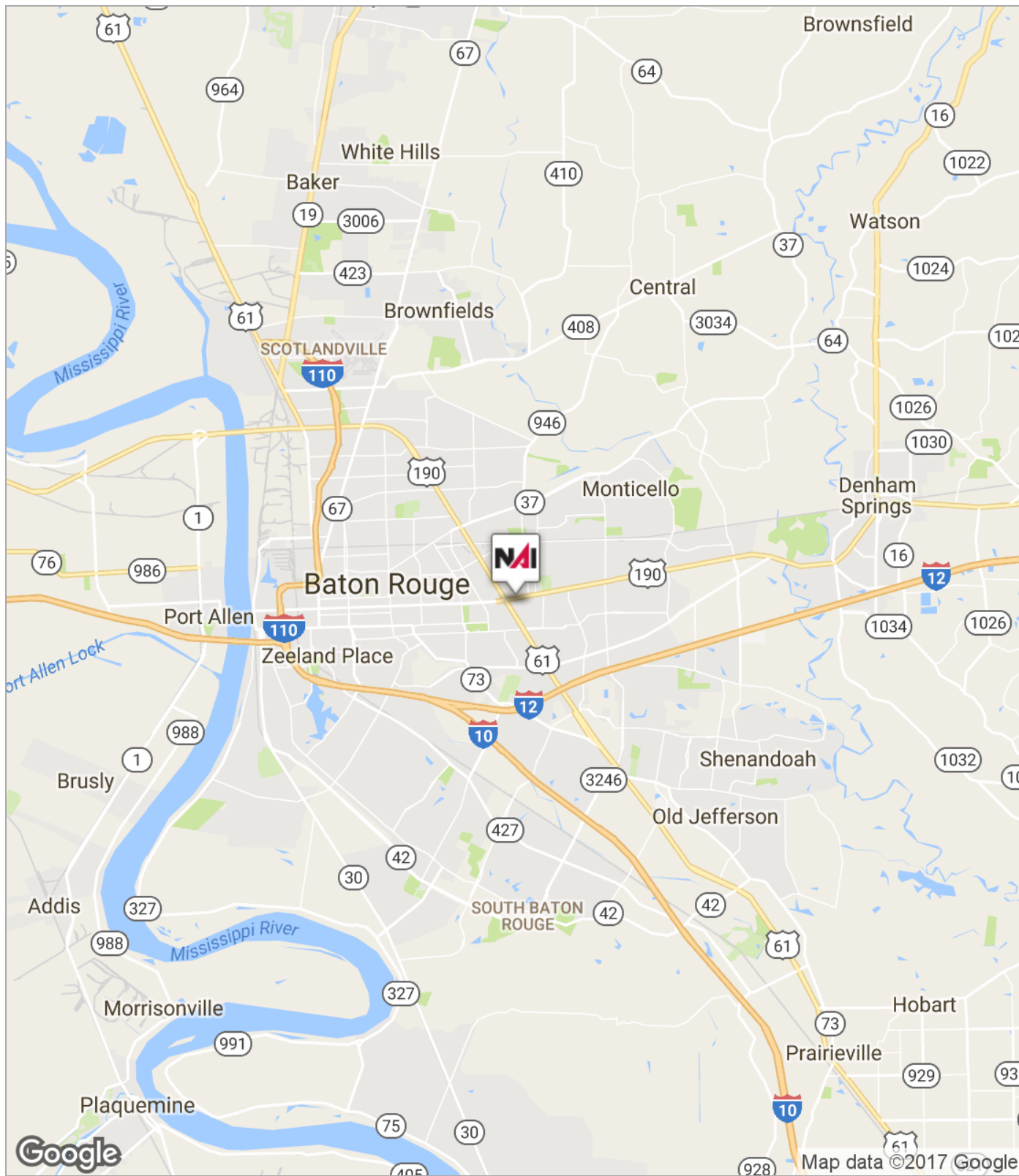
The N. Florida Service Rd frontage lends itself to a quick service restaurant on a parcel that could be subdivided and site planned similar to Raising Cane's Chicken Fingers. The remaining tract just north of Raising Cane's along Centerway Blvd. would be approx. 1.75 - 2.00 acres. This tract would be best suited for strip retail, business park or flex spaces development.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	2,663	29,910	81,971
Total Population:	6,698	72,934	204,541
Average HH Income:	\$62,511	\$58,717	\$60,814

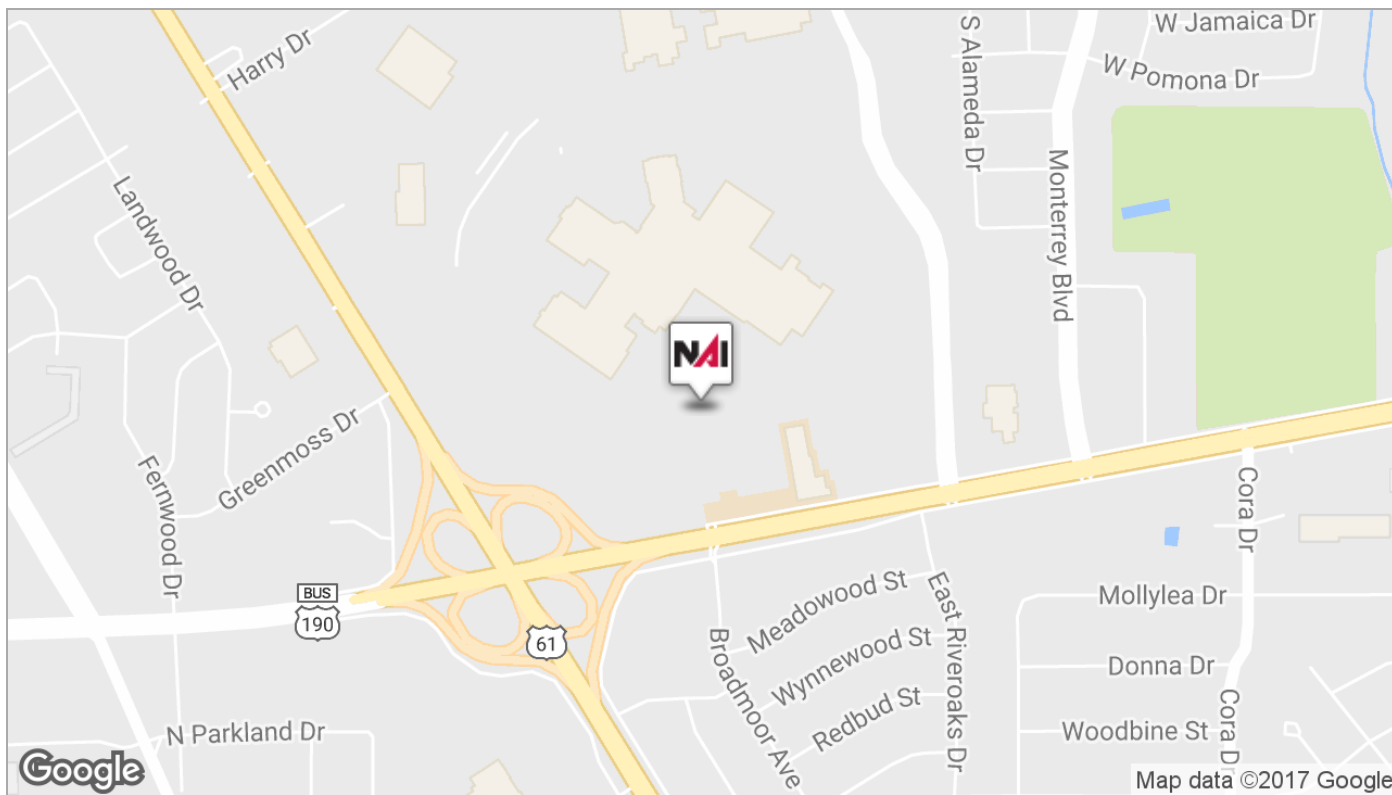
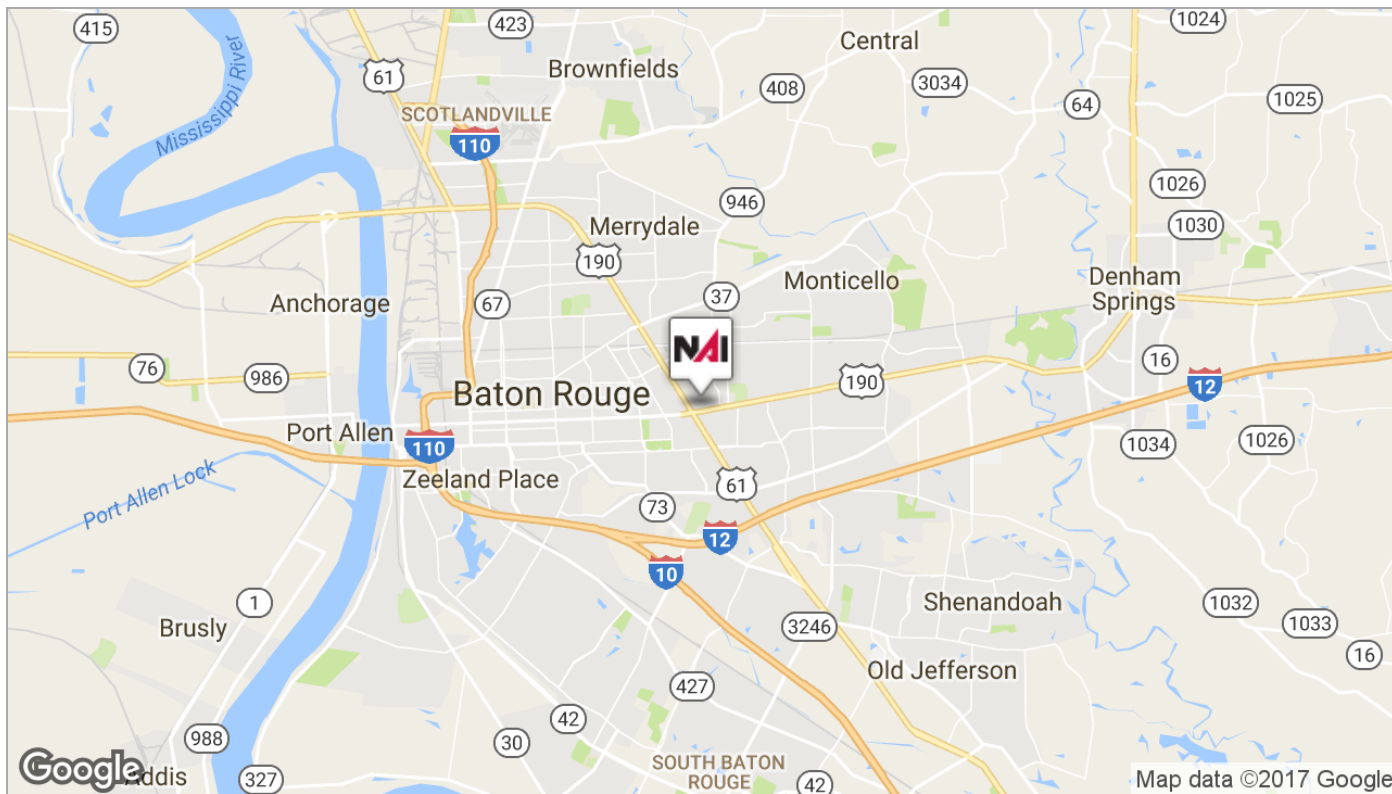
For Sale

Land



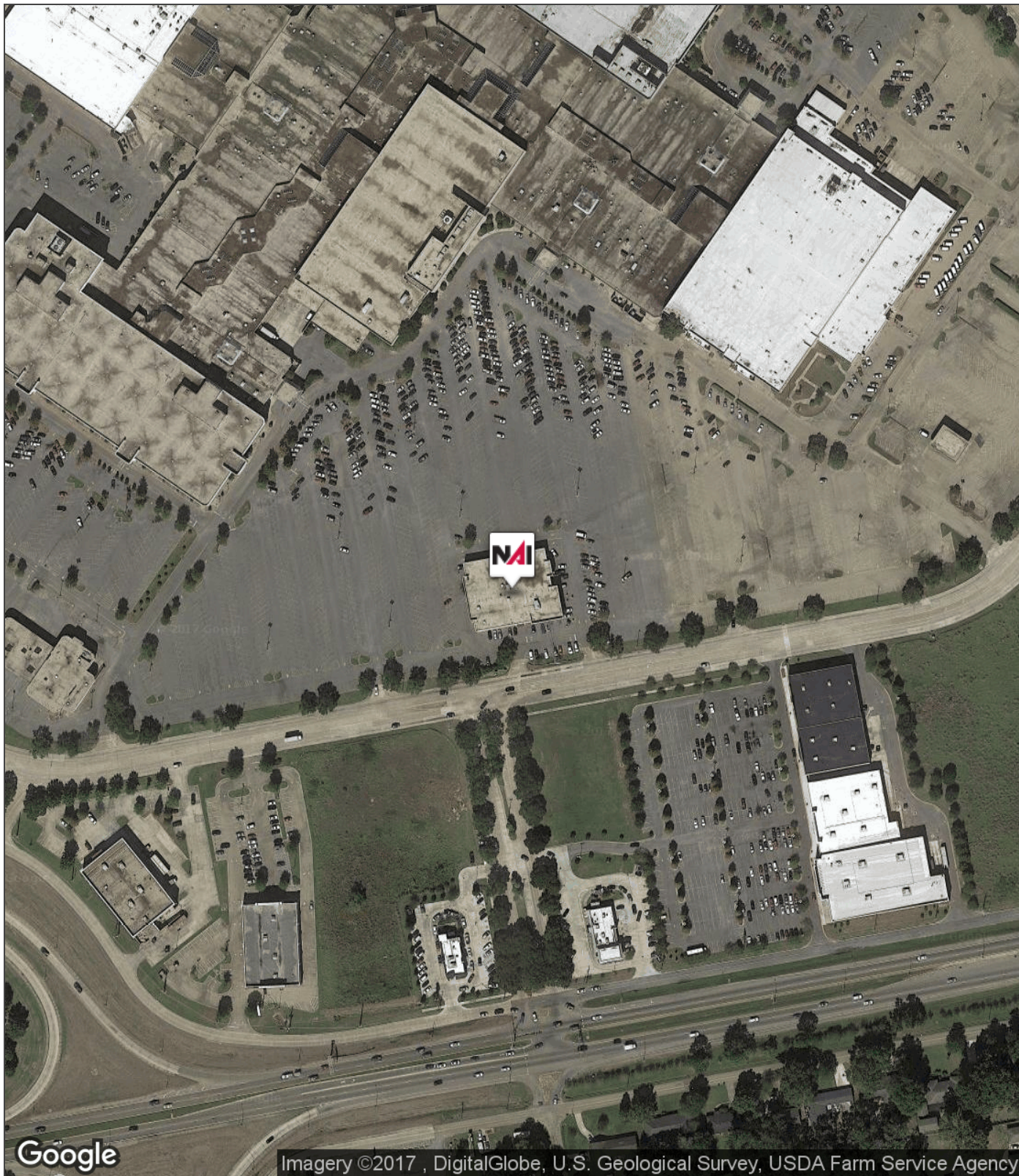
For Sale

Land



For Sale

Land



Google

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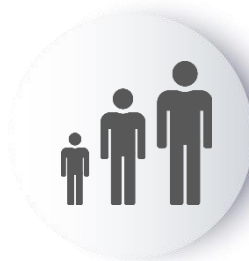
KEY FACTS



195,392
POPULATION



2.48
AVERAGE
HOUSEHOLD SIZE



33.9
MEDIAN AGE

INCOME



\$61,484
AVERAGE
HOUSEHOLD
INCOME



\$41,207
MEDIAN
HOUSEHOLD
INCOME



\$375,644
AVERAGE NET WORTH

HOUSING STATS



\$194,314
AVERAGE HOME
VALUE



\$2,708
AVERAGE SPENT
ON MORTGAGE



\$649
MEDIAN CONTRACT RENT

BUSINESS

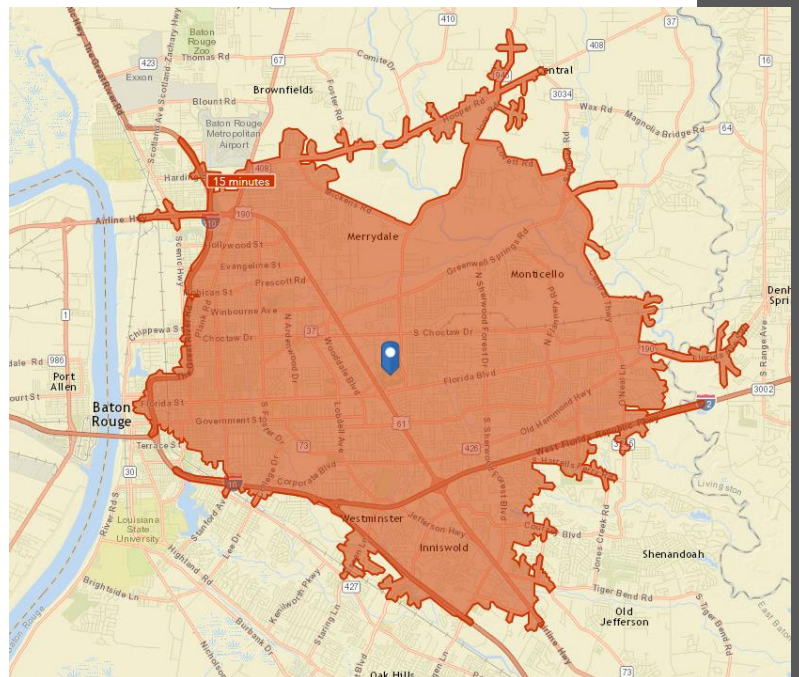


12,326
TOTAL BUSINESSES



150,316
TOTAL
EMPLOYMENT

PROPERTY DRIVE TIMES



NAI Latter & Blum

DEMOGRAPHICS