



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# RESTAURANT FOR SALE

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

**CARMEN AUSTIN, MBA, CCIM**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@sr-cre.com



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6989 FLORIDA BLVD, BATON ROUGE, LA 70806

**8,838 SF**



## OFFERING SUMMARY

|                          |           |
|--------------------------|-----------|
| Sale Price:              | \$750,000 |
| Building Size:           | 8,838 SF  |
| Lot Size:                | 41,600 SF |
| Price / SF:              | \$96.18   |
| Zoning:                  | CAB-1     |
| Frontage (Florida Blvd.) | 160'      |
| Property Visibility:     | Excellent |
| Flood Zone:              | "X"       |

## PROPERTY HIGHLIGHTS

- Baton Rouge Landmark Chinese Buffet & Sushi Restaurant Now Available for Sale
- Approximately 1 Acre Hard Corner with Lighted Access
- Located on High Traffic Florida Blvd. w/Access to Downtown, Mid-City, and Bon Carre Business Park
- Great Area with Lots of Recent Development Activity & 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, Huge Pylon Sign and Great Visibility. All FF&E can be included in the Sale
- 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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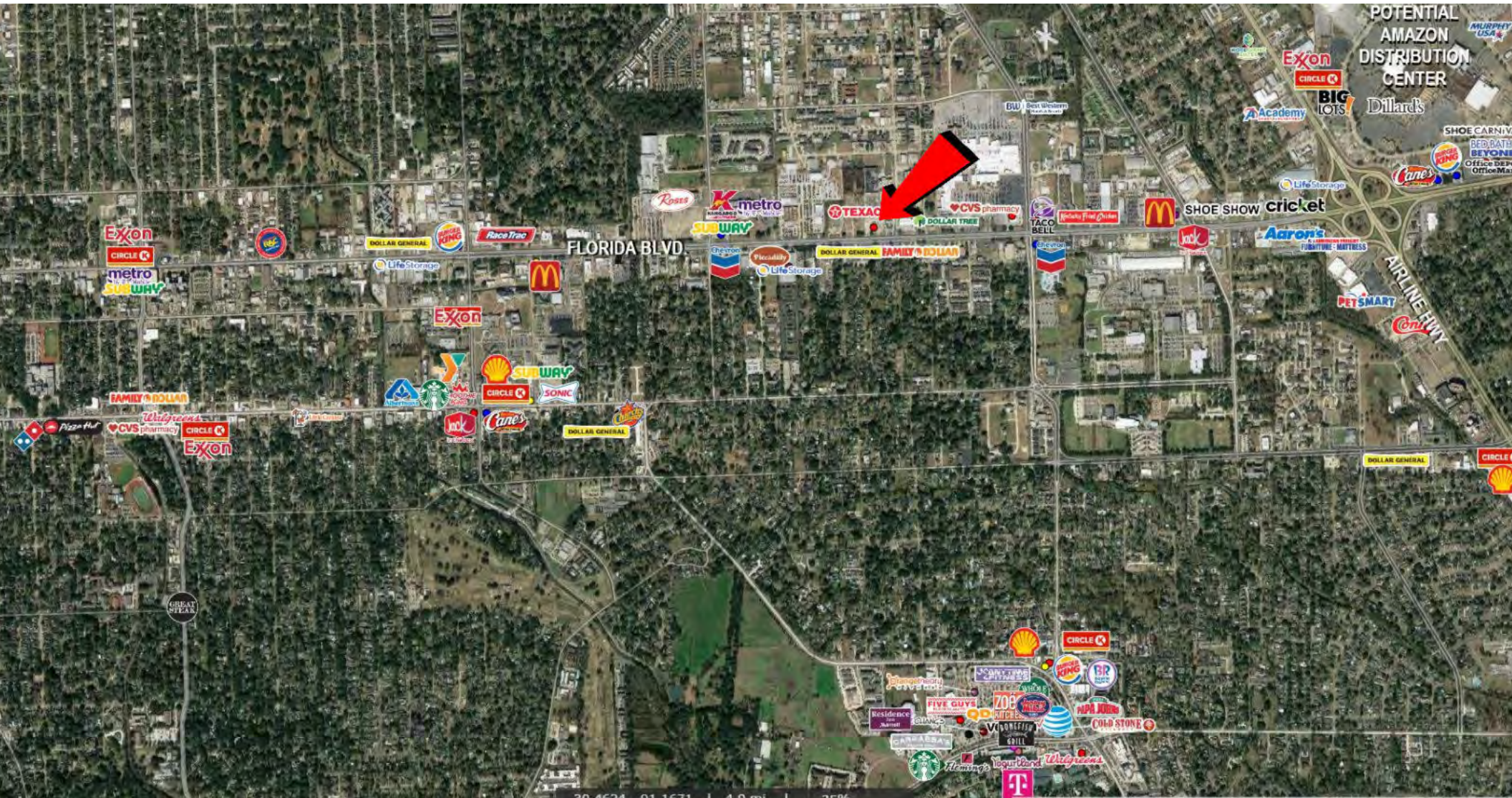


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## RETAIL MAP

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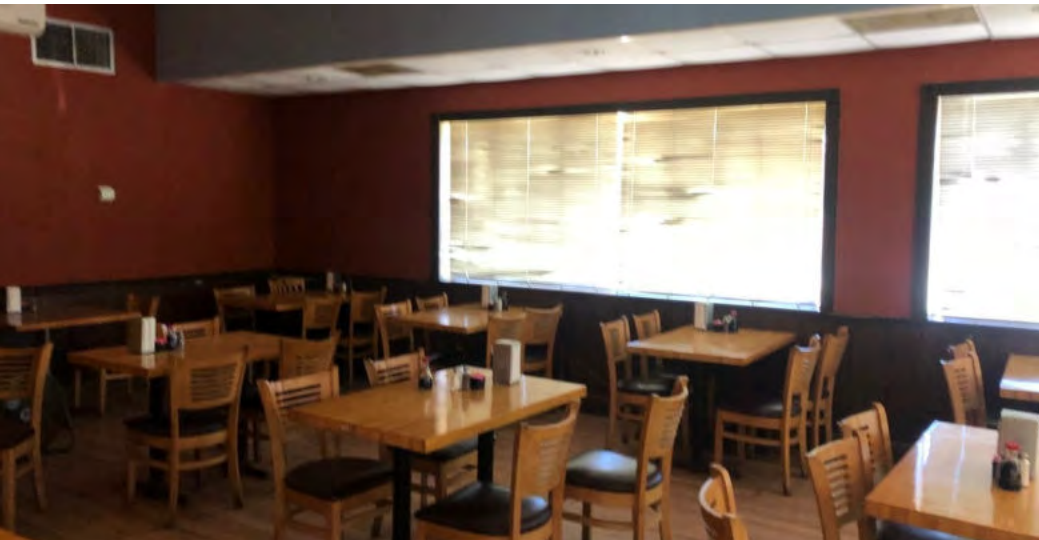


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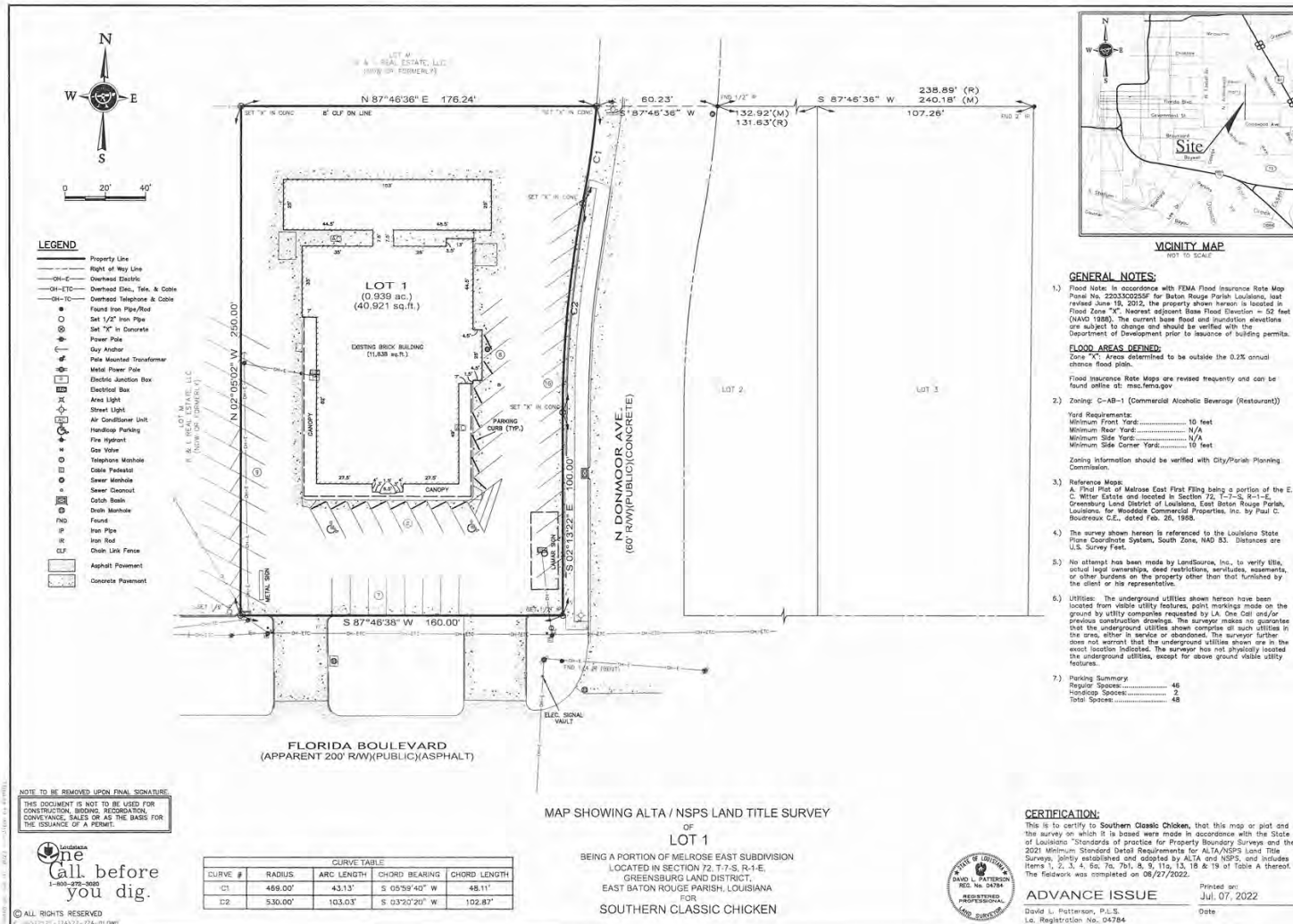
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**LANDSOURCE**  
 PROFESSIONAL SURVEYING AND LAND INFORMATION COMPANY  
 Baton Rouge, LA 70801  
 Phone: (225) 757-0977  
 Fax: (225) 757-0978  
 email: [info@landsource.com](mailto:info@landsource.com)

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**SURVEY**

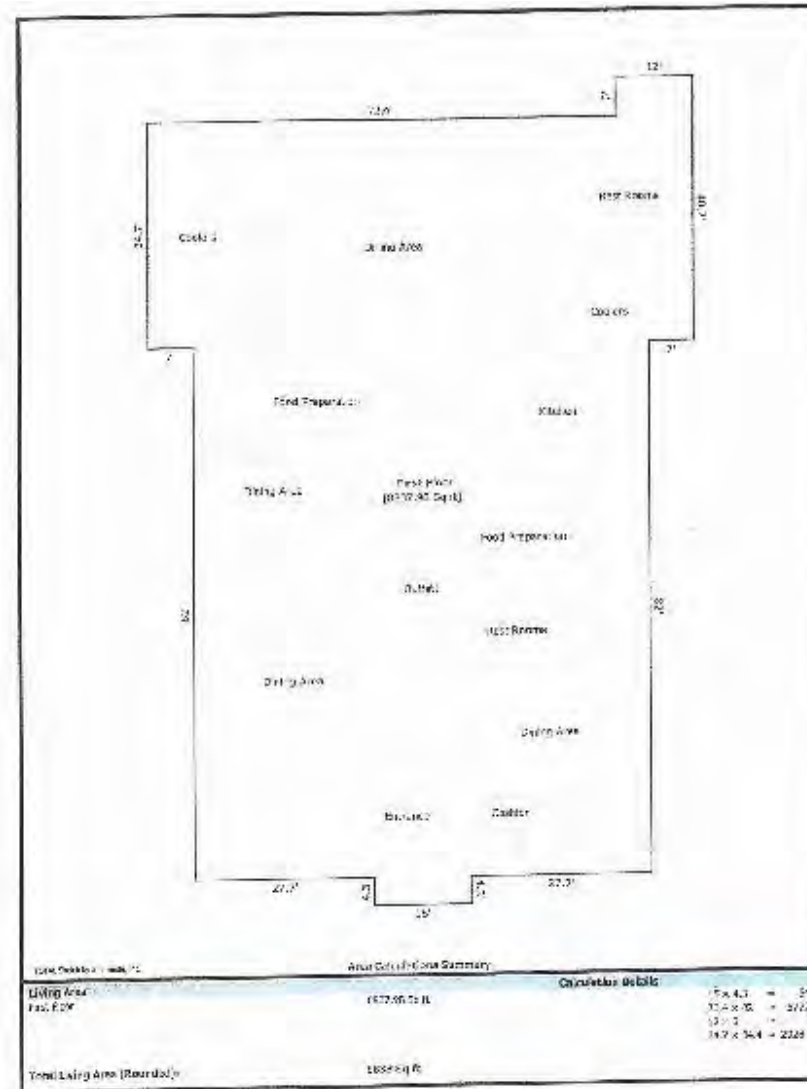


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## SITE PLAN

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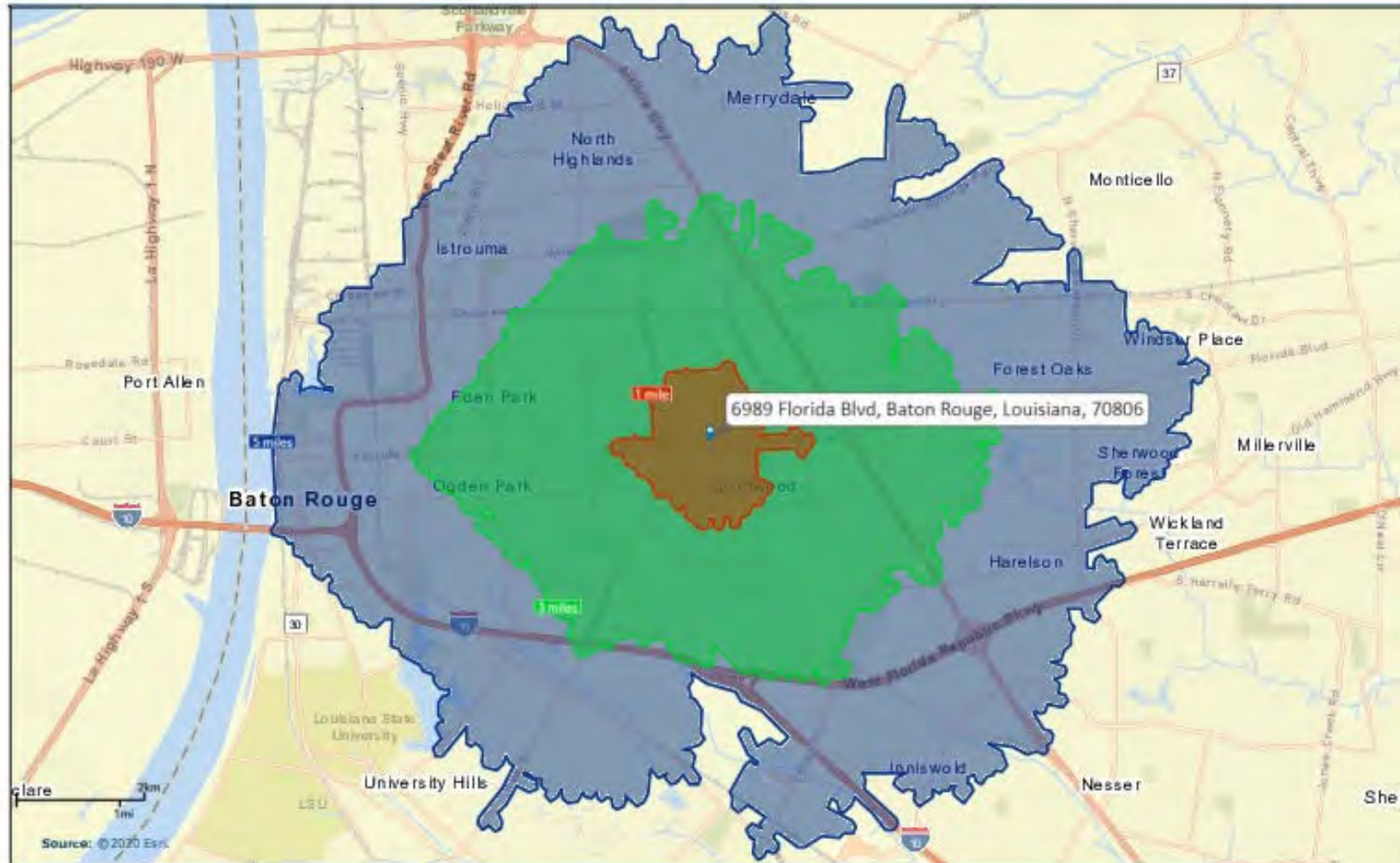


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**DRIVE TIME MAP: 1, 3, 5 MILE RADII**

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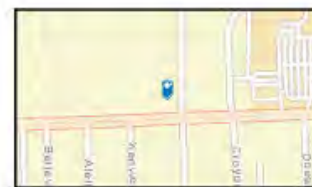
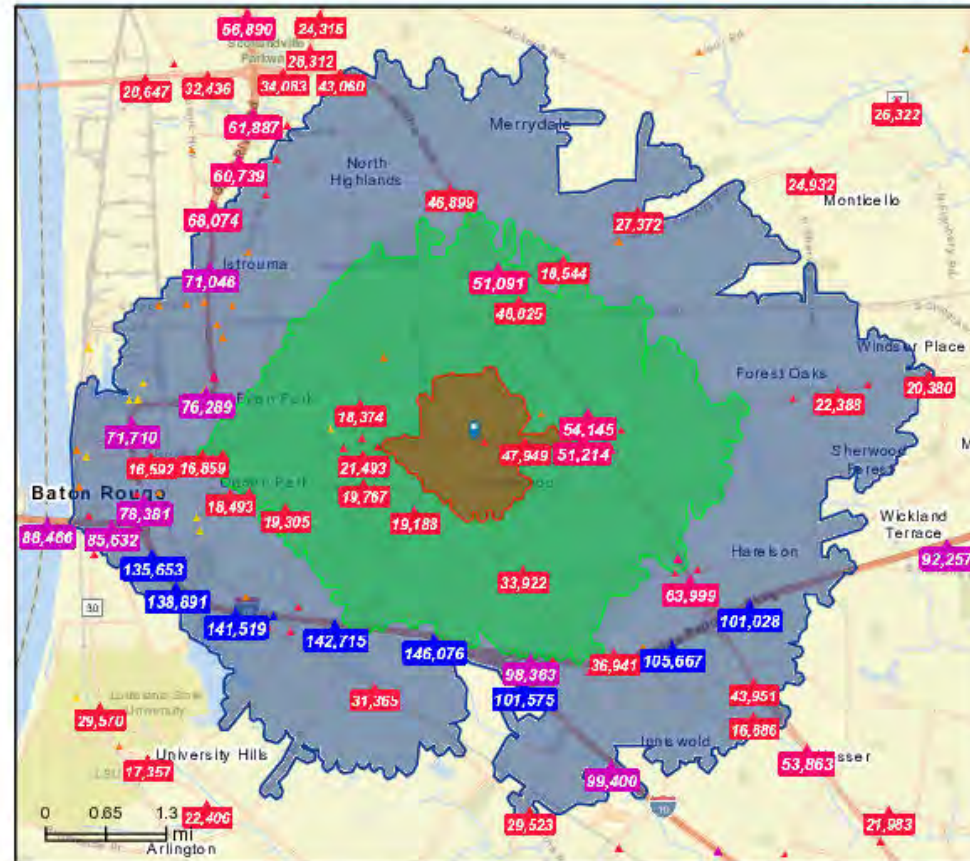


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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q4 2020).

January 12, 2021

## TRAFFIC COUNT MAP

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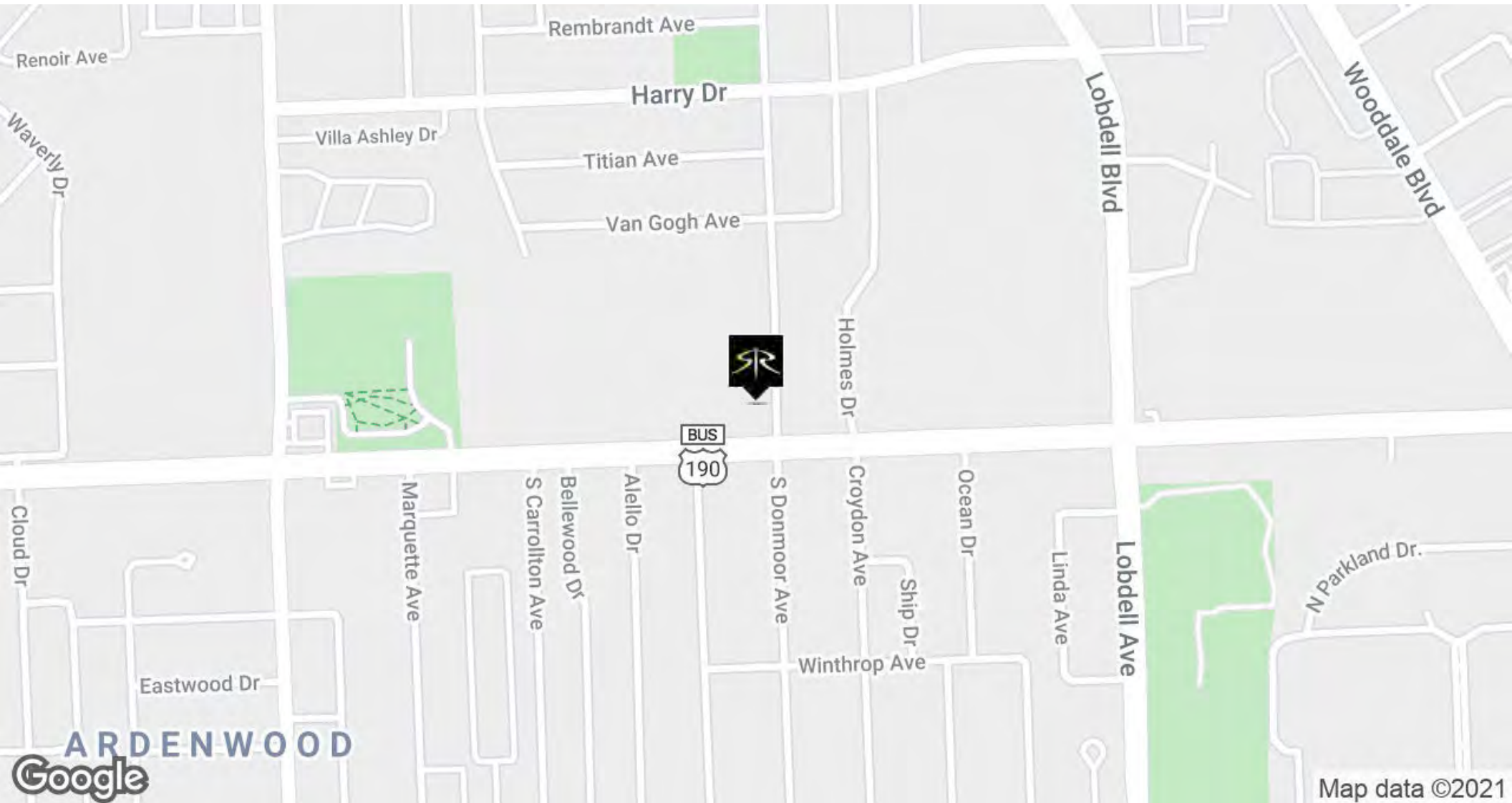


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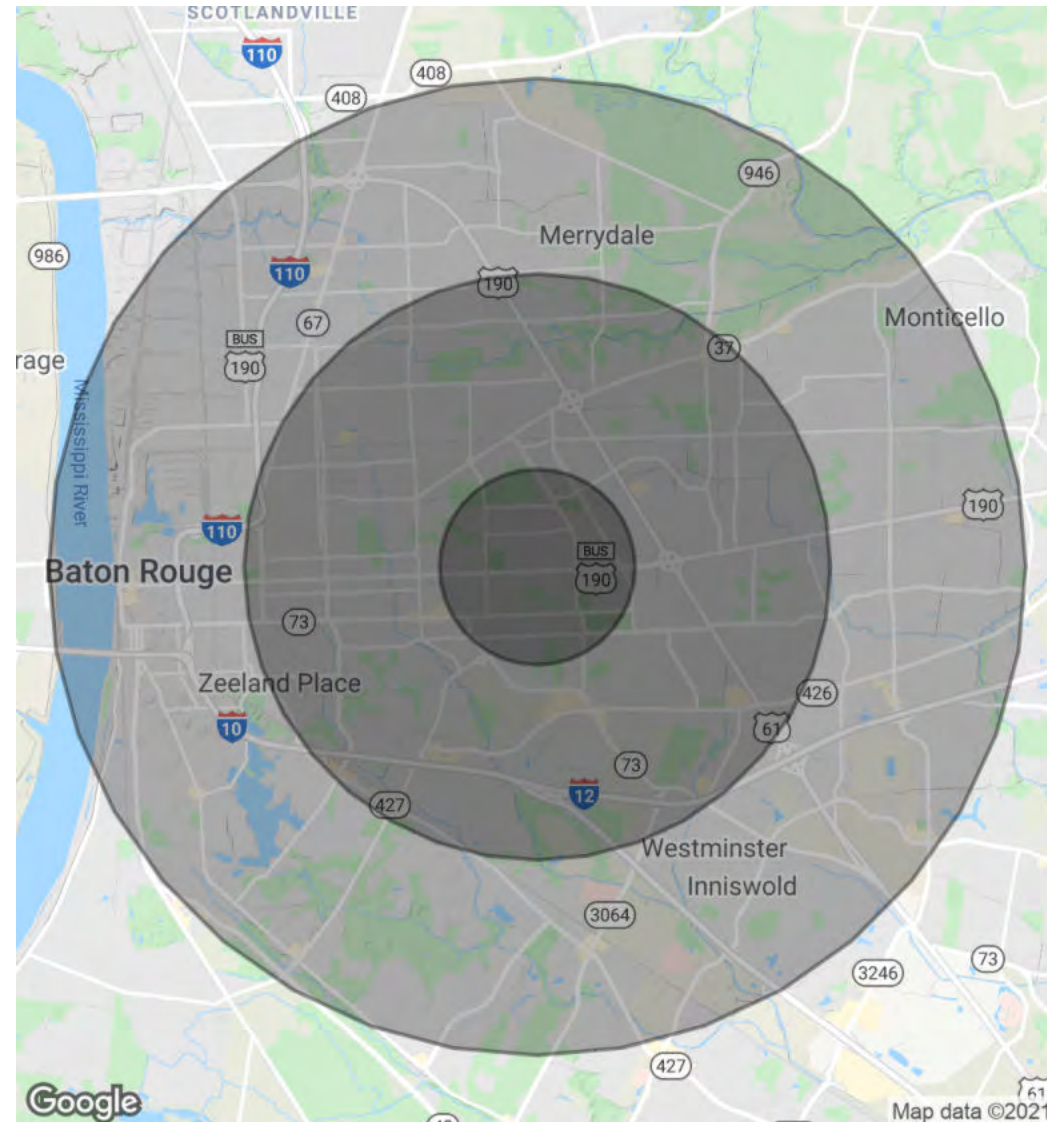
## DEMOGRAPHICS MAP & REPORT

| 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 2010 US Census



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For more information, please contact:

## CARMEN AUSTIN, MBA, CCIM

Associate Broker & Retail Specialist

**DIRECT:** 225.930.6256

**MOBILE:** 225.328.1778

**OFFICE:** 225.766.0000

**EMAIL:** carmen@sr-cre.com



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**WEB:** SAURAGEROTENBERG.COM

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