

DOUBLE DRIVE THRU QSR SITE BTS

1200 GARDERE LANE, BATON ROUGE, LA 70820



OFFERING SUMMARY

Sale Price:	\$1,246,875
BTS Lease Rate:	\$39.00 SF/yr (NNN)
Available SF:	2,500 - 6,000 SF
Lot Size:	1.43 Acres
Zoning:	LC-3

PROPERTY OVERVIEW

Owner will build to suit for qualified tenants. ±2,500 Square feet and up. Excellent quick service restaurant site with double drive thrus possible. Up to two buildings can up built on site.

±62,500 Square foot (±1.43 acres) (±250' x ±250') development site on Gardere Lane just south of Burbank Drive (30,000+ ADT) adjacent to the Cypress Mounds Baseball Complex.

Property is zoned LC3 (Light Commercial) with 250' of frontage along Gardere Lane. Also listed for sale.

PROPERTY HIGHLIGHTS

- Double drive thru QSR site BTS
- ±1.43 Acre site on Gardere Lane
- Next to Cypress Mounds Baseball Complex
- Zoning is LC3 (Light Commercial)
- 250' of frontage along Gardere Lane



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TROY BURTON

225.588.1256

troy.burton@remax.net

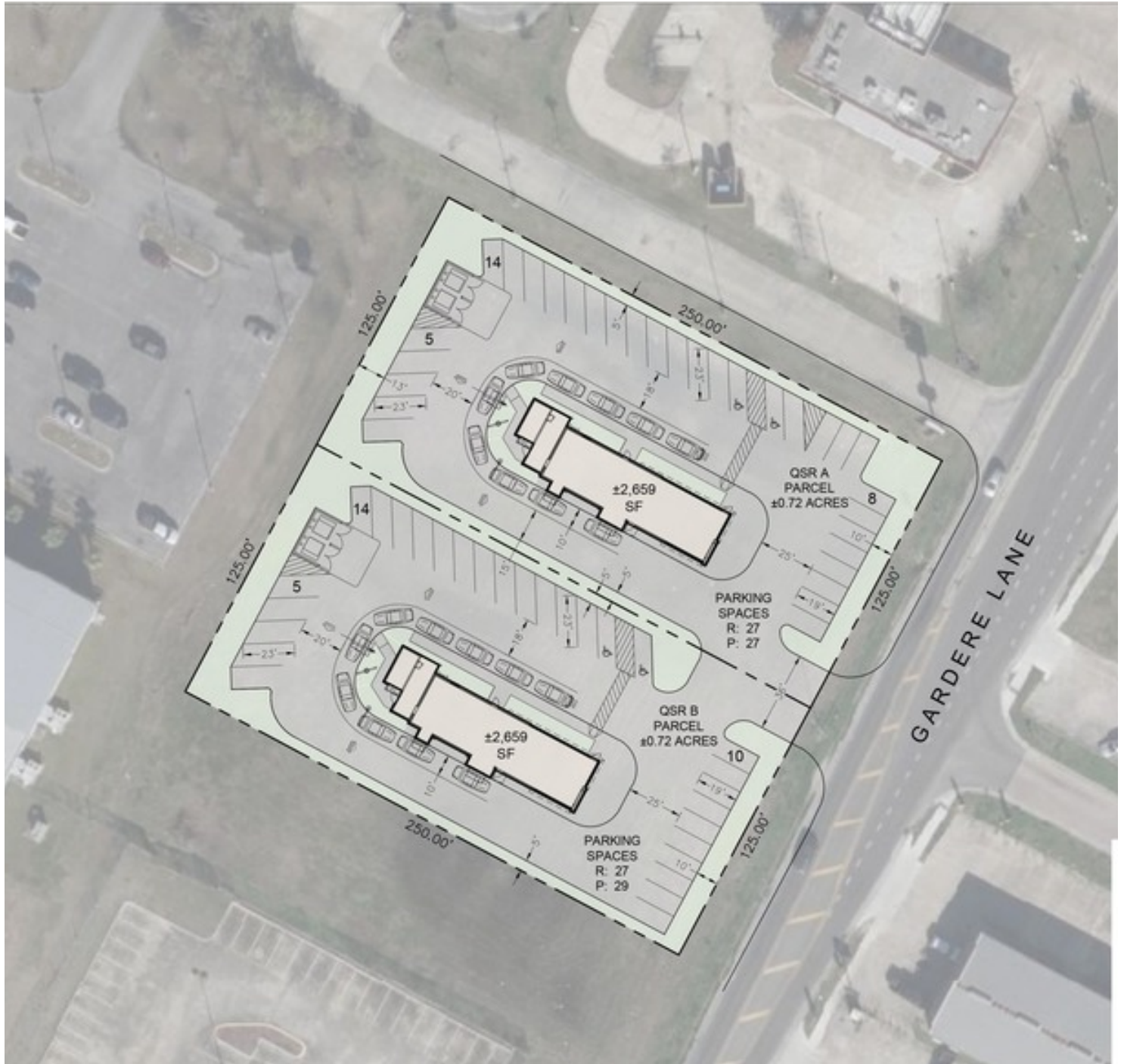
4750 Sherwood Common Blvd.
Baton Rouge, LA 70816

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Google

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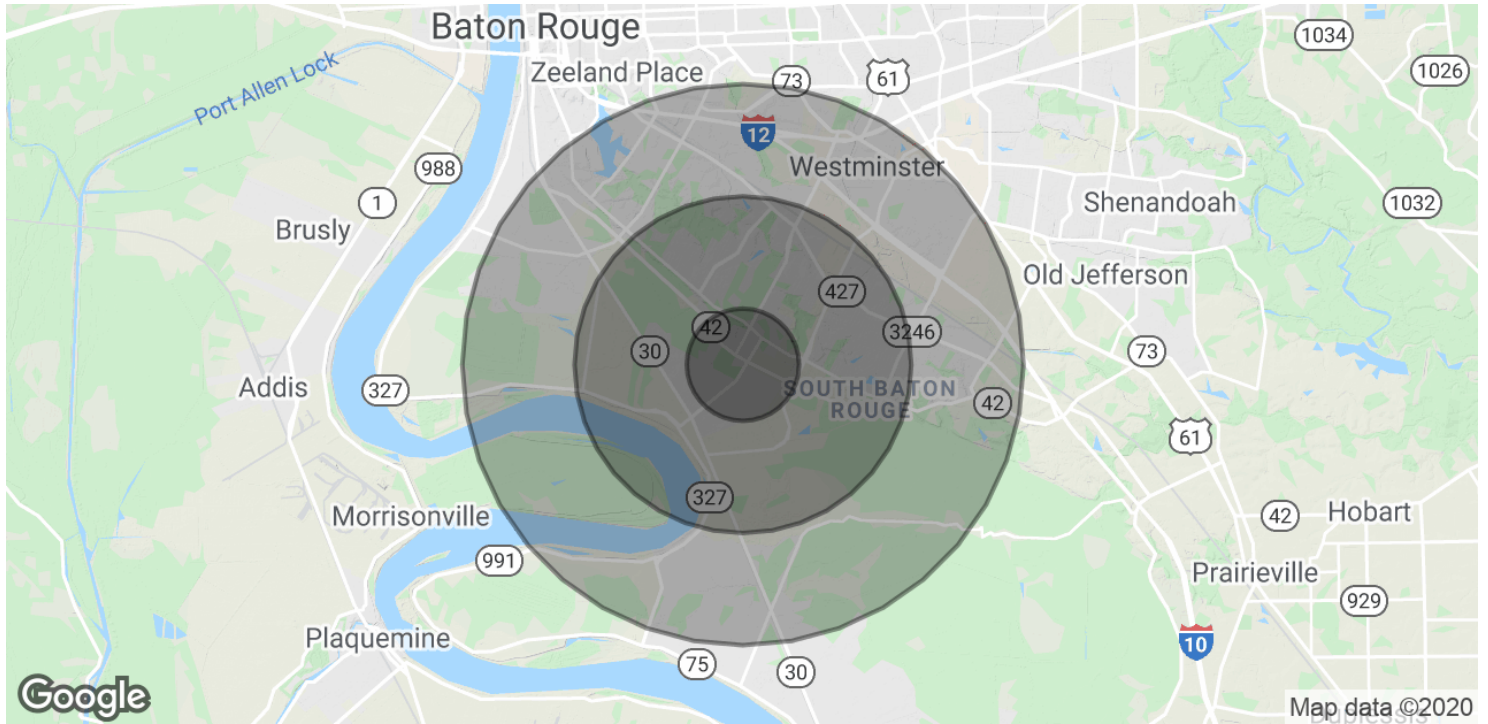
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,470	41,115	100,157
Average age	26.3	34.7	33.9
Average age (Male)	24.3	32.5	32.0
Average age (Female)	28.0	37.2	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,107	16,380	39,893
# of persons per HH	2.7	2.5	2.5
Average HH income	\$55,030	\$89,592	\$88,488
Average house value	\$216,295	\$316,423	\$313,906

* Demographic data derived from 2010 US Census



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