



10060 Burbank Drive

Baton Rouge, Louisiana 70810

Property Highlights

- Retail pad available for ground lease or build to suit
- Located on Burbank Drive, between Staring Lane & Bluebonnet Boulevard
- Site can accommodate a ±4,000 SF building
- Ideal for general retail user or small QSR w/ drive-thru
- Cross-access agreement in place granting access to Burbank Drive and Pecan Tree Drive

Lease Rate

Contact Agent(s) For Pricing



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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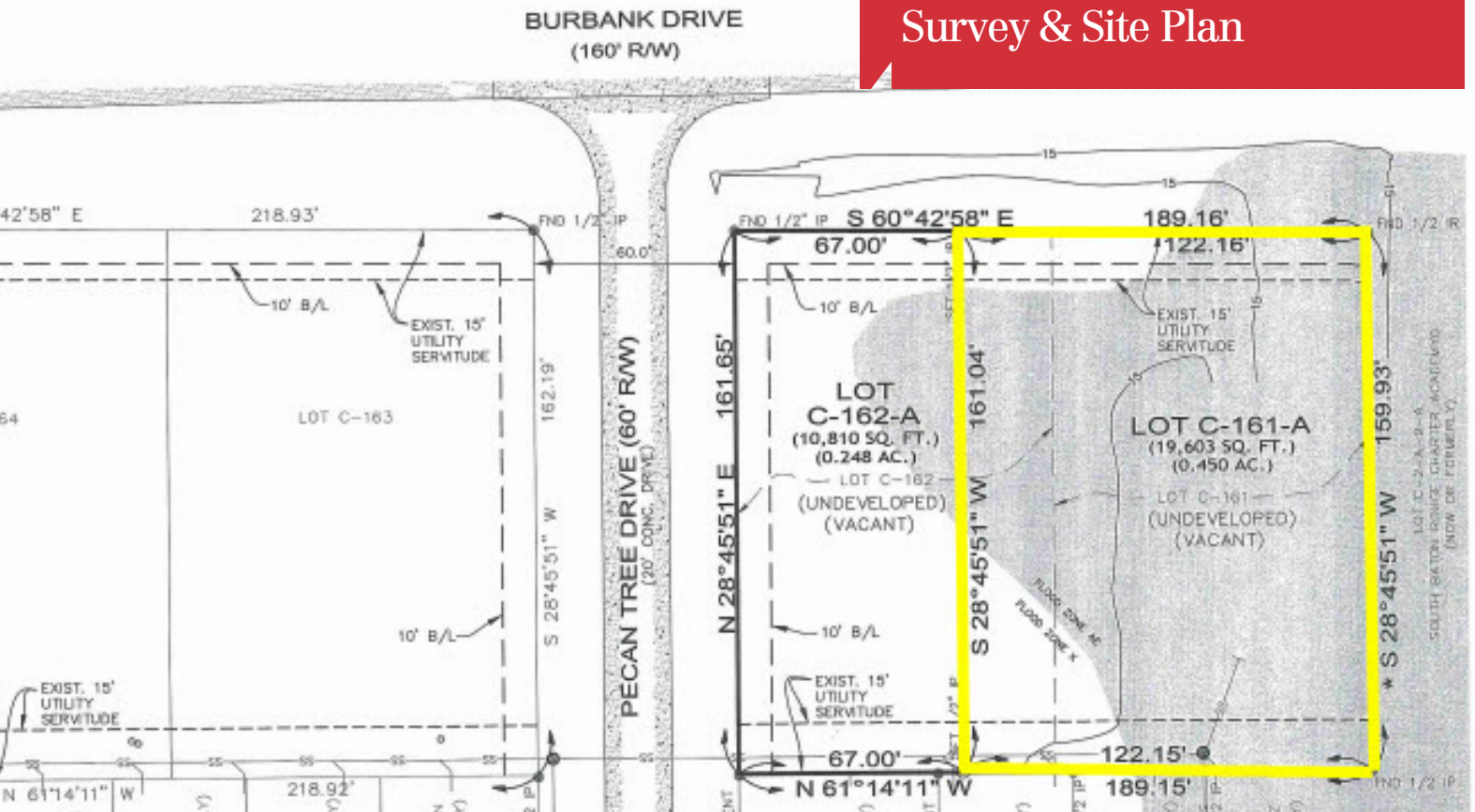
AVAILABILITY:	Ground Lease or Build to Suit
AVAILABLE SF:	Up to 4,000 SF Building
LEASE RATE:	Contact Agent(s)
LOT SIZE:	±19,603 SF
UTILITIES:	All public utilities currently on site
TRAFFIC COUNT:	23,156 vpd

Property Overview

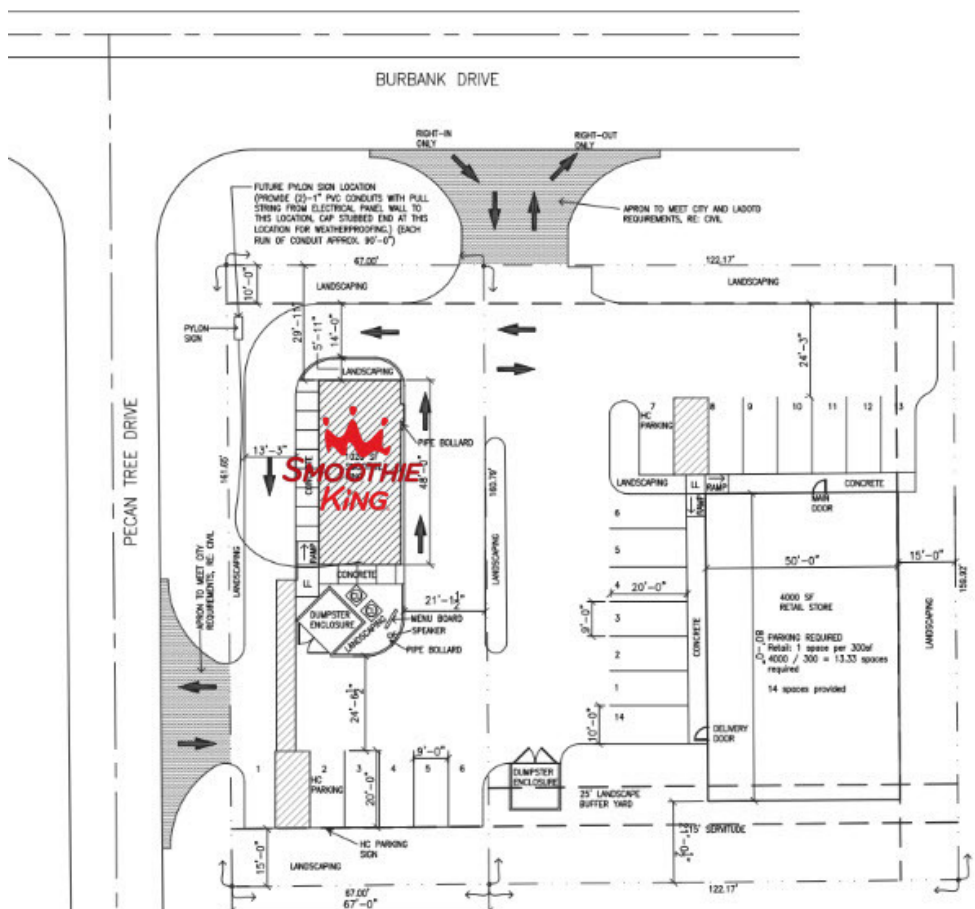
The subject property is a small retail pad perfect for a general retailer or fast food or fast casual restaurant. The site is located on Burbank Drive in South Baton Rouge between Staring Lane and Bluebonnet Boulevard. The lot benefits from a cross access agreement with Smoothie King giving access to the corner and full access from Burbank. A preliminary site plan has been created showing that up to 4,000 SF will fit on the lot. The lot will be available for a strict ground lease or the owner is capable of performing a build to suit for an end user. Pricing will depend on the finished building, lease term, creditworthiness of tenant, etc. Please contact agents for more details.

Location Overview

This area of Baton Rouge has experienced vast residential and commercial growth in recent years with more to come. On the residential side Pelican Lakes, Hunters Trace, Bellegrove, Preserve, Willows at Bayou Fountain and Lexington Estates have ±1,265 rooftops either just built or planned. Soon Harveston will be underway and when completed will be nearly 500 acres of mixed use. Notable commercial developments include @Highland (50,000 SF office with 8,000 SF retail and multifamily planned) and City Square (21,000 SF retail, 11,000 SF Ocshner Healthcare facility and a 7,000 SF retail center next door). Demographics are very strong within a 5 minute drive time of the site: 21,632 people, 8,460 households and an average household income of \$91,187.



Property Survey



Property Site Plan

1700 City Farm Drive
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Location Maps



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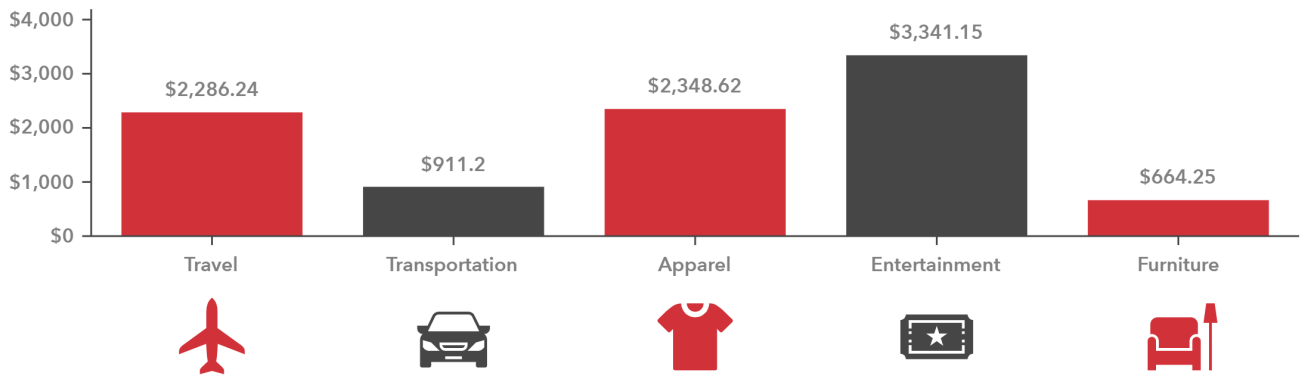
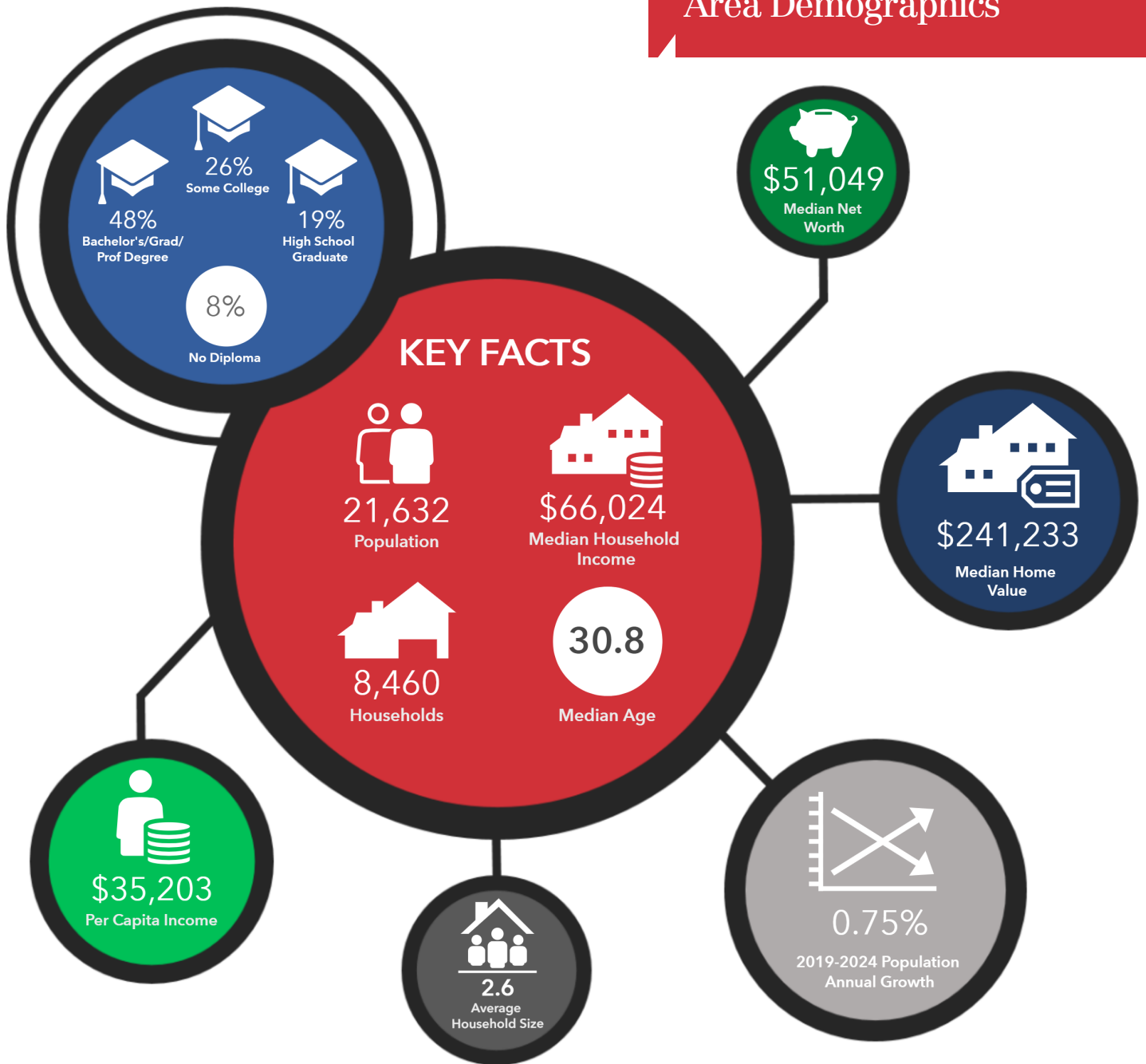
Area Retail



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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Area Demographics



*Spending facts are average annual dollars per household

Demographics are indicative of a 5 minute drive time to/from the subject property