

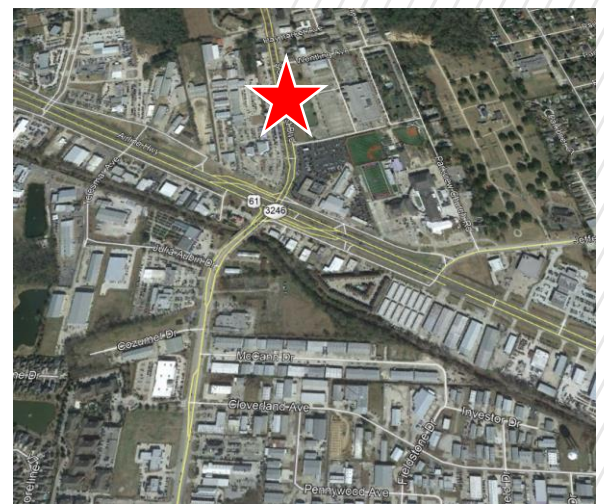
FOR SALE

**11450 AIRLINE HWY
BATON ROUGE, LA**



PROPERTY HIGHLIGHTS

Former Cracker Barrel located off corner from Seigen Lane and Airline Hwy. Located near one of the strongest trade areas in Baton Rouge, LA, this site has loads of traffic to help advertise your business and bring customers in. Property has a small office located at the back of the property that's included as well.



BUILDING SF	3,950
LAND SF	42,471
YEAR BUILT	TBD
PARKING	33 Spaces
TRAFFIC COUNTS	37,575 VPD

SIGNAGE TYPE	pylon sign
1-MILE (POP.)	9,143
3-MILE (POP.)	73,022
MED. INCOME	\$67,080
SPACE USE	TBD

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Bradley McCoy
Site Specialists, LLC
Managing Broker
+1 504-287-8043
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LEGAL INFORMATION

TAX PARCEL ID	442860
2020 RE TAXES	\$5,921.26
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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