



FOR SALE

**11450 Airline Hwy
Baton Rouge, LA 70809**



PROPERTY HIGHLIGHTS

Former Gas Station C-Store site for sale at the southwest quadrant of Airline Highway and Siegen Lane. The subject property consists of two buildings and a canopy overhang on +/- 0.975 acres of land. The front building is approximately 2,928 SF and the back building is 1,575 SF.

BUILDING SF	4,503
LAND SF	42,471
Zoning	C2
Flood Zone	AE & X
TRAFFIC COUNTS	30,000 VPD

SIGNAGE TYPE	Pylon
3-MILE (POP.)	73,254
5-MILE (POP.)	173,941
AVG HH. INCOME	\$80,634
SPACE USE	Retail / Industrial



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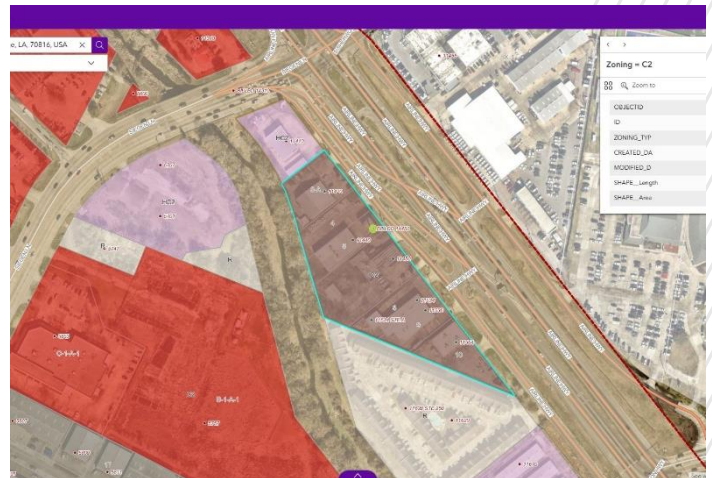
Neighboring Sites

O'Reilly Auto Parts, Hertz Car Rental, AutoZone Auto Parts, Parkview Baptist, Robinson Brothers Ford, All Star Chevrolet, etc. .



LEGAL INFORMATION

TAX PARCEL ID	442860
2025 RE TAXES	\$6,828.13
ZONING	C2 (City of St. George)



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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