

FOR SALE

**110 S FOSTER DR.
BATON ROUGE, LA**

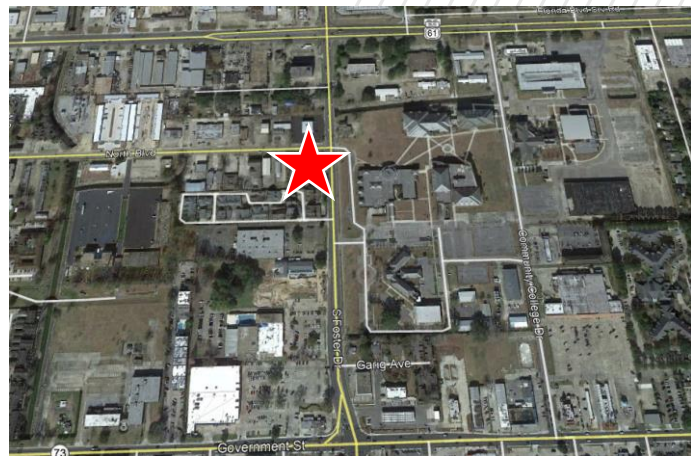


PROPERTY HIGHLIGHTS

1 Acre site located at the hard corner of S Foster and N Blvd between Florida and Government. There is a traffic light at the intersection and the property is located directly across BRCC. Other area retailers include Albertson's, Piggly Wiggly, Raising Cane's, and McDonald's.

BUILDING SF	3,500
LAND SF	42,689
YEAR BUILT	TBD
PARKING	18 Spaces
TRAFFIC COUNTS	21,493 VPD

SIGNAGE TYPE	pylon sign
1-MILE (POP.)	9,367
3-MILE (POP.)	87,126
MED. INCOME	\$39,353
SPACE USE	N/A



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BRADLEY MCCOY
Site Specialists – Managing Broker
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LEGAL INFORMATION

TAX PARCEL ID	503142
2019 RE TAXES	\$6303.89
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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