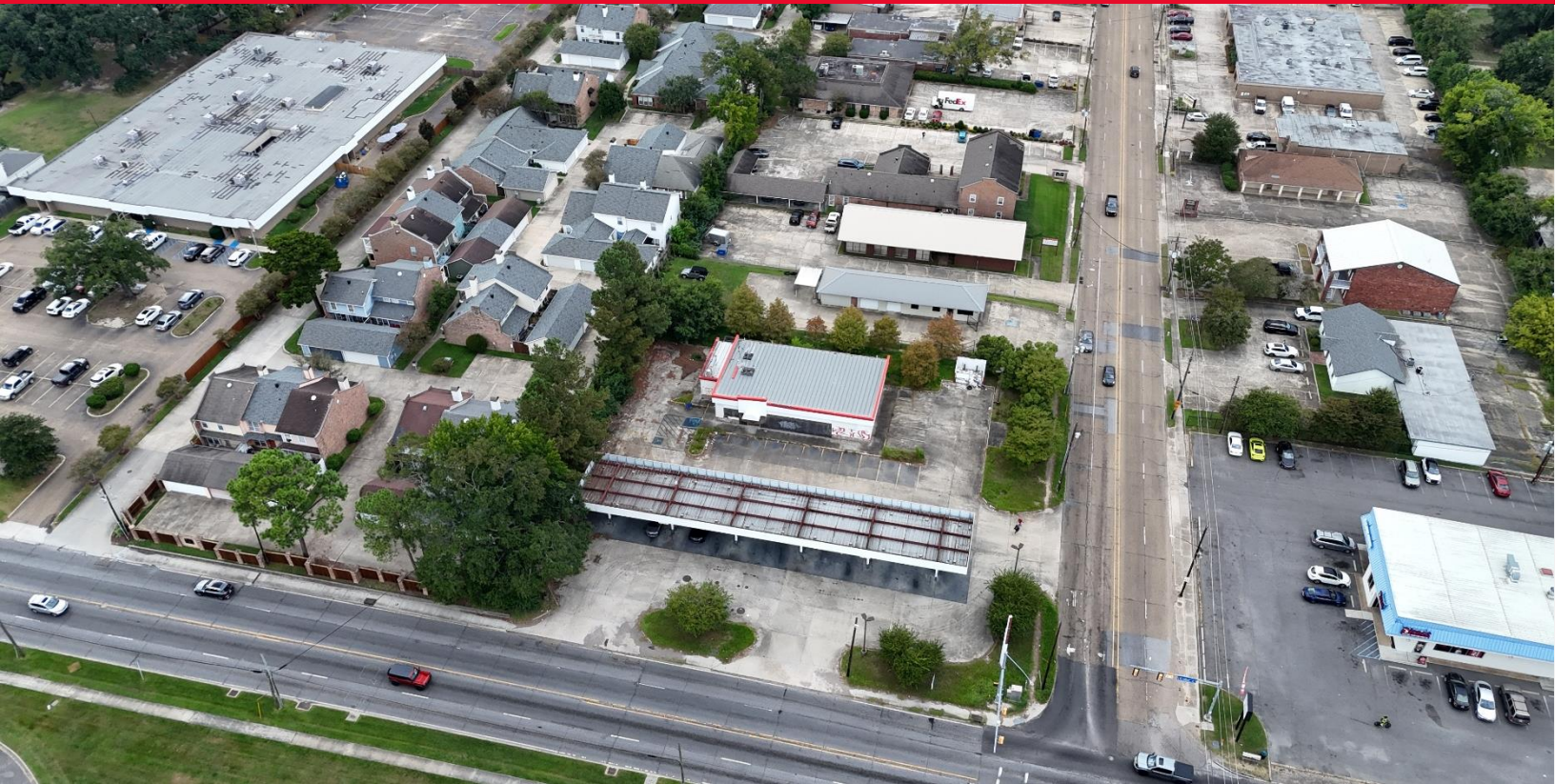




**FOR SALE**

**110 South Foster Drive  
Baton Rouge, LA 70806**



## PROPERTY HIGHLIGHTS

Former Gas Station C-Store on the hard corner, lighted T-intersection of South Foster Drive and North Blvd. The subject property consists of one building and a canopy overhang on +/- 0.99 acres of land and is located south of Florida Blvd and north of Government Street.

<b>BUILDING SF</b>	3,853
<b>LAND SF</b>	43,148
<b>ZONING</b>	C1
<b>FLOOD ZONE</b>	X
<b>TRAFFIC COUNTS</b>	20,200 VPD

<b>SIGNAGE TYPE</b>	Pylon
<b>3-MILE (POP.)</b>	83,419
<b>5-MILE (POP.)</b>	194,438
<b>AVG HH. INCOME</b>	\$57,704
<b>SPACE USE</b>	Retail / Office



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### Neighboring Sites

Blue Store Chicken, Direct Auto Insurance, RaceTrac, Raising Cane's Chicken Fingers, Circle K, Jack in the Box, McDonald's, Albertson's, Baton Rouge Community College, etc.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	503142
<b>2025 RE TAXES</b>	\$8,216.32
<b>ZONING</b>	C1



### 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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