



FOR SALE

110 South Foster Drive
Baton Rouge, LA 70806

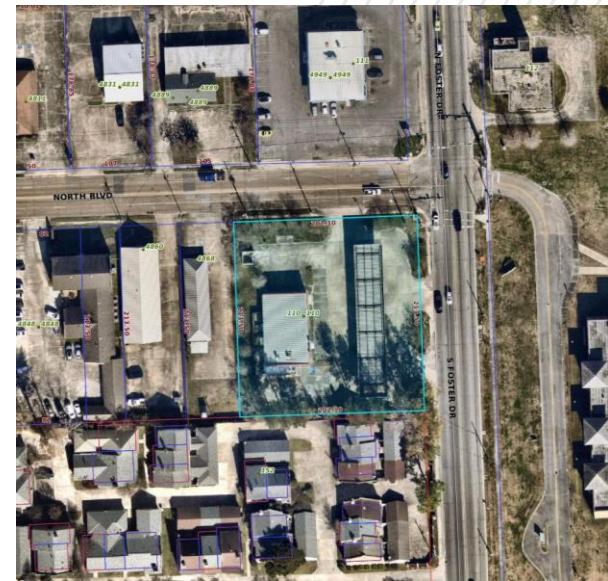


PROPERTY HIGHLIGHTS

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.

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

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

TAX PARCEL ID	503142
2025 RE TAXES	\$8,216.32
ZONING	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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