

Freestanding Drive-Thru/QSR Building

5930 Plank Rd Baton Rouge, LA 70805

PROPERTY SUMMARY



Property Description

620 SF freestanding drive-thru building fronting Plank Rd. Outparcel to Plank Rd Shopping Center - tenants include GoAuto, Healthy Smiles Dentistry, and Bin City Liquidation. The building is configured for a dual drive-thru and was originally occupied by Rally's and most recently by The General Insurance. Plank Road Shopping Center sits at a signalized intersection surrounded by national retailers. Dedicated pylon signage is available. Traffic counts average 13k VPD on Plank Rd with over 30k VPD on US 190 .4mi from site.

Property Highlights

- Drive-Thru Building
- Signalized Intersection with Frontage on Plank Rd
- Situated Among Many National Retailers

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Offering Summary

Lease Rate:	\$1,850.00 per month (NNN)
Building Size:	620 SF
Lot Size:	.46 Acres (20,037 SF)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,741	24,512	56,715
Total Population	10,621	62,002	128,141
Average HH Income	\$33,053	\$35,876	\$48,181



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RETAILER MAP



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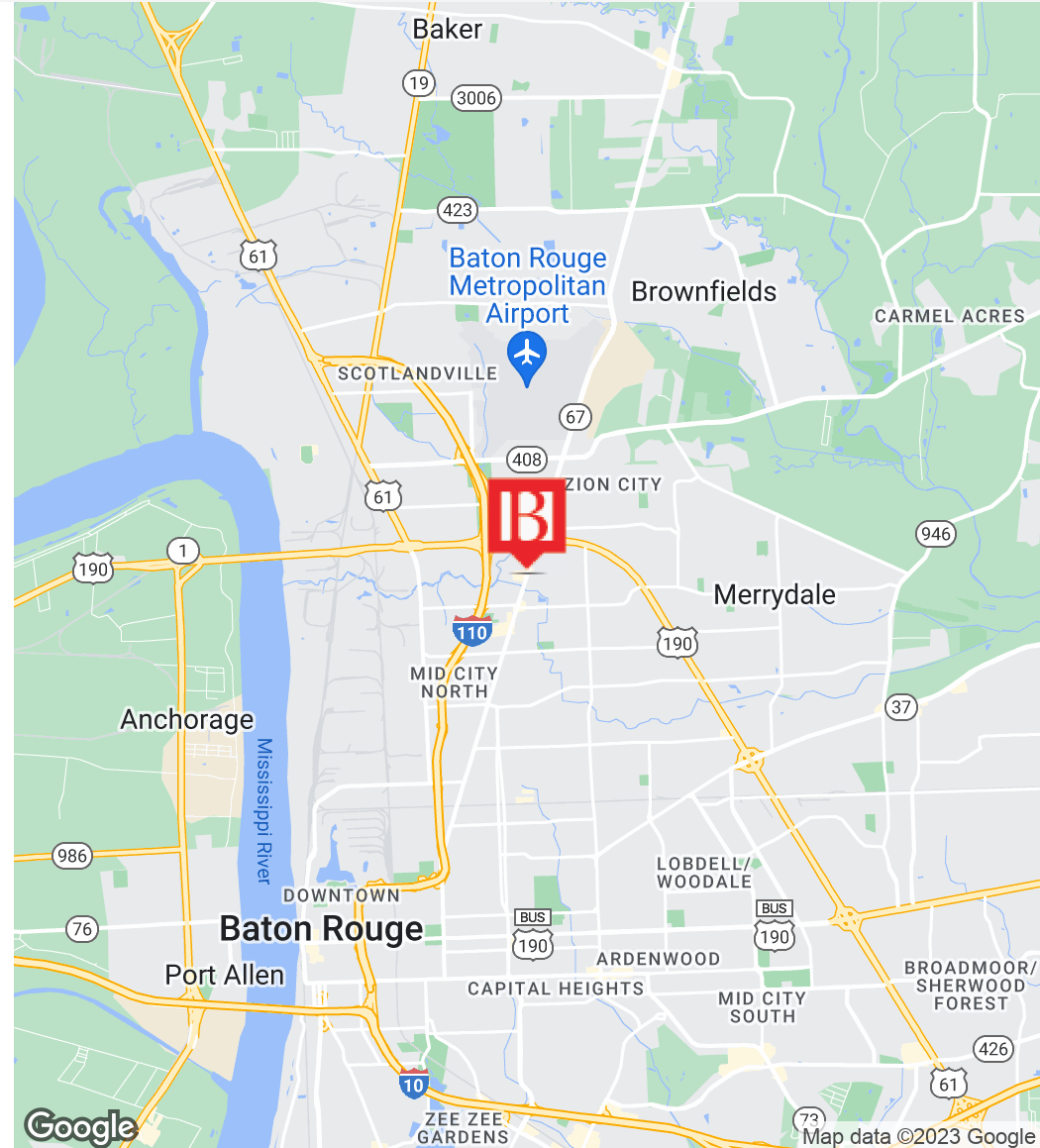
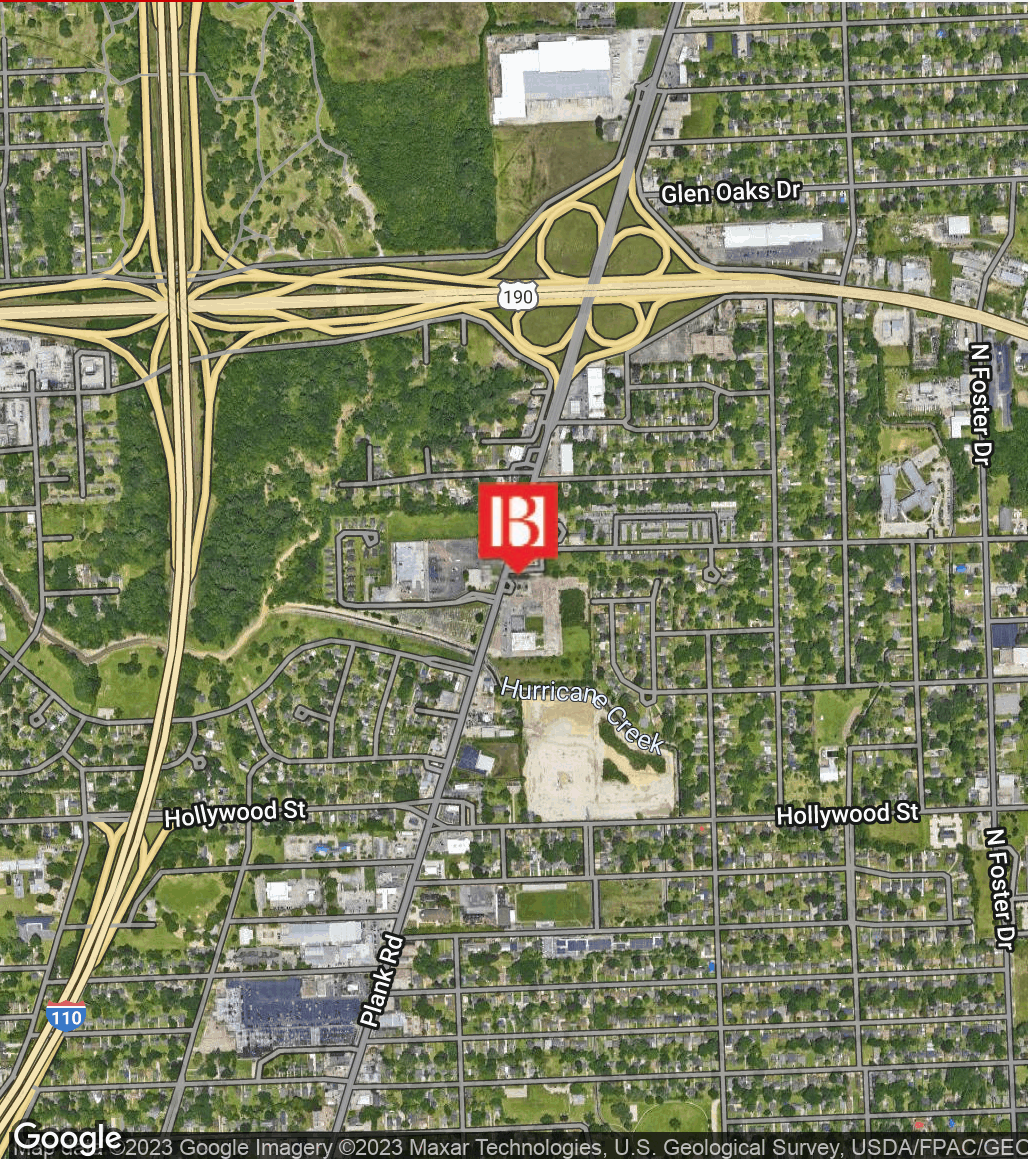
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LOCATION MAP



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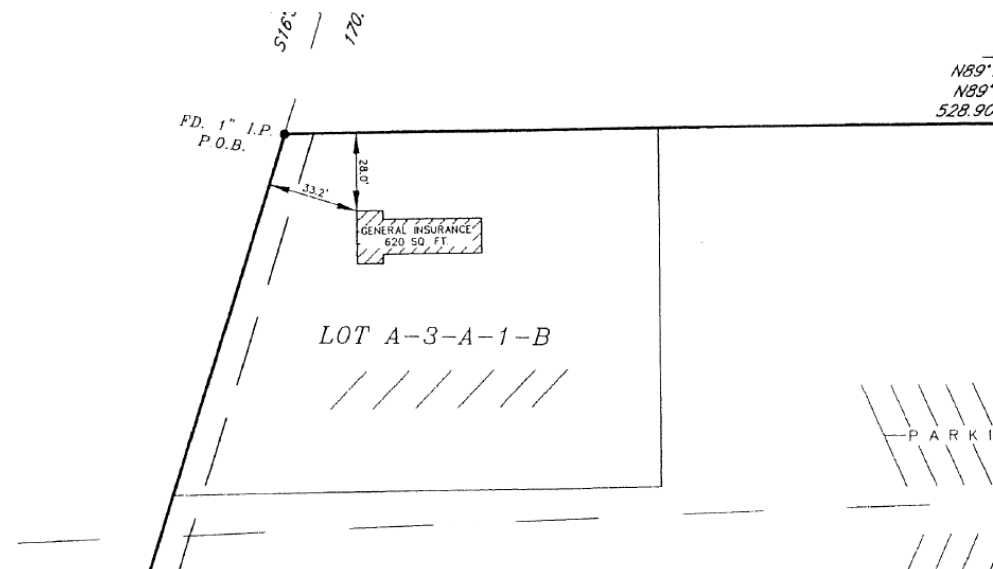
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ADDITIONAL PHOTOS



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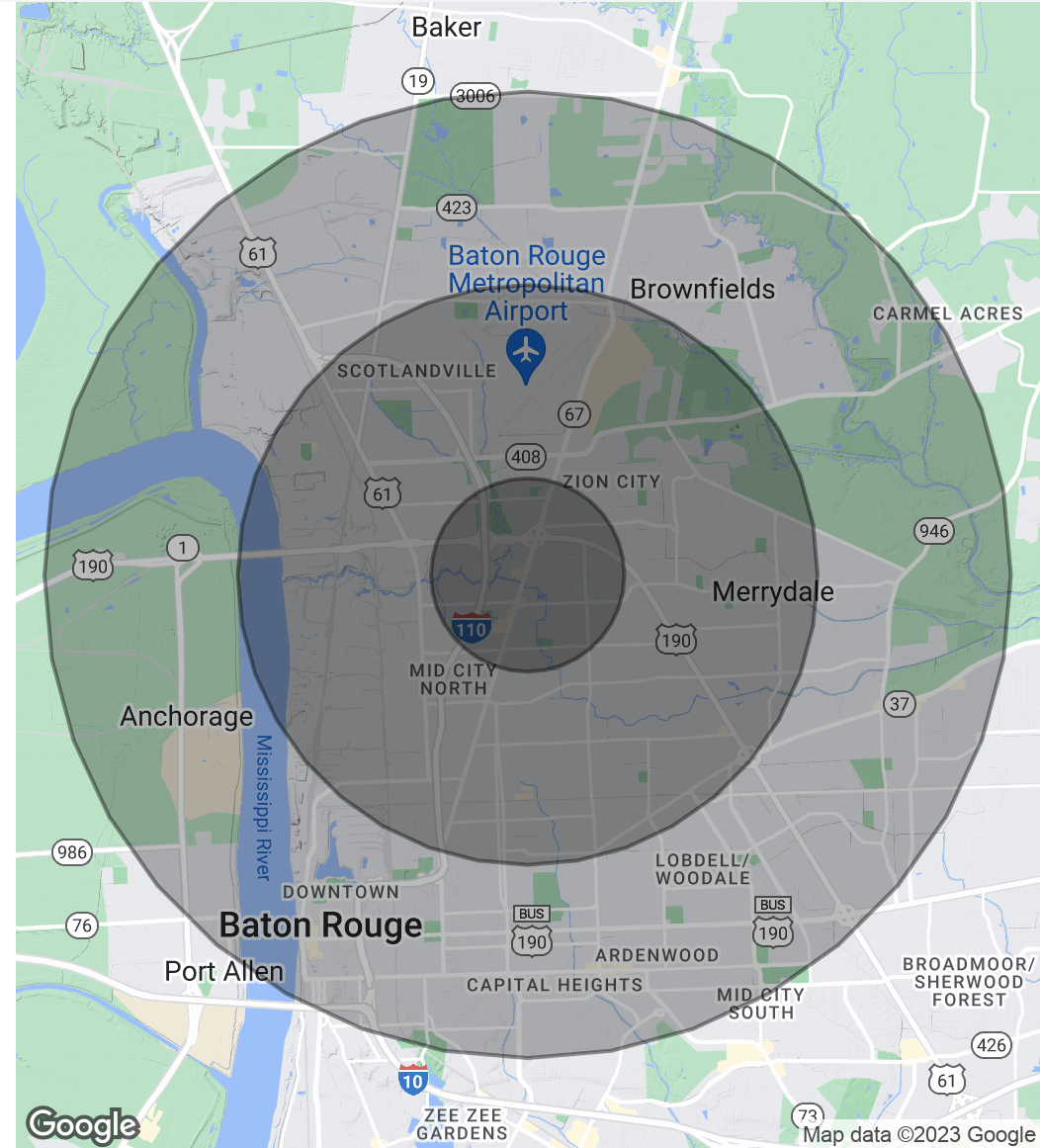
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	10,621	62,002	128,141
Average Age	29.4	31.5	35.2
Average Age (Male)	26.1	29.9	33.4
Average Age (Female)	34.6	34.0	37.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,741	24,512	56,715
# Of Persons Per HH	2.8	2.5	2.3
Average HH Income	\$33,053	\$35,876	\$48,181
Average House Value	\$88,956	\$119,480	\$149,932

* Demographic data derived from 2020 ACS - US Census



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