

Restaurant For Sale or Lease

2450 S Acadian Thruway, Baton Rouge, LA 70808

MAESTRI·MURRELL INC.
REAL ESTATE

Ben Stalter
(225) 298-1250
bstalter@mmcre.com

Drew Gonzales
(225) 298-1250
dgonzales@mmcre.com

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SUMMARY

Description	Free standing restaurant
Building Size	8,515 SF
Lot Size	2.53 Acres
Sale Price	\$3,900,000
Lease Rate	\$25.00/SF NNN
Zoning	C2



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**Subject
Property**

Walmart

TRADER JOE'S
 **lululemon**
SEPHORA

Chick-fil&
 **STARBUCKS™**

SPROUTS
FARMERS MARKET

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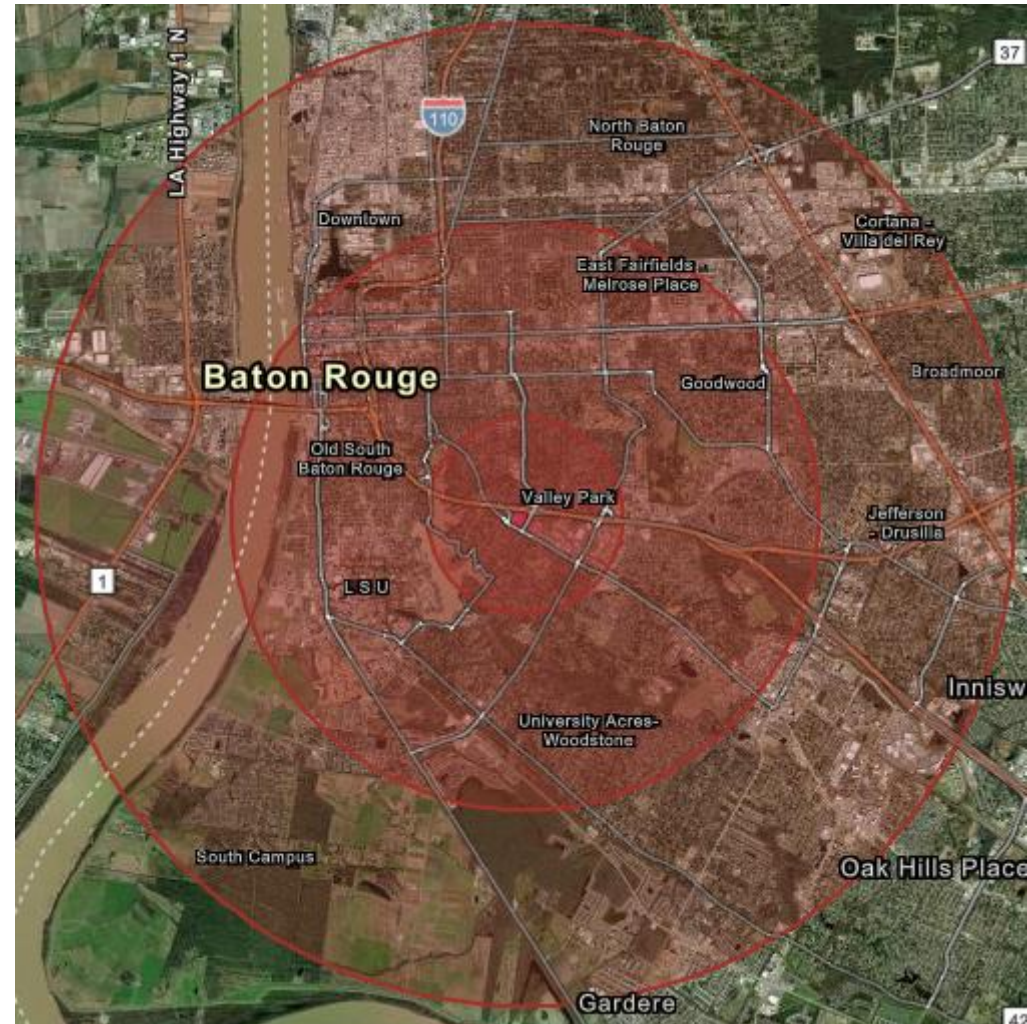
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	8,001	85,923	170,972
Total Households	3,523	38,455	75,779
Average Household Income	\$132,918	\$100,038	\$94,405



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