



CONVENIENCE STORE FOR SALE

11311 Florida Blvd., Baton Rouge, LA 70815

7 South Commercial Real Estate is pleased to offer this convenience store which is currently under construction and scheduled for completion 4Q 2026. It is located on the metro area's main street, Florida Blvd., and at the intersection with another major metro artery, Sherwood Forest Blvd. This is a great commuter route intercept location which is also surrounded by residential, retail and, a mile to the north, a busy light industrial neighborhood.

Description & Terms:

- **Asking price: \$4,700,000**
- **Size: 6148 SF building on 1-acre hard corner lot.**
- **Estimated Performance: 120K gal/mo.; \$220K/mo. Inside sales.**
- **Traffic: 30K vehicles per day on Florida, 11K on Sherwood.**
- **Fully permitted and under construction with completion scheduled for October 2026.**

Tom Maraist

225-200-4180

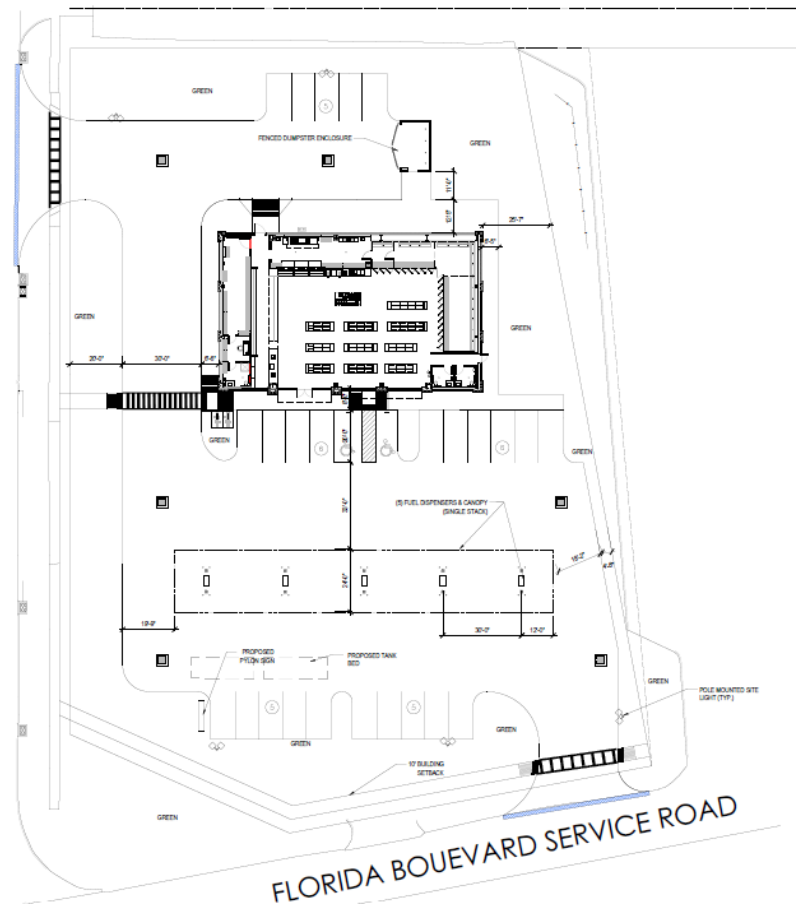
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NORTH SHERWOOD FOREST BOULEVARD



Site Plan

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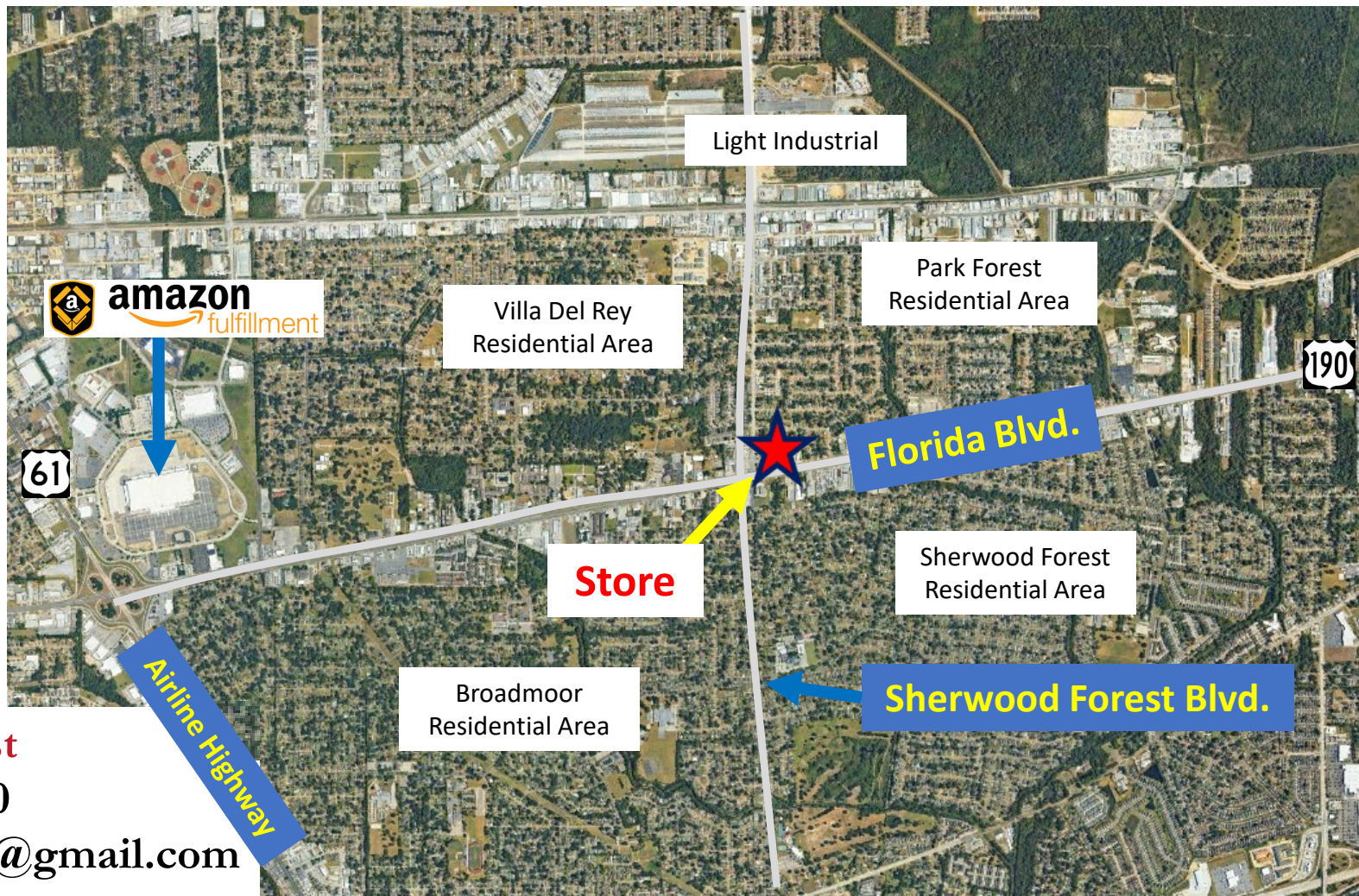
Commercial Real Estate, LLC
1315 Carrollton Avenue
South Baton Rouge, LA 70806

Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.



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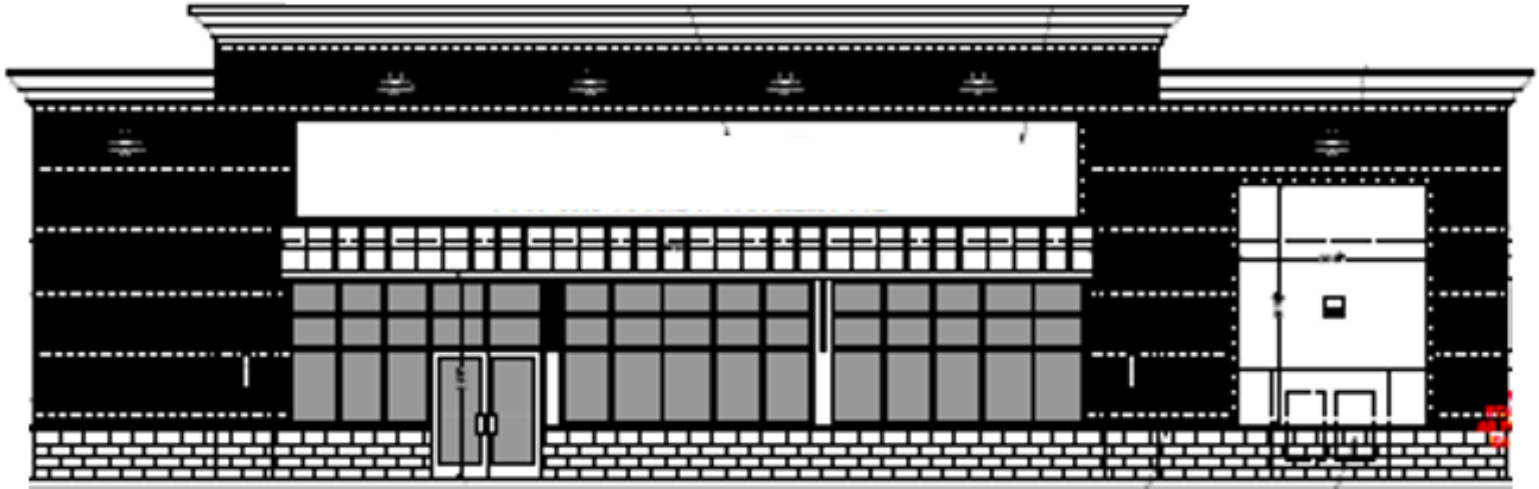
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Exterior similar to other sites developed by owner.



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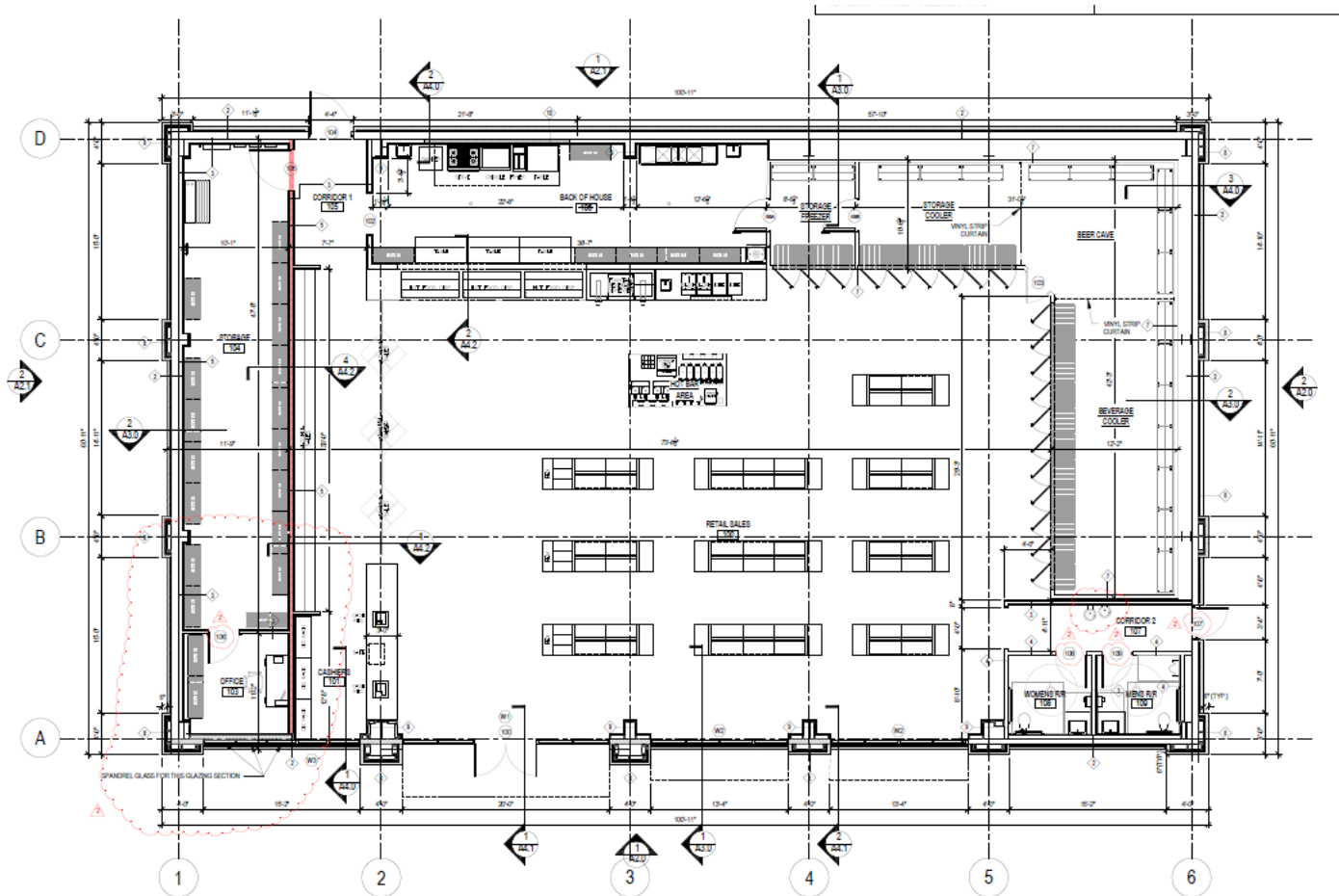
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Floor Plan



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