



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RESTAURANT SPACE | FOR SUBLEASE

QSR with Drive Thru on Hwy 51 at I-10 Exit

4292 Highway 51 (Main Street)

LAPLACE, LA 70068

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LOCATED AT INTERSECTION OF MAIN STREET AND I-10

4292 Highway 51 (Main Street), LaPlace, LA 70068

DESCRIPTION

This former Burger King is located a quarter mile from I-10 in LaPlace, LA, and provides a strong interstate exit opportunity as well as easy access to the LaPlace market to the south. This area is a flourishing retail market in recent years including the addition of a Starbucks in 2023. Along with other QSRs, the property sits in between six overnight hotels.

Main Street (Highway 51) is well traveled at 28,207 vpd, and this site has excellent visibility and access, with signage and a drive thru. The building is perfectly situated for future restaurant use.

OVERVIEW

SIZE	2,717 sf building (approximate) 44,500 sf site (approximate)
RENTAL RATE	\$25.00/sf, NNN
TERM	Primary term ends May 31, 2029 Possibility of post-term options with fee owner
PARKING	32 surface spaces



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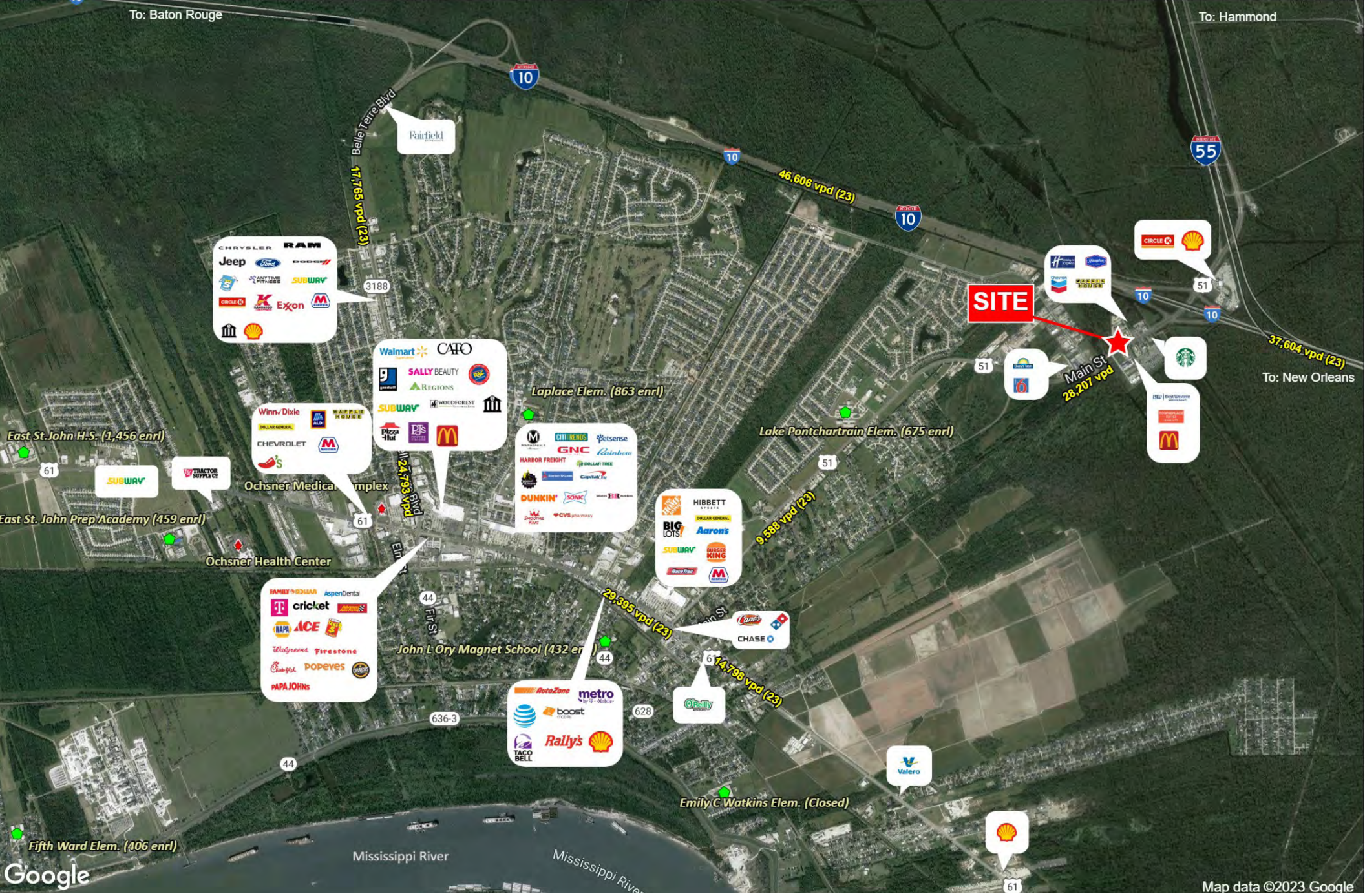
SITE

DEMOGRAPHICS (EST. 2023)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	1,148	19,708	32,291
Average HH Income:	\$111,978	\$107,594	\$102,498
Median HH Income:	\$106,050	\$75,197	\$72,769
Daytime Population:	317	4,370	7,994

Map data ©2023 Google

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