



QSR with Drive-Thru

11682 PLANK RD, BATON ROUGE, 70811



PROPERTY HIGHLIGHTS

- QSR with Drive-Thru available for Lease
- Former Jack in the Box located at the corner of Plank Rd and Kleinpeter Rd
- Located in Baker, LA just north of the Baton Rouge Metro Airport
- Full kitchen buildout with equipment to remain in place including vent hood, grease trap, wash area and walk in cooler/freezer
- Lighted access to the property with dual access from Plank Rd and Kleinpeter Rd
- Close to strong residential numbers
- Property is equipped with a drive-thru
- Large seating area
- Prime pylon signage opportunity available along Plank Rd

PRICING SUMMARY

- Square Footage: 2,655 SF
- Lease Rate: \$30/SF
- Lease Type: NNN



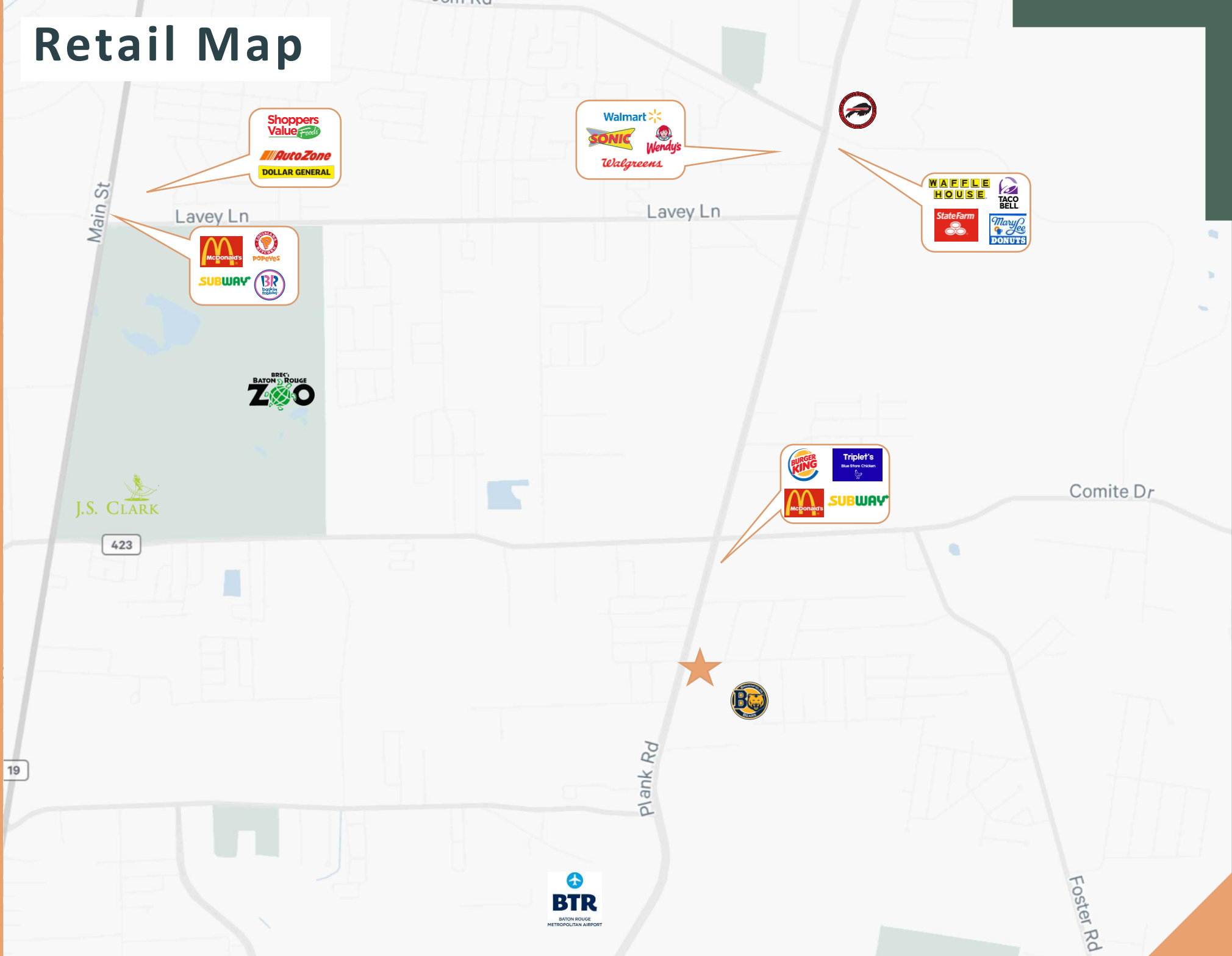
Kleinpeter Rd

Plank Rd - 14,023 AADT

Interior Photos

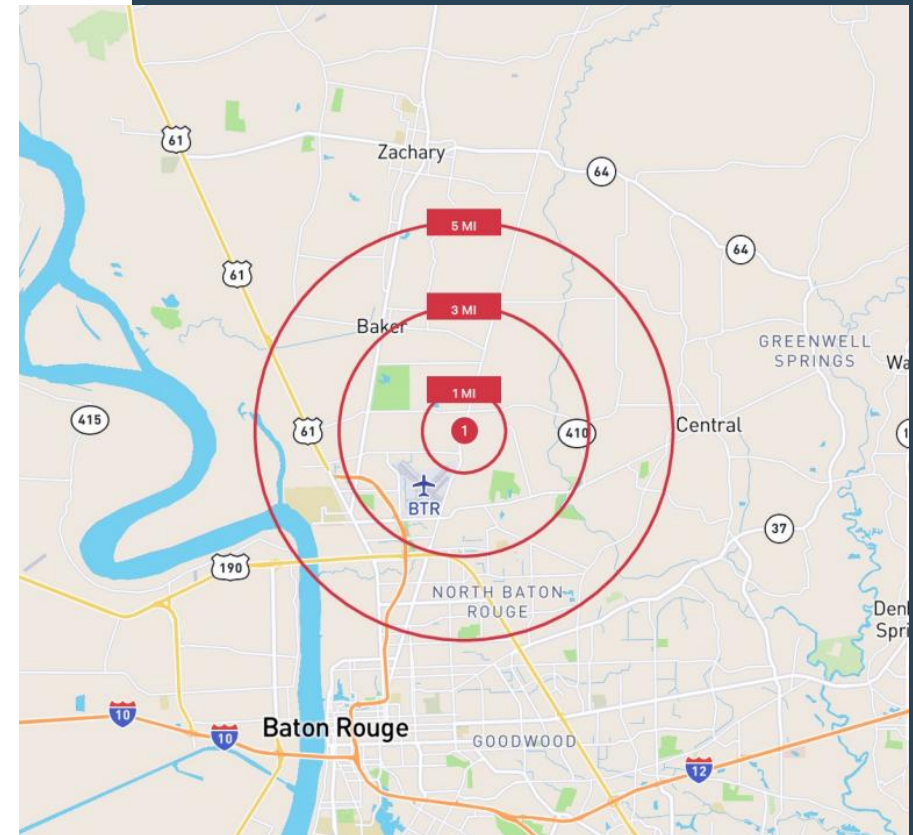


Retail Map



Demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILE	5 MILE
Population			
2025 Population	4,109	32,123	78,745
2030 Population - Projection	4,116	31,997	78,081
Generations			
Generation Alpha	10.9%	11.3%	12.4%
Generation Z	23.4%	24.3%	26.9%
Millennials	22.3%	22.4%	21.9%
Generation X	18.5%	17.9%	17.3%
Baby Boomers	21.2%	20.7%	18.6%
Greatest Generations	3.6%	3.4%	2.9%
Households			
2025 Households	1,585	12,198	29,212
2025-2030 Annual Growth Rate	.30%	.24%	.19%
Household income			
Average Household Income	\$55,916	\$69,813	\$63,492
Median Household Income	\$45,263	\$53,451	\$42,367
Housing value			
Median Home Price	\$168,724	\$168,318	\$168,173
Average Home Price	\$254,927	\$217,901	\$222,924
Housing units			
Owner-Occupied Housing	64.5%	58.8%	50.3%
Renter-Occupied Housing	26.2%	30.1%	36.4%



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