



# HARD CORNER RETAIL SUITE OR BUILD-TO-SUIT

15913 OLD HAMMOND HWY BATON ROUGE, LA 70816



## OFFERED: FOR LEASE

### LEASE RATE: \$16/SF/YR (SUITE) / NEGOTIABLE (PARCEL)

### 1,200 SF OR ±0.37 ACRES

- ±1,200 SF Retail End-Cap Suite - \$16/SF/YR (\$1,600/mo)
- ±0.37 Acre Ground Lease / Build-to-Suit Available - Rate Negotiable
- Highly traveled intersection for commuters - 32,100 VPD

#### CONTACT:

KEAGAN FINLEY WILL CHADWICK  
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800.895.9329 | elifinrealty.com | January 2021  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



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- This hard corner gas station / convenience store is located at the signalized intersection of Old Hammond Hwy and O'Neal Lane. This intersection is just south of the intersection with Florida Blvd where O'Neal turns into the Central Throughway.
- This intersection sees approximately 32,100 vehicles per day and is a highly traveled route for commuters between Central / Denham Springs and Baton Rouge.
- An end cap retail suite in the convenience store building is available.
- The vacant parcel adjacent to the west of the gas station is also available as a ground lease or build to suit. Terms negotiable. Contact Broker for more information.

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# ADDITIONAL PHOTOS

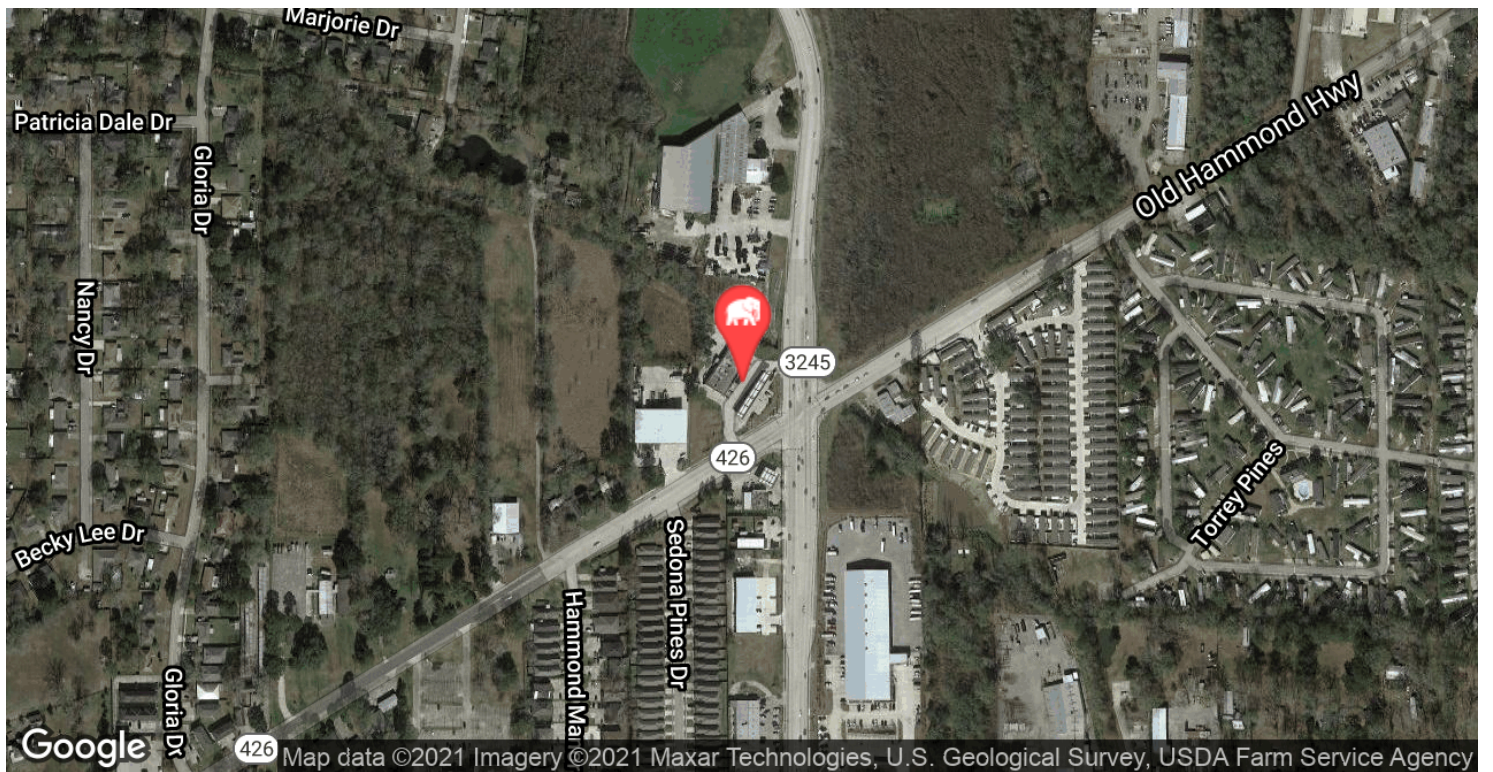
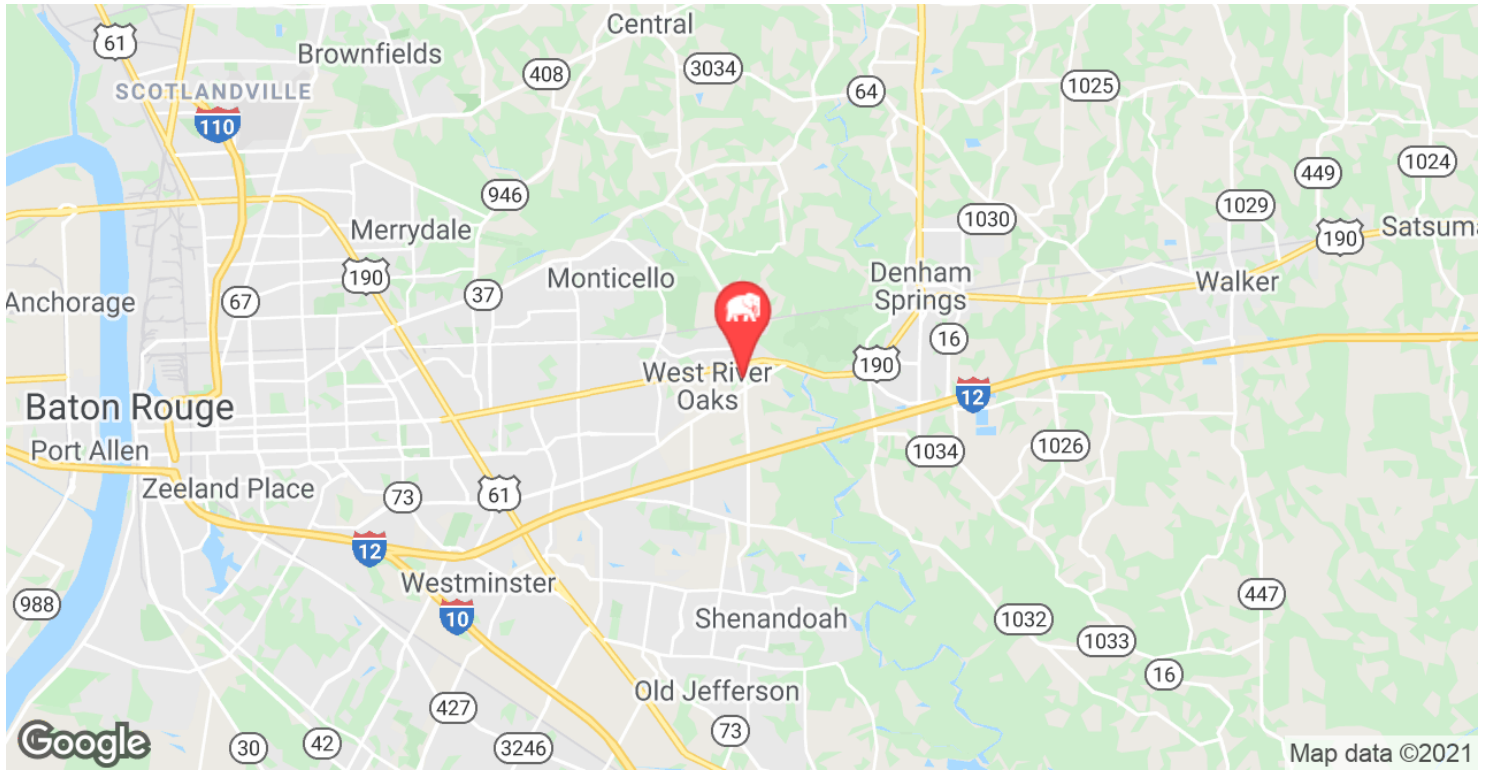


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# LOCATION MAPS

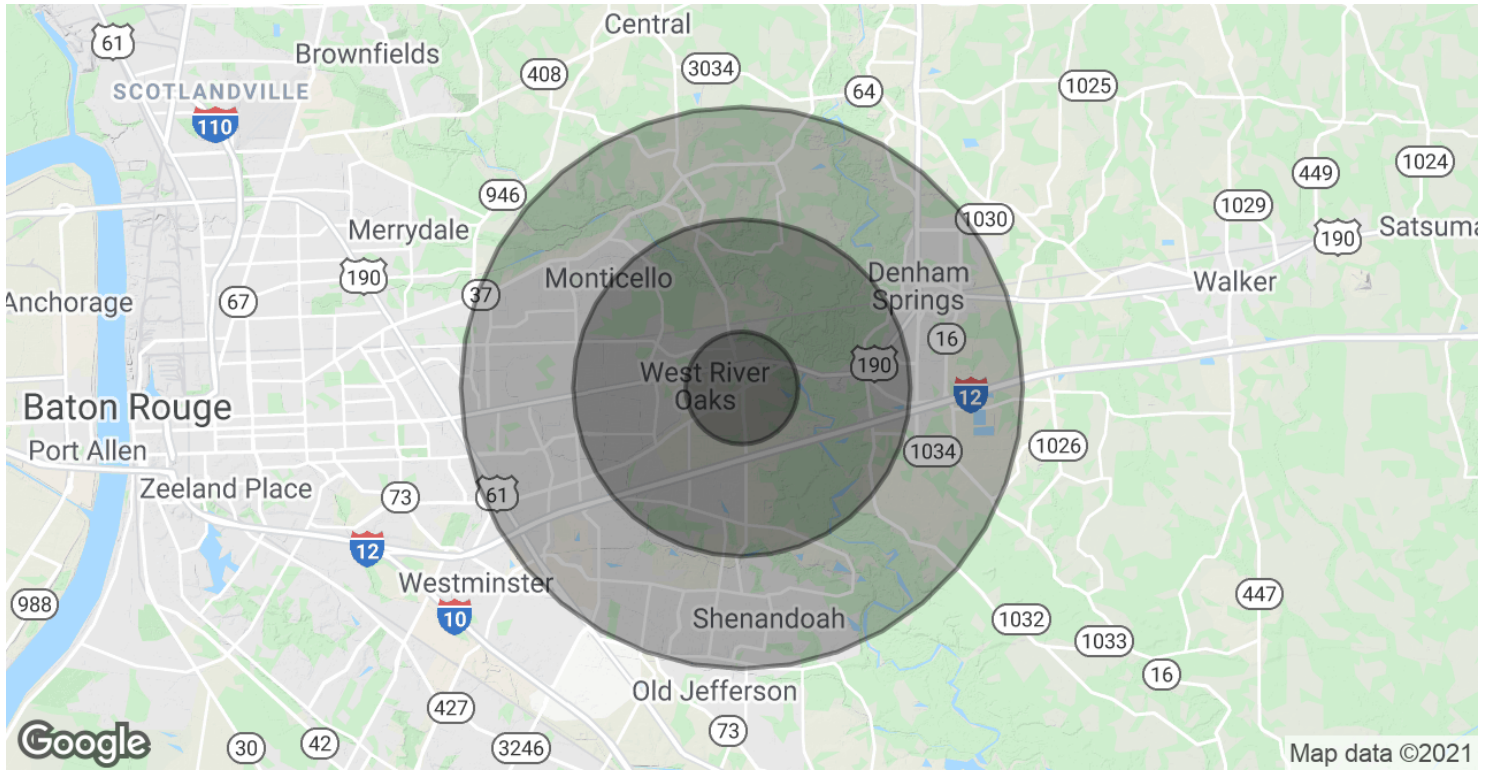


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,721	46,278	134,608
Average age	31.5	32.6	35.2
Average age (Male)	30.5	31.6	34.0
Average age (Female)	32.5	33.8	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,050	17,433	51,989
# of persons per HH	2.8	2.7	2.6
Average HH income	\$64,652	\$62,088	\$67,812
Average house value	\$167,092	\$155,590	\$183,705

*\* Demographic data derived from 2010 US Census*

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