

The Hawk's Nest

3015 Westfork Dr Baton Rouge, LA 70816

PROPERTY SUMMARY



Property Description

6,838 SF free-standing former restaurant for sale located just off highly trafficked S Sherwood Forest Blvd. Frontage on Westfork Dr provides easy access to the site which is minutes from I-12. Situated on two separate lots with room for expansion. Established restaurant location. FF&E can be purchased separately and is negotiable.

Property Highlights

- Turn-Key Restaurant
- 6,838 SF
- First Floor Restaurant Space with Second Floor Office Space
- FF&E In-Place and Negotiable
- Located Among Office Parks and Rooftops Near S Sherwood Forest

Bryant Butler

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Offering Summary

Sale Price:	\$649,000
Lot Size:	0.639 Acres
Building Size:	6,838 SF
Zoning:	C-AB-2
Flood Zone:	X
Legal:	Lots H-2 & H-1-A2 Westfork Office Park



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LOCATION MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

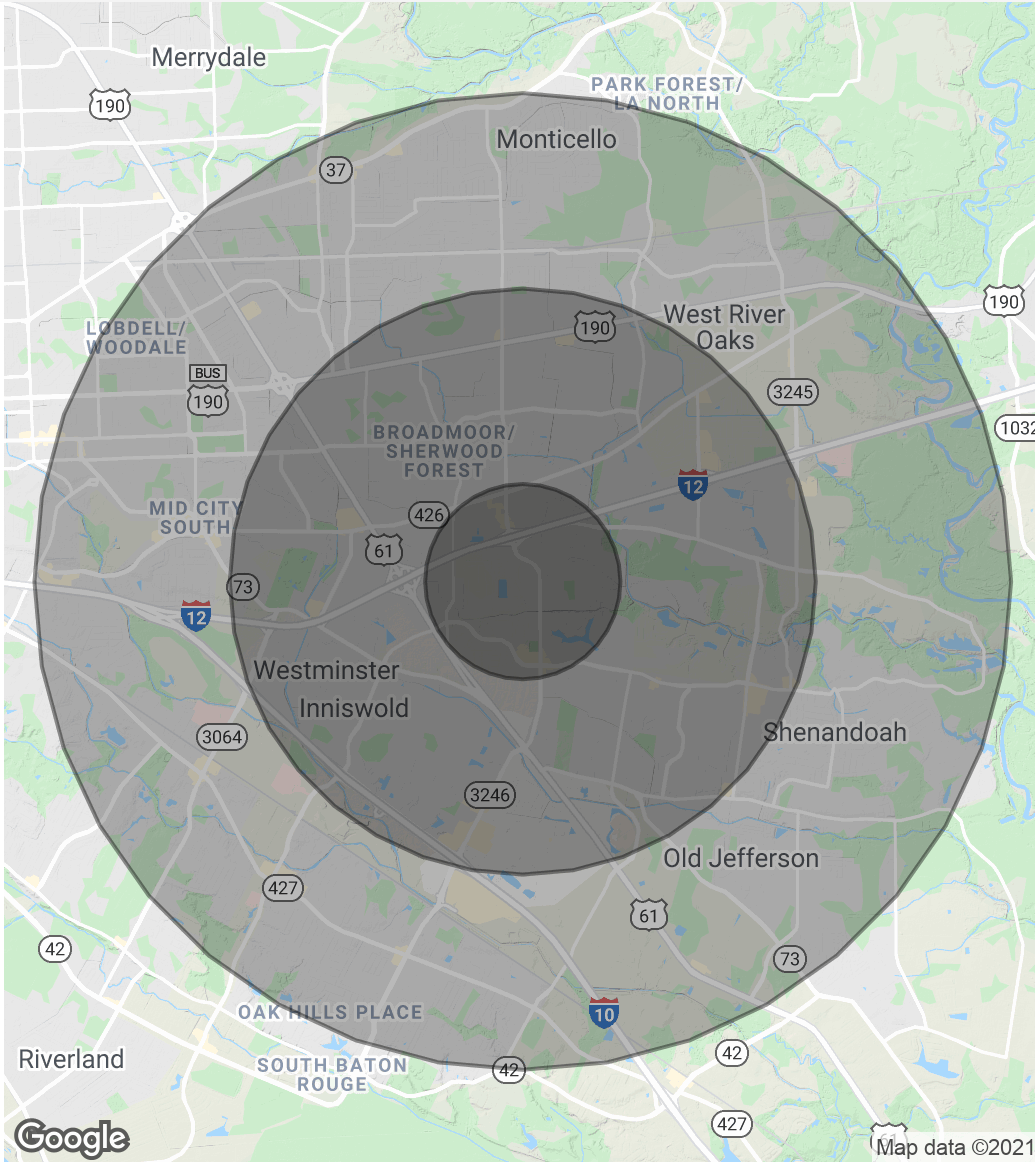
Population

	1 Mile	3 Miles	5 Miles
Total Population	11,519	79,715	177,860
Average Age	33.7	36.2	36.0
Average Age (Male)	32.1	34.1	33.8
Average Age (Female)	35.0	38.0	38.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,437	33,899	72,983
# Of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$58,346	\$68,362	\$73,265
Average House Value	\$215,854	\$195,907	\$218,536

* Demographic data derived from 2010 US Census



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