

Endcap Drivethru Restaurant on I-10

2247 Rees Street Ext Breaux Bridge, LA 70517

PROPERTY SUMMARY



Property Description

Experience the perfect setting for a thriving restaurant business at this prime lease opportunity on Interstate 10 within the Silvers Casino complex in Breaux Bridge, L.A. Boasting a seamless integration with the casino and an adjacent gas station/convenience store, this space benefits from continuous 24-hour foot traffic, making it an ideal location for a fast food chain restaurant. With a convenient drive-thru catering to passing travelers along the bustling I-10 corridor ($\pm 47,388$ daily traffic), the turnkey setup includes a full kitchen and dining area, ready for immediate operation. Don't miss this exceptional chance to establish a successful restaurant in a high-traffic, dynamic environment.

Property Highlights

- Located within Silvers Casino Complex, open 24 hours
- Former fast food operation with drive-thru
- Right off I-10 in Breaux Bridge with heavy traffic counts

Mamie Hightower

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Offering Summary

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	4,549 SF
Lot Size:	4,549 SF
Building Size:	4,549 SF

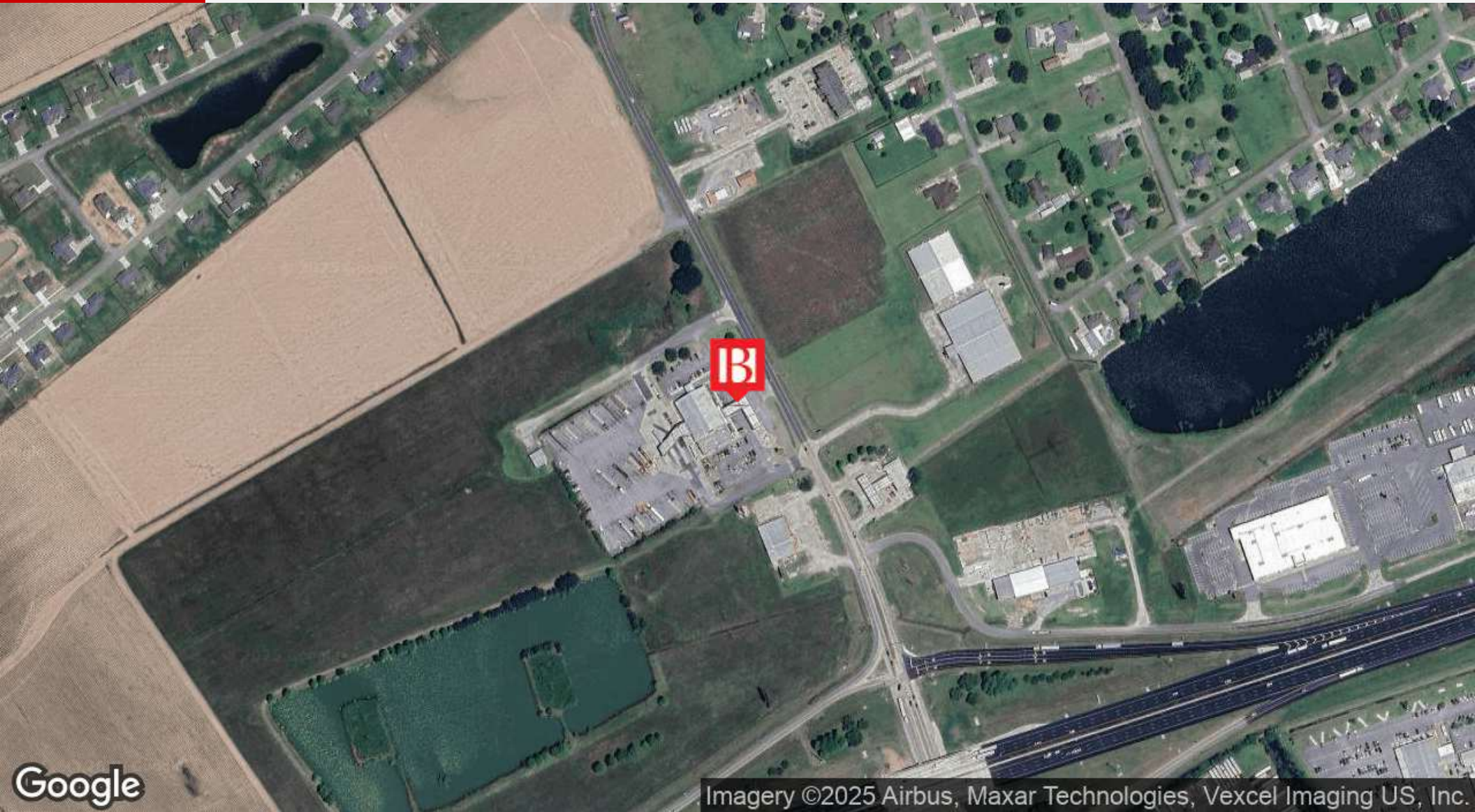
Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759



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LOCATION MAP



Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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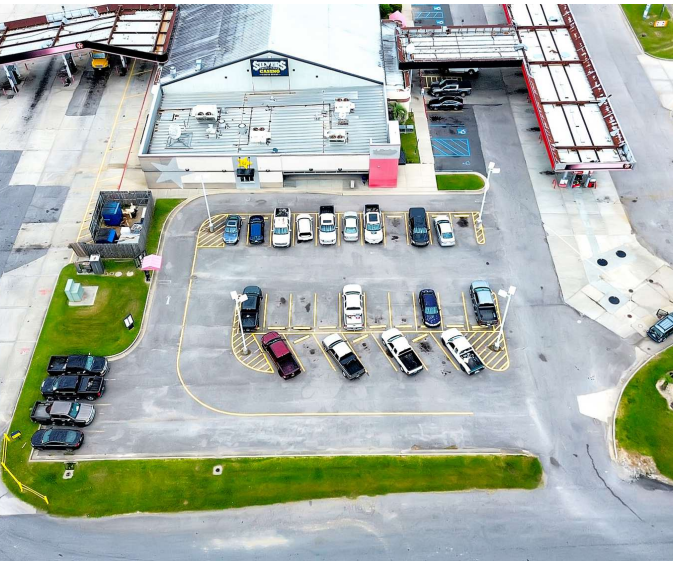
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ADDITIONAL PHOTOS



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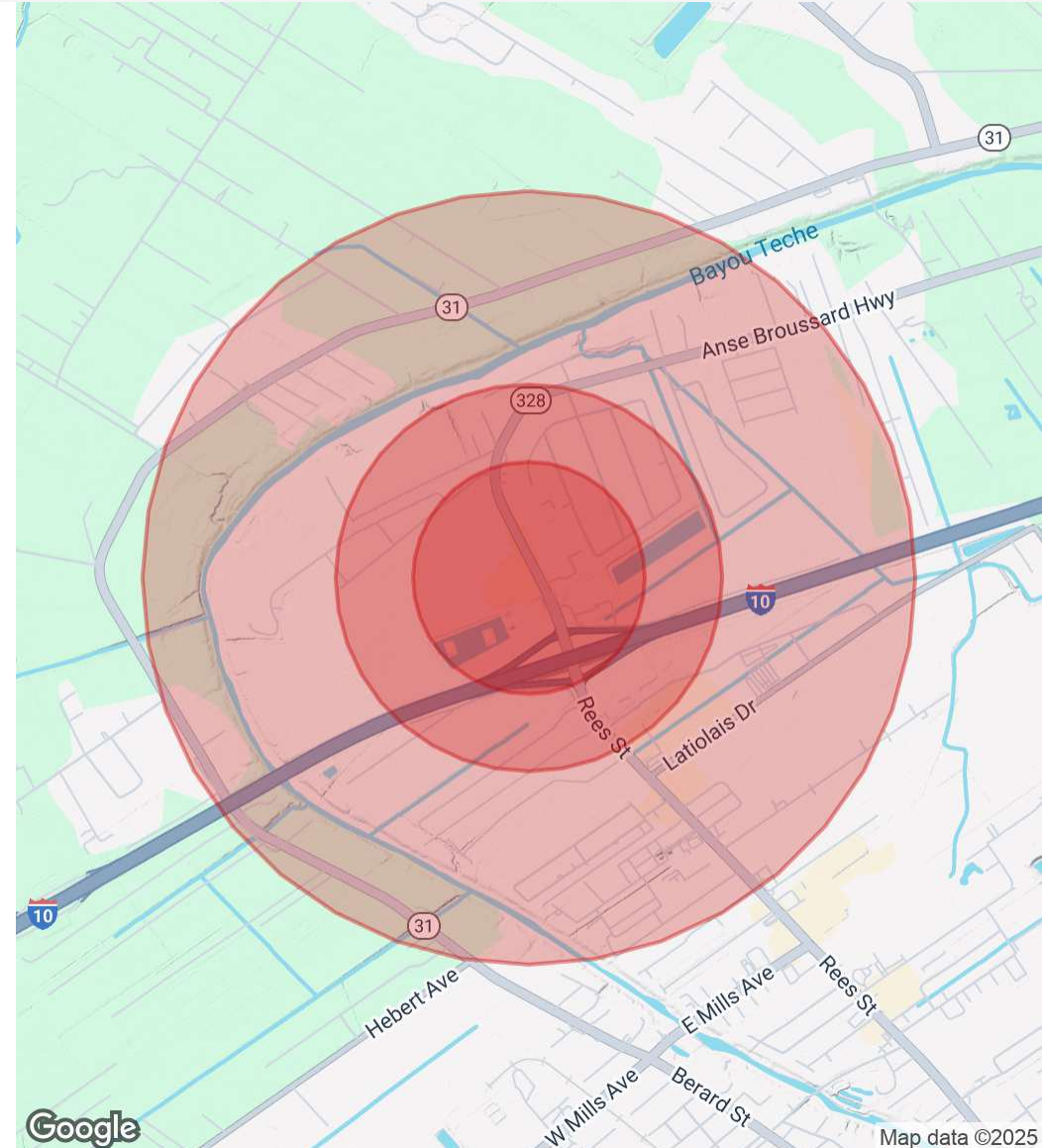
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,975	15,031	58,070
Average Age	41	46	43
Average Age (Male)	41	45	43
Average Age (Female)	41	47	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
# Of Persons Per HH	1.9	2	2.1
Average HH Income	\$96,199	\$89,848	\$89,759
Average House Value	\$713,421	\$887,245	\$900,967

Demographics data derived from AlphaMap



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