

RESTAURANT FOR LEASE

1700 N. Morrison Blvd.

Hammond, Louisiana 70401 | Tangipahoa Parish

Second-generation restaurant • U.S. Highway 51 frontage • Hammond MSA

BASE RENT
\$6,500 / Month

PLUS NNN • \$2.29/SF/Yr est.



BASE RENT
\$6,500/Mo.

NNN EST.
\$2.29/SF/Yr

AVAILABLE
±6,000 SF

SITE
±1.00 Acre

FLOOD ZONE
Zone X / C

PROPERTY SUMMARY

Address	1700 N. Morrison Blvd., Hammond, LA 70401
Parish	Tangipahoa
Parcel / APN	01337300
Property Type	Freestanding restaurant
Prior Use	Murphy's Seafood
Building Area	±6,000 SF
Available	±6,000 SF — entire building
Site Area	±1.00 acre
Frontage	U.S. Hwy 51 (N. Morrison Blvd.)
Flood Zone	Zone X & C — minimal hazard
Parking	60+ striped surface spaces, incl. ADA stalls

THE OPPORTUNITY

A turnkey, freestanding restaurant on U.S. Highway 51 — North Morrison Boulevard — the principal commercial artery through Hammond. The building is fully improved for food service: hooded cook line, walk-in cooler, full bar and two dining rooms, all in place.

- **Second-generation space** — kitchen, hood, walk-in and bar already installed, cutting build-out cost and time to open.
- **Highway frontage** on a LADOTD-maintained federal route with direct at-grade access.
- **60+ parking spaces** on a ±1-acre site — rare surface parking depth for a restaurant on this corridor.
- **Minimal flood exposure** — FEMA Zone X and C.
- **University-adjacent** — Southeastern Louisiana University sits on the same corridor.
- **FF&E included** — existing furniture, fixtures and equipment convey with the lease.
- **Predictable cost** — \$6,500 base plus ±\$1,145 NNN, about \$7,645 all-in.

FOR MORE INFORMATION, CONTACT

Spencer Rossie

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The Space

Existing restaurant improvements — 1700 N. Morrison Blvd., Hammond

\$6,500/Mo. + NNN

The building is delivered with its restaurant improvements in place — a hooded cook line, walk-in cooler, full service bar and two dining rooms — allowing an operator to reopen with far less capital and fewer months than a cold shell would require.



Full bar and main dining room



Second dining room with highway frontage



Commercial kitchen and hooded cook line



Walk-in cooler with shelving

EXISTING IMPROVEMENTS

Kitchen & Back of House

- Type I exhaust hood with make-up air over the cook line
- Ten-burner range with double ovens, flat-top griddle and char-broiler
- Fryer battery, stainless prep and landing tables
- Walk-in cooler with stainless and poly shelving
- Dry storage, mop sink and rear service access

Front of House & Site

- Full service bar with bar-height seating
- Two separate dining rooms, stained concrete floors throughout
- Recessed lighting, mounted televisions, window treatments
- Covered entry portico with brick and column facade
- 60+ striped parking spaces including ADA-accessible stalls
- Highway-frontage signage opportunity

FF&E included. The furniture, fixtures and equipment shown convey with the lease, in as-is condition — an operator can take occupancy without re-equipping the kitchen, bar or dining rooms.

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AREA DEMOGRAPHICS

Indicator	City of Hammond	Tangipahoa Parish (Hammond MSA)
Population	21,539	133,157 (2020 Census)
Population estimate / projection	21,902 (2026 proj.)	141,346 (2025 est.)
Median household income	\$48,166	—
Median age	27.7 years	—
Median property value	\$221,400	—
Owner-occupancy rate	46%	—

Source: U.S. Census Bureau, American Community Survey 2024 5-Year Estimates; Census Population Estimates Program; Cubit Planning 2026 projection.

TRAFFIC & ACCESS

The site fronts **U.S. Highway 51 (North Morrison Boulevard)**, a state-maintained federal highway and the primary surface route through Hammond. Morrison Boulevard links downtown Hammond and the U.S. 190 junction to the south with Southeastern Louisiana University, St. Thomas Aquinas High School and the northern parish. LADOTD has programmed corridor improvements to U.S. 51 between LA 22 and Club Deluxe Road.

U.S. Hwy 190	±1.5 mi south
Interstate 55	±2 mi west via LA 3234
Interstate 12	±4 mi south
Southeastern Louisiana Univ.	±1.5 mi south
North Oaks Medical Center	±3 mi south
Hammond Northshore Rgnl. Airport	±3 mi west
Baton Rouge	±45 mi west
New Orleans	±45 mi southeast

ECONOMIC DRIVERS

Southeastern Louisiana University

Louisiana's third-largest public university, with roughly 14,000 students and about 2,300 employees, sits just south of the site on the same corridor — a year-round source of daytime and evening dining traffic.

North Oaks Health System

The region's dominant healthcare employer and a 2025 Becker's "Top 150 Places to Work in Healthcare." Its campus and outpatient network anchor shift-based employment across Hammond.

Baton Rouge – New Orleans Corridor

Hammond sits at the I-12 / I-55 crossroads, roughly equidistant between Louisiana's two largest metros. Tangipahoa Parish has added population every decade since 1950.

LEASE TERMS

Base rent	\$6,500 per month • \$78,000 per year
Lease type	NNN — tenant responsible for taxes, insurance and CAM
Estimated NNN expenses	\$2.29/SF/Yr ≈ \$13,740 per year / \$1,145 per month
Total estimated occupancy	≈ \$7,645 per month • \$91,740 per year
Rate per SF	\$13.00/SF/Yr base + \$2.29/SF/Yr NNN = \$15.29/SF/Yr gross equivalent, based on ±6,000 SF
FF&E	Included — existing furniture, fixtures and equipment convey

Disclaimer. The information contained herein has been obtained from sources believed to be reliable, including parish assessor records and public agency data. No warranty or representation, express or implied, is made as to its accuracy or completeness. All measurements, zoning, flood designations, traffic counts, equipment condition and lease terms are subject to independent verification by the prospective tenant. This is not an offer to lease.