

FOR LEASE

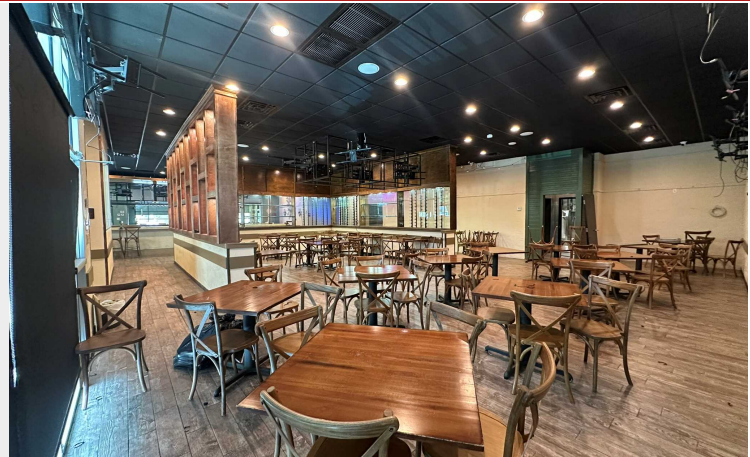


BASS PRO BLVD RESTAURANT

151 BASS PRO BOULEVARD • DENHAM SPRINGS, LA 70726

SUMMARY

Building SF:	6,853
Lease Rate:	\$18 SF YR
Lot Size:	0.75 Acres
Parking	45
Year Built:	2021
Zoning:	CAB



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PROPERTY DESCRIPTION

Built in 2016, second generation restaurant space available for lease. 6,853 SF total leasable area. Current configuration: 50 tables, walk in cooler, walk in freezer, vent hood, large bar and 2 ADA restrooms. Bring your cooking equipment and you'll be ready to open for business. Qualifies for AR alcohol permit & licensing. This is a great opportunity to operate a restaurant within minutes from Bass Pro shop and I-12. Adjacent tenants include Takumi Restaurant and Dazzle Nails.

Property Highlights

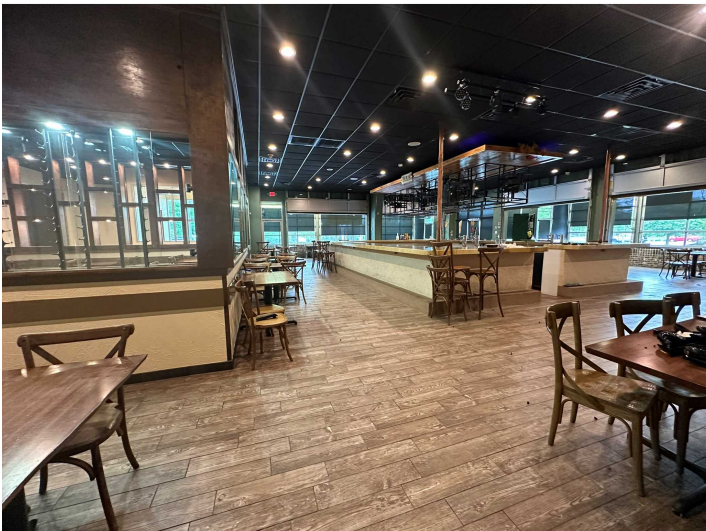
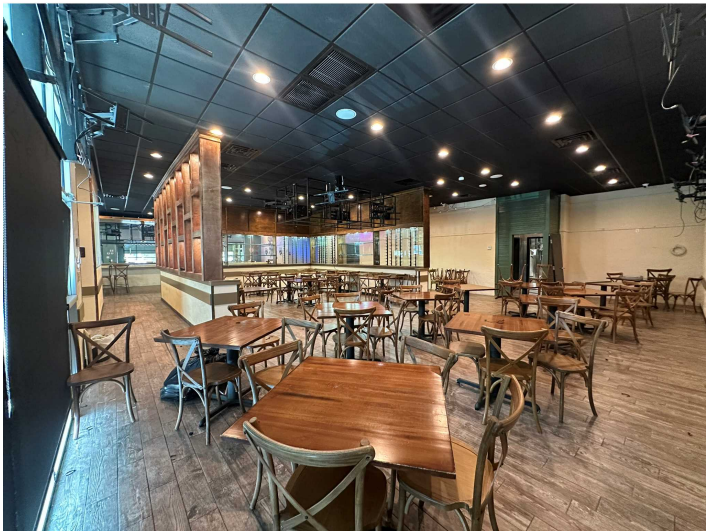
- Abundant Parking
- Restaurant or Retail Use
- Open Floorplan
- Large Bar
- CAB Permitting



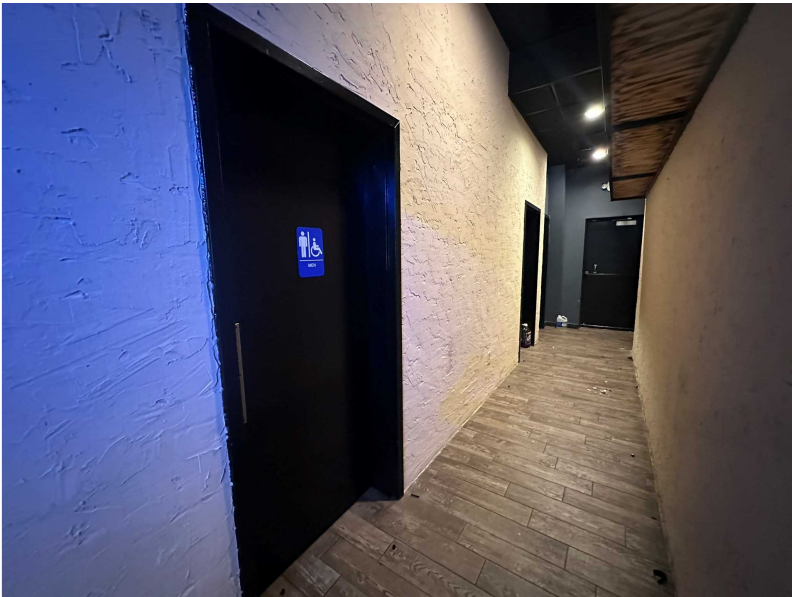
Exterior Photos



Front of House Photos Pt. 1



Front of House Photos Pt. 2



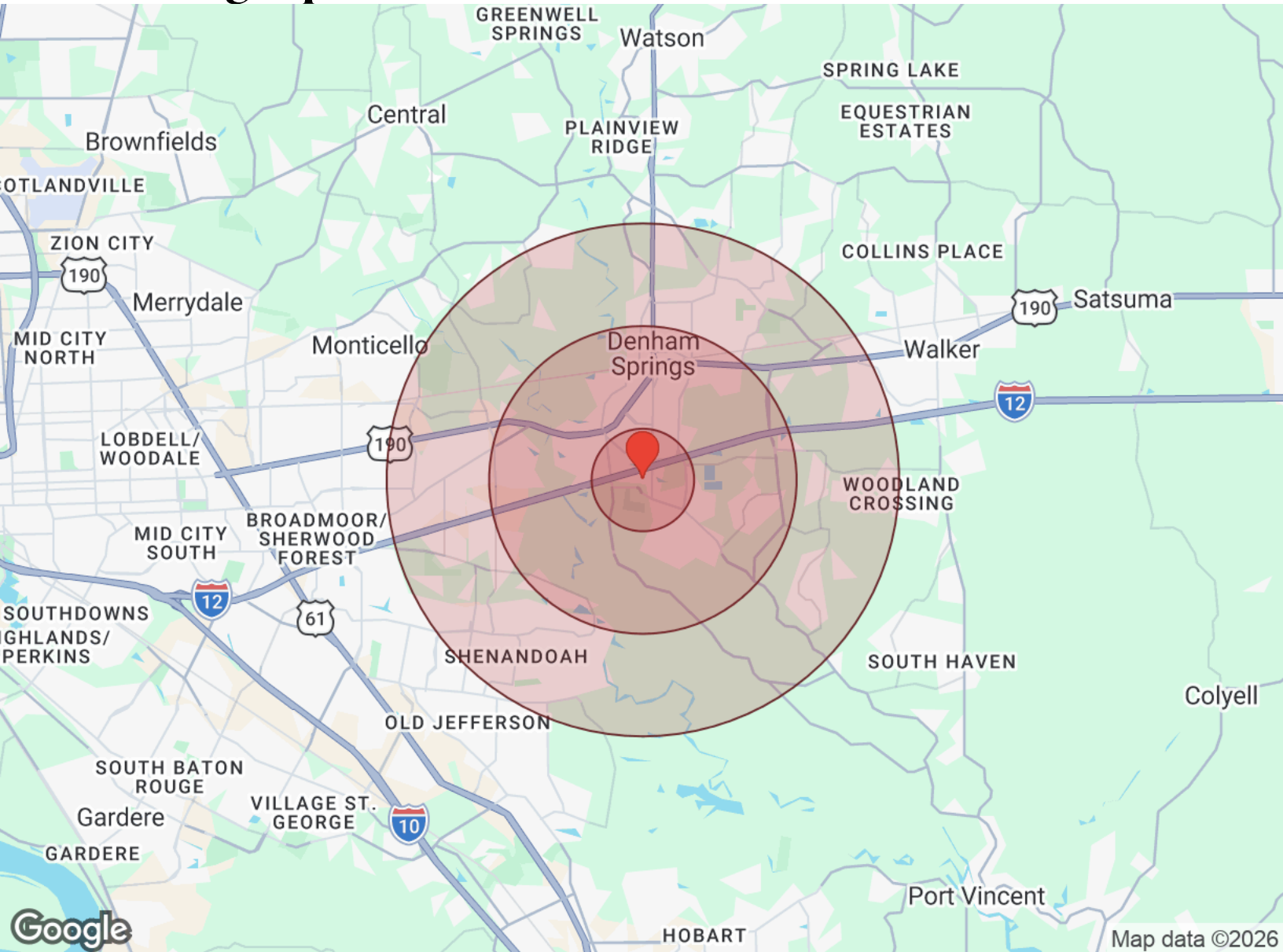
Back of House Photos Pt. 1



Back of House Photos Pt. 2



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,069	11,377	45,668
Female	2,238	11,665	48,925
Total Population	4,307	23,042	94,593

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,234	15,180	55,611
Black	550	4,189	24,566
Am In/AK Nat	5	23	95
Hawaiian	2	2	9
Hispanic	395	2,689	8,863
Asian	53	601	3,831
Multiracial	66	348	1,561
Other	2	9	57

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,881	9,762	40,367
Occupied	1,693	8,813	36,296
Owner Occupied	1,037	5,710	25,250
Renter Occupied	656	3,103	11,046
Vacant	187	948	4,071

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	868	4,771	19,640
Ages 15 - 24	602	3,199	13,392
Ages 25 - 54	1,635	8,991	37,003
Ages 55 - 64	420	2,404	9,915
Ages 65+	782	3,678	14,645

Income	1 Mile	3 Miles	5 Miles
Median	\$57,610	\$70,561	\$85,667
Under \$15k	165	786	2,671
\$15k - \$25k	168	553	2,007
\$25k - \$35k	191	798	2,053
\$35k - \$50k	287	1,234	3,958
\$50k - \$75k	124	1,200	5,532
\$75k - \$100k	186	833	4,513
\$100k - \$150k	312	1,793	8,049
\$150k - \$200k	122	634	3,057
Over \$200k	140	983	4,454