

# Operating C-Store Business & Gas Station For Sale

RETAIL PROPERTY FOR SALE

7175 Plank Road Baton Rouge, LA 70811

Austin Palmer | 225.237.3343 | [apalmer@beaibox.com](mailto:apalmer@beaibox.com)



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## PROPERTY SUMMARY



### Property Description

Operating convenience store and fuel station for sale, located along the high-traffic Plank Road corridor in north Baton Rouge. located along the high-traffic Plank Road corridor in north Baton Rouge. The property features a **3,765 SF retail building on 1.5 acres** with **10 fuel pumps, 15 parking spaces, and an attached car wash** providing additional revenue potential. Built in **2010 with pre-engineered steel construction**, the site offers strong visibility and accessibility for daily commuter traffic. Zoned **M-1 Light Industrial** and located in **Flood Zone X**.

### Property Highlights

- **Operating Chevron-Branded Convenience Store And Fuel Station**
- **±3,765 SF Building On ±1.5 Acres**
- **10 Fuel Pumps With Canopy And Fuel Service Infrastructure**
- **Additional Income Potential From Attached Car Wash**
- **Excellent Frontage And Visibility Along High-Traffic Plank Road**

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### Offering Summary

Sale Price:	\$1,389,000
Lot Size:	1.5 Acres
Building Size:	3,765 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	182	736	2,652
Total Population	595	2,279	7,446
Average HH Income	\$45,358	\$48,728	\$44,994



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ADDITIONAL PHOTOS



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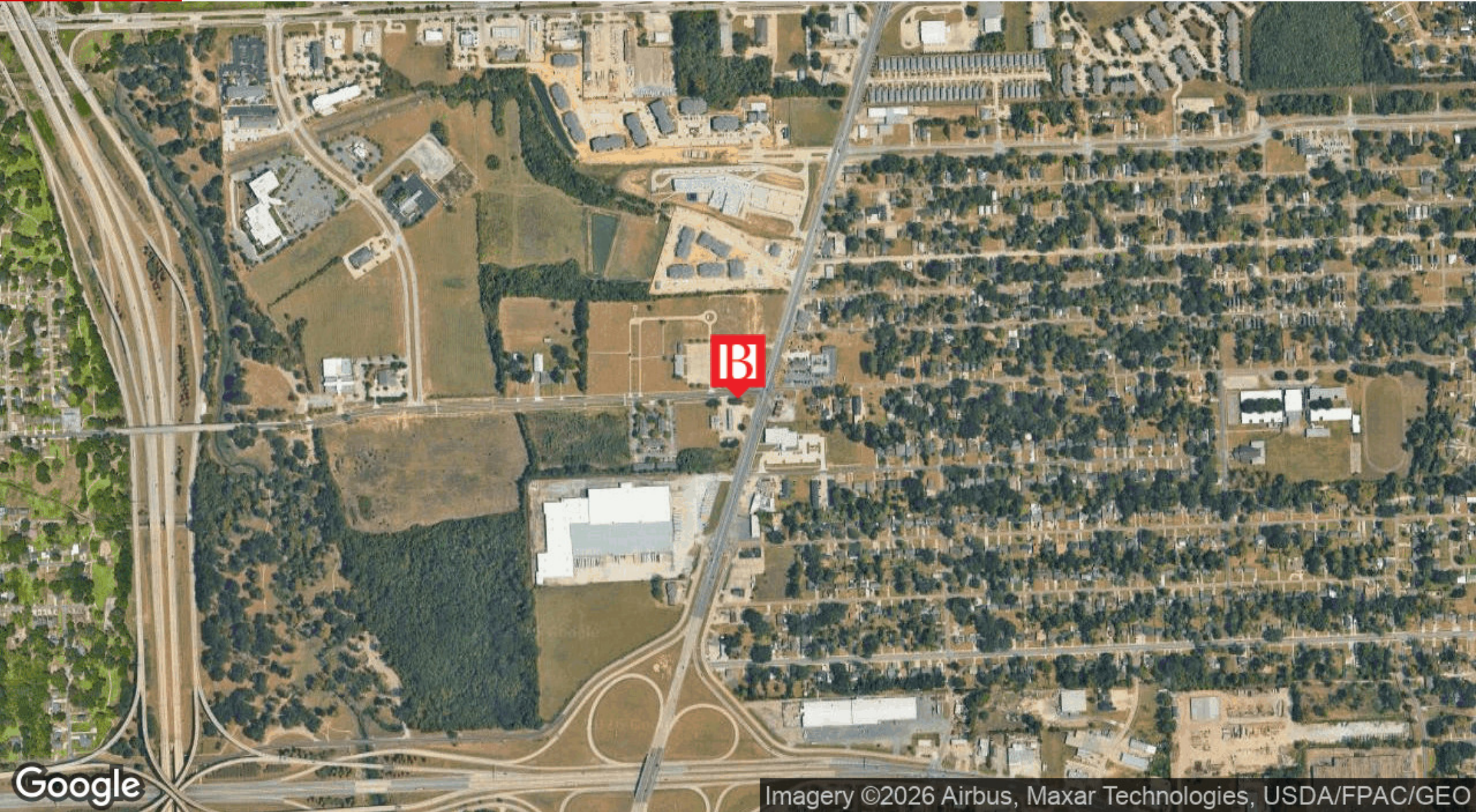
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AERIAL MAP



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LOCATION MAP



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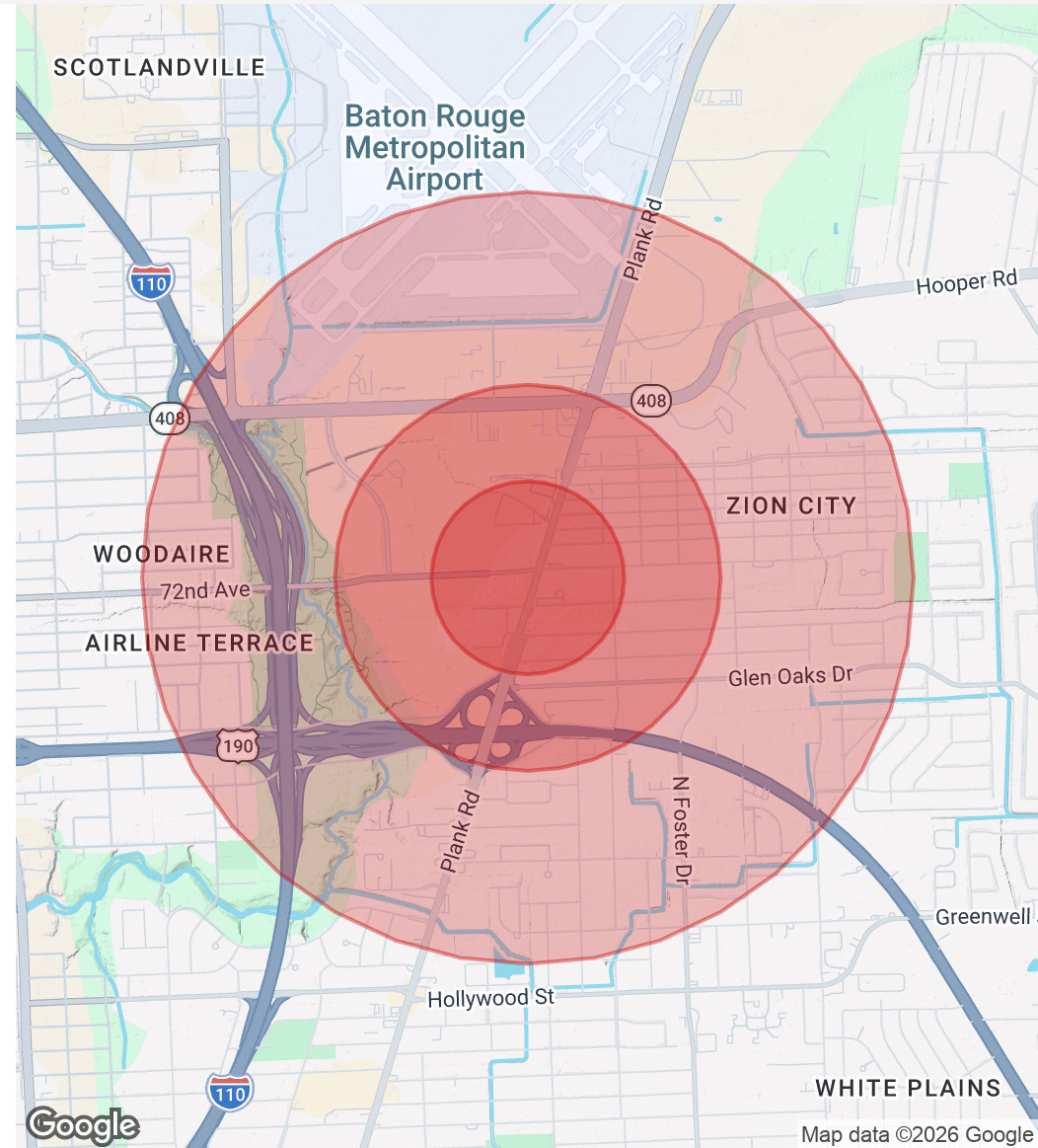
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## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	595	2,279	7,446
Average Age	24.8	32.8	36.3
Average Age (Male)	22.0	28.2	30.6
Average Age (Female)	47.7	48.6	46.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	182	736	2,652
# Of Persons Per HH	3.3	3.1	2.8
Average HH Income	\$45,358	\$48,728	\$44,994
Average House Value	\$125,928	\$124,711	\$114,121

2023 American Community Survey (ACS)



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