

# Interstate-side Restaurant Space

## 1418 N Polk St Rayne, LA 70578

### PROPERTY SUMMARY



### Property Description

Now available for lease, 1418 N Polk St offers a unique commercial space ideal for a restaurant. Situated right off I-10 and within the well-known "Frog City" truck stop, this location will benefit from continuous foot traffic brought in by the adjacent Silvers Casino and gas station/convenience store.

The space previously hosted a Cajun restaurant and includes a full kitchen with walk-in refrigerator and freezer, dining area, dry storage, and a manager's office. This venue's unique advantage is its connection to a 24-hour casino and a busy gas station, making it an excellent spot for a business operating any time of day.

The truck stop draws significant attention, with  $\pm 455,600$  yearly visits, visibility from I-10 reaching  $\pm 53,181$  daily, and an additional  $\pm 14,281$  daily traffic at the nearby intersection of Polk St and The Blvd (Hwy 98). Current NNN fees are \$10.63 PSF.

### Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,845 SF
Building Size:	5,845 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,650	7,601	27,863
Total Population	2,936	15,031	58,070
Average HH Income	\$90,709	\$89,848	\$89,759

### Mamie Hightower

337.789.3802

mhightower@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 01, 2025





# Interstate-side Restaurant Space

1418 N Polk St Rayne, LA 70578

LOCATION MAP



**Mamie Hightower**

337.789.3802

[mhightower@beaibox.com](mailto:mhightower@beaibox.com)

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 01, 2025

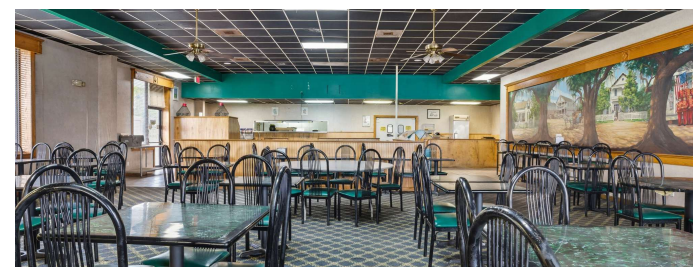
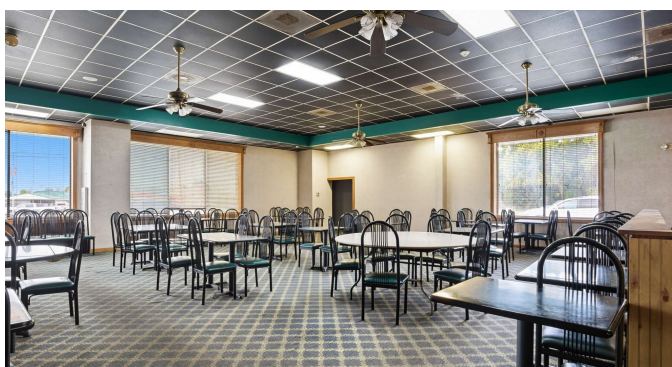
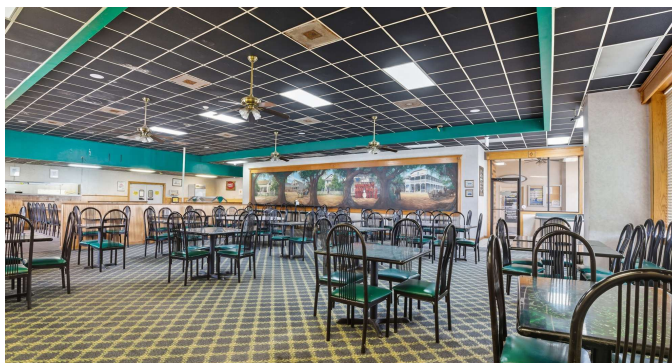




# Interstate-side Restaurant Space

1418 N Polk St Rayne, LA 70578

## ADDITIONAL PHOTOS



**Mamie Hightower**

337.789.3802

[mhightower@beaubox.com](mailto:mhightower@beaubox.com)

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 01, 2025





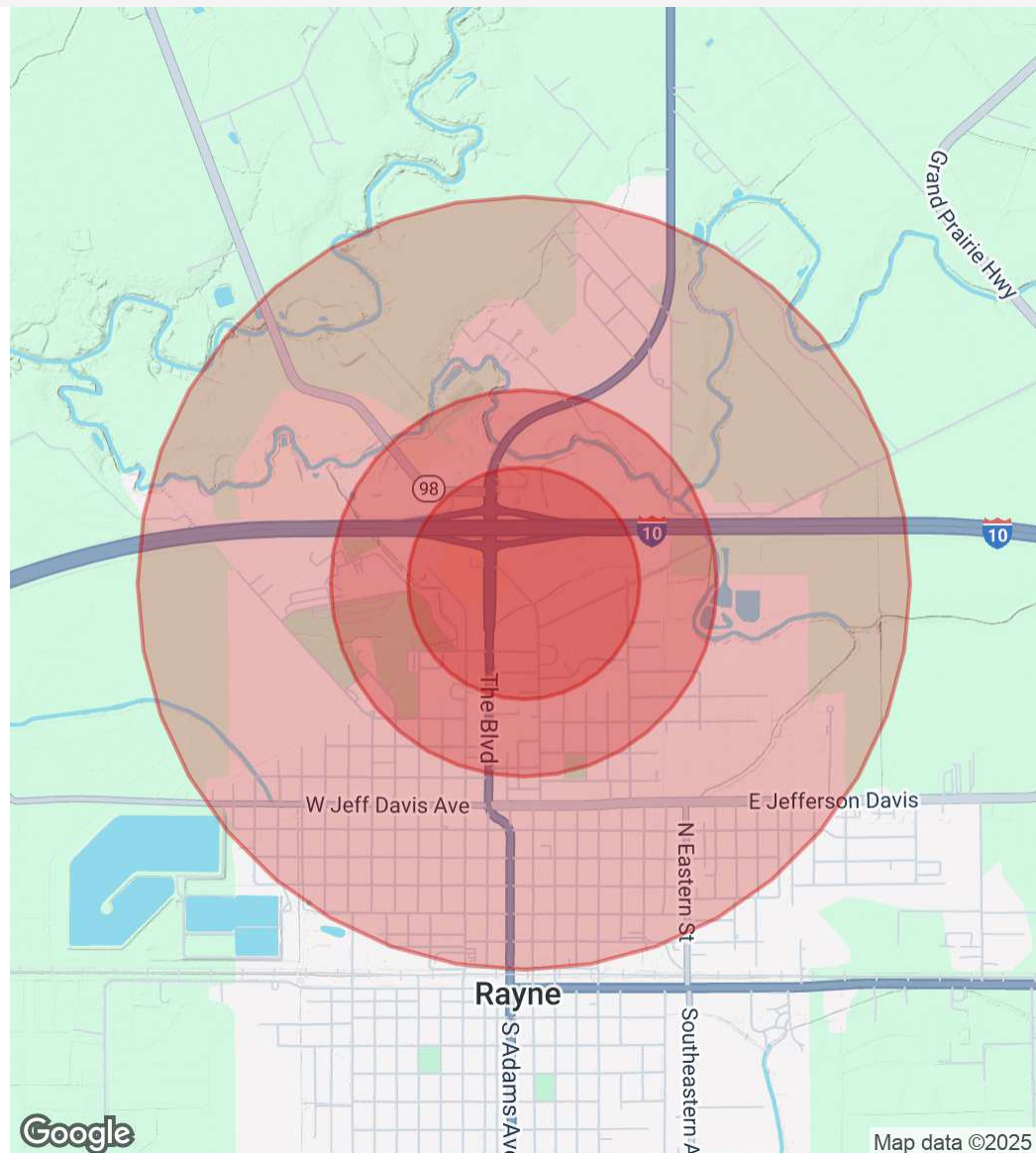
# Interstate-side Restaurant Space

## 1418 N Polk St Rayne, LA 70578

### DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,936	15,031	58,070
Average Age	46	46	43
Average Age (Male)	45	45	43
Average Age (Female)	48	47	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,650	7,601	27,863
# Of Persons Per HH	1.8	2	2.1
Average HH Income	\$90,709	\$89,848	\$89,759
Average House Value	\$939,754	\$887,245	\$900,967

Demographics data derived from AlphaMap



**Mamie Hightower**

337.789.3802

mhightower@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 01, 2025

