
RETAIL PROPERTY FOR LEASE

990 W Lee Drive, Suite B

990 W LEE DR, BATON ROUGE , LA 70820



Hammett Group Real Estate

info@hammettgrouprealestate.com

225.588.4343



hammettgrouprealestate.com

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Table of Contents

TABLE OF CONTENTS

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Property Summary



PROPERTY DESCRIPTION

This retail unit is approximately 1,080 square feet with excellent visibility from W Lee Drive.

Suite B is prepared to be built out and stands in the center of the small shopping center on W Lee Drive. Other tenants include Domino's, Albasha, and Wings'n Things. Surrounding areas on Burbank Road and Nicholson are expanding with new restaurants, townhomes, shopping malls, and homes for college students. This location provides the land with promising opportunities.

The property is zoned C-AB-2, permitting bars and other restaurants the sale of alcohol.

LOCATION DESCRIPTION

With LSU nearby, the property provides high traffic counts on W Lee Drive.

- 1-mile access from Burbank Drive
- 0.5-mile access from Nicholson Drive
- 2-mile access from LSU Campus
- 0.5-mile access from Arlington Marketplace

PROPERTY HIGHLIGHTS

- Retail Space Available: $\pm$ 1,080 SF
- Zoning: C-AB-2
- 2-mile access from LSU Campus
- Base Monthly Rent: \$2,070

OFFERING SUMMARY

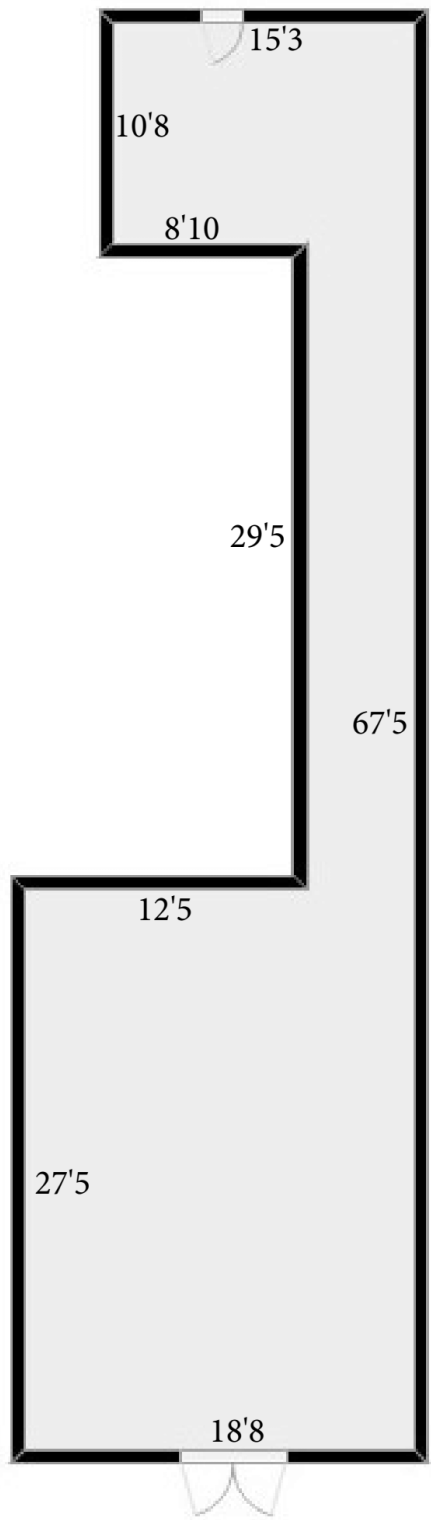
Lease Rate:	\$23.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,080 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	768	2,037	6,158
Total Population	1,014	2,744	9,885
Average HH Income	\$10,674	\$14,960	\$35,204

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Additional Photos

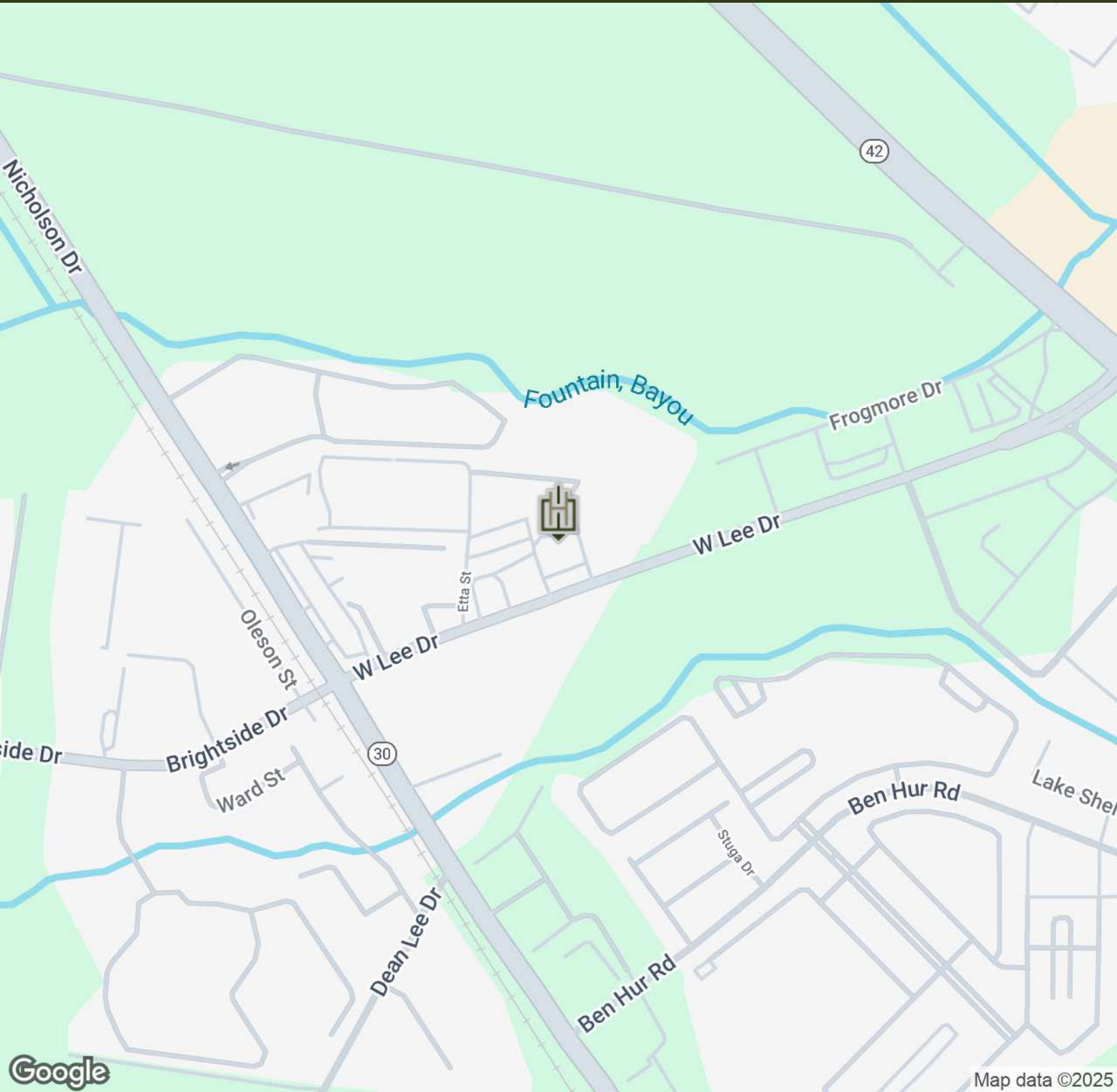


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Location Map



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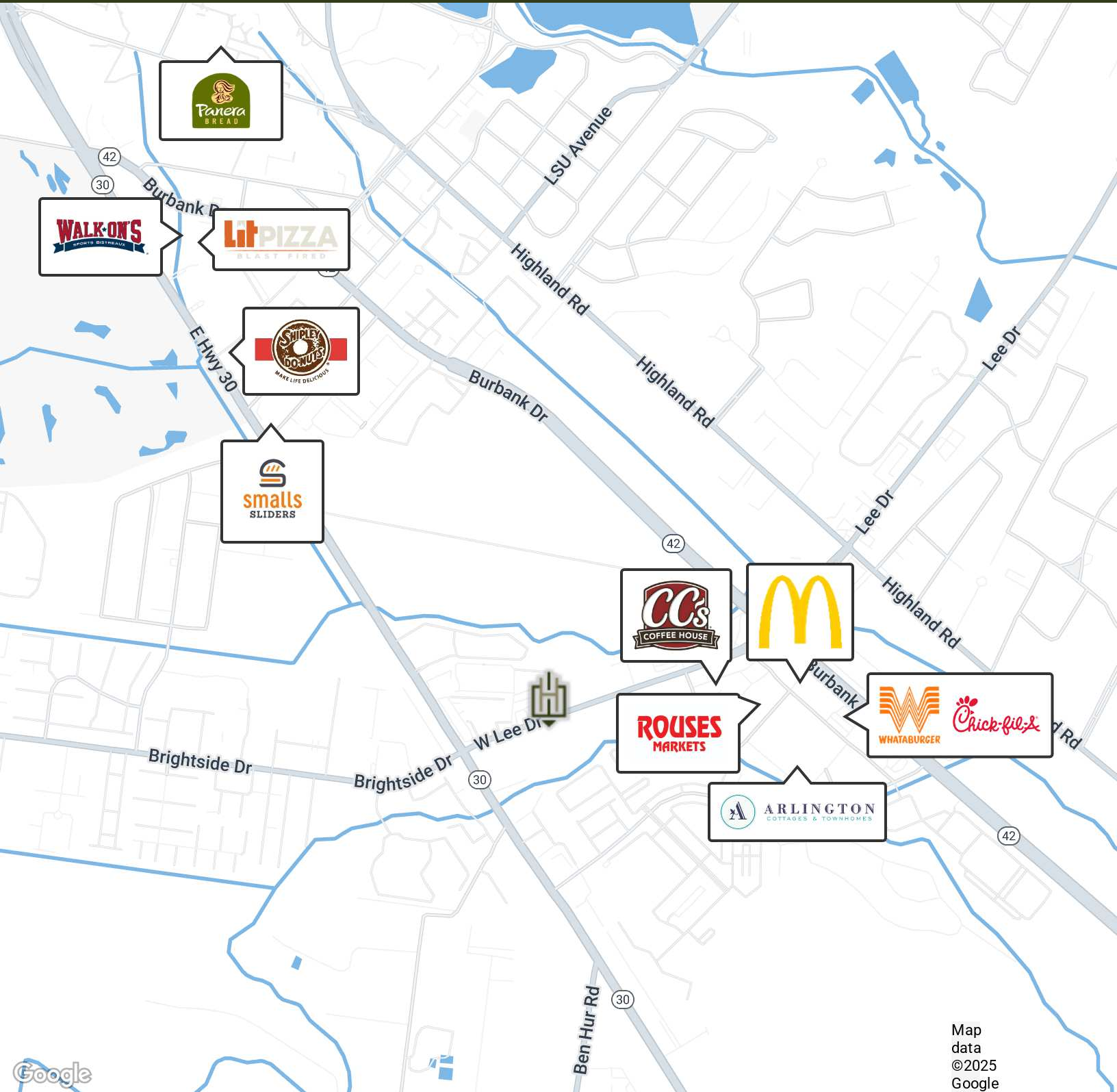
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Retailer Map



Map
data
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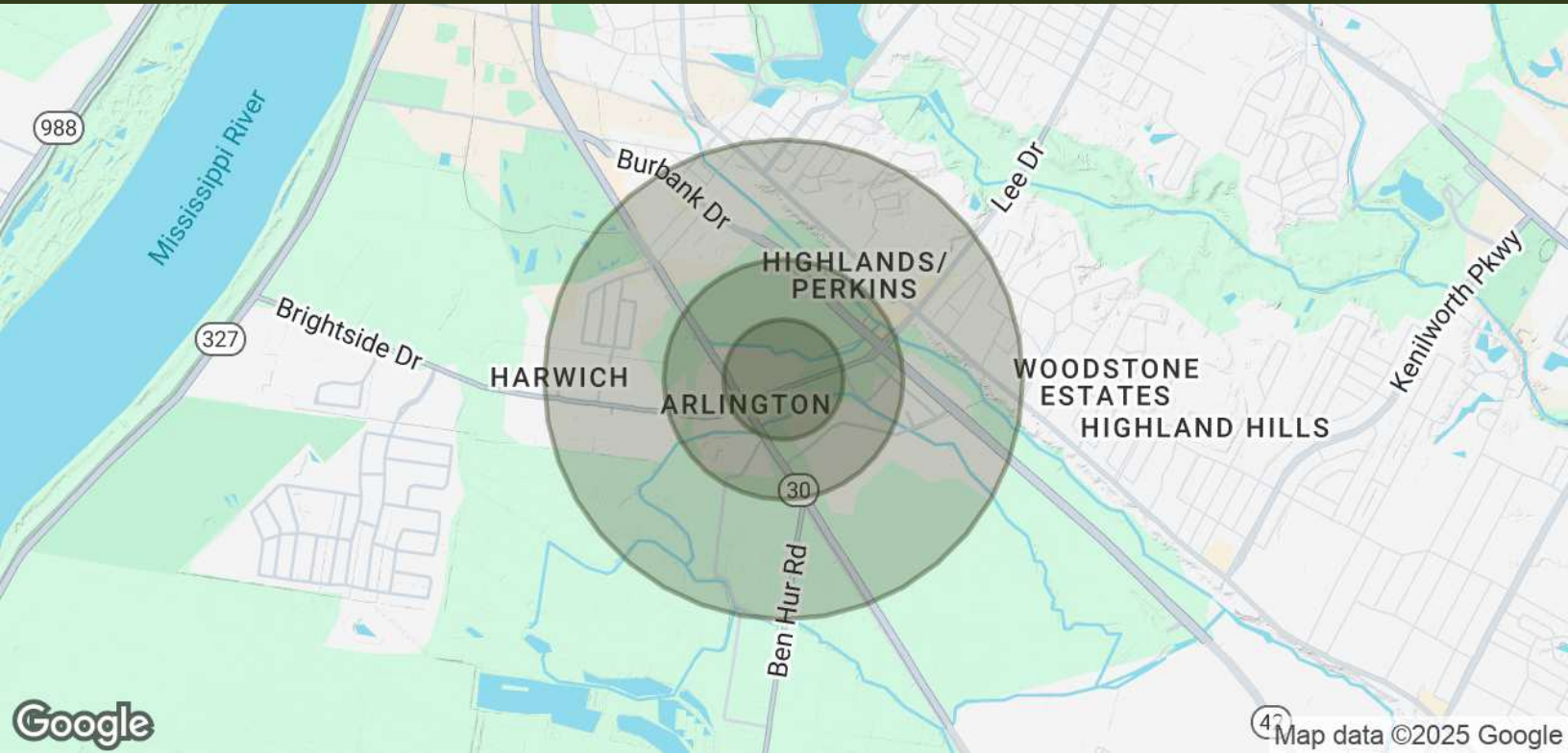
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,014	2,744	9,885
Average Age	21.7	21.1	25.3
Average Age (Male)	22.5	22.1	26.1
Average Age (Female)	20.6	19.3	23.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	768	2,037	6,158
# of Persons per HH	1.3	1.3	1.6
Average HH Income	\$10,674	\$14,960	\$35,204
Average House Value	\$1	\$69,725	\$148,225

2020 American Community Survey (ACS)

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