
RETAIL PROPERTY FOR LEASE

990 W Lee Dr., Suite B

BATON ROUGE, LA 70820



Hammett Group Real Estate

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Property Summary



PROPERTY DESCRIPTION

This property features several retail units available for lease with excellent visibility from W Lee Drive. Suite B, spanning approximately 1,080 SF, is prepared to be built out. Suite D, a former restaurant, boasts approximately 1,434 SF.

Current tenants include Domino's Pizza and Albasha Express. The surrounding areas on Burbank Road and Nicholson are undergoing growth, with the addition of new restaurants, townhomes, retail stores, and housing options for college students. This location presents promising opportunities for development.

PROPERTY HIGHLIGHTS

- Unit B measures $\pm 1,080$ SF
- Unit D measures $\pm 1,434$ SF
- Zoned C-AB-2, permitting bars and other restaurants the sale of alcohol.
- 2-mile access from LSU Campus

OFFERING SUMMARY

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

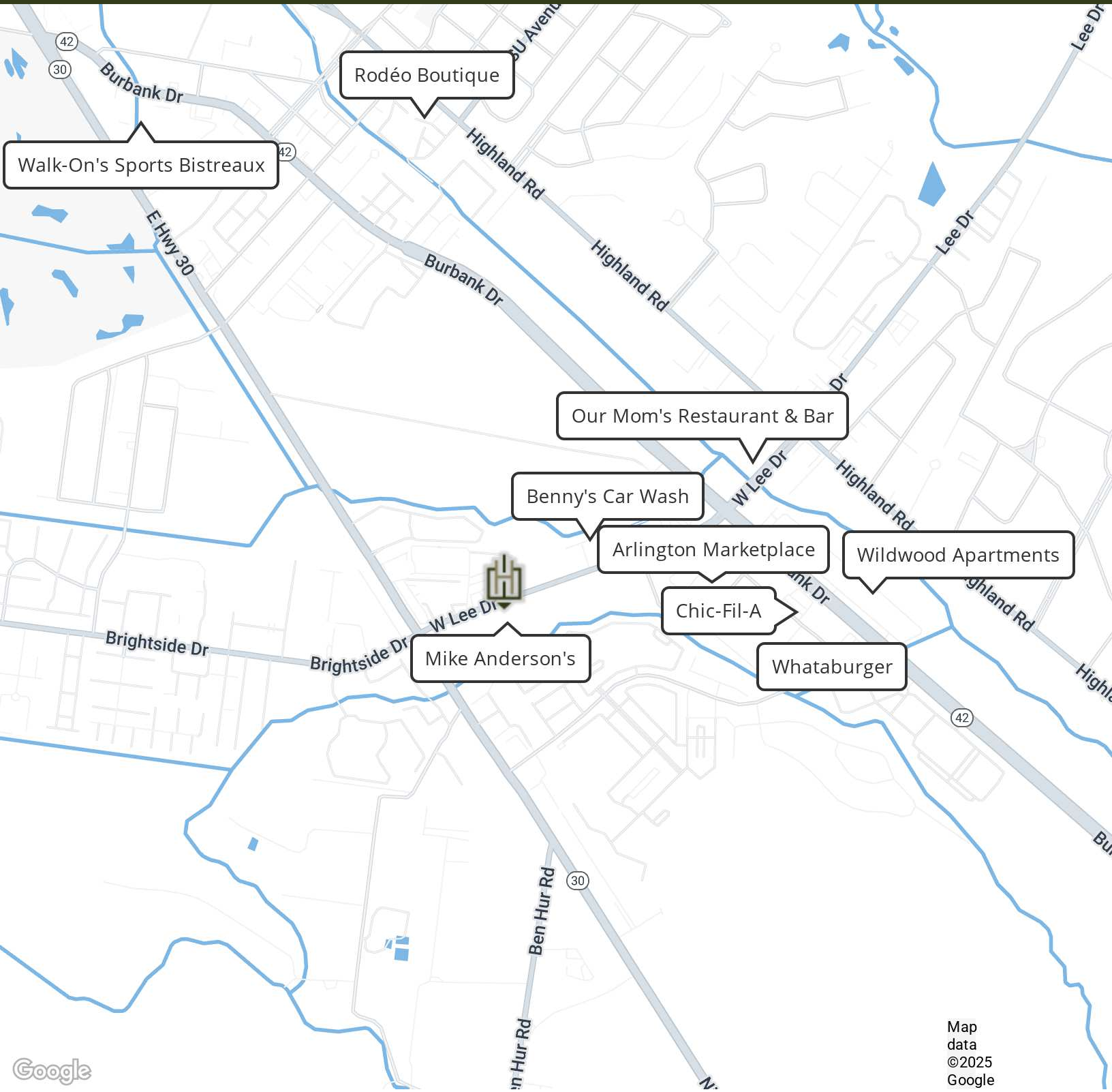
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Retail Property For Lease

Retailer Map



Map
data
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Google

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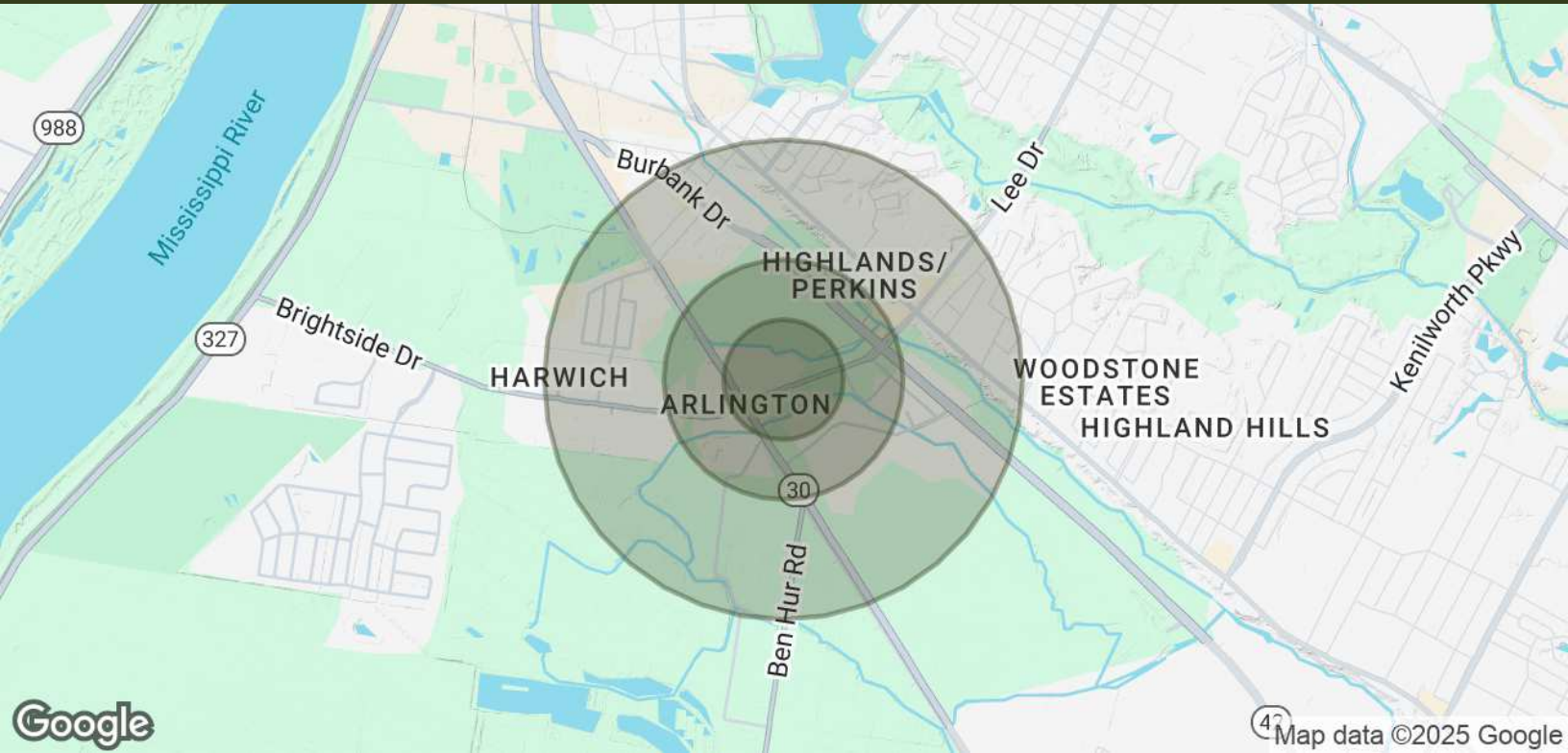
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Retail Property For Lease

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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