SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

JABBY'S PIZZA THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, Suite A
Baton Rouge, LA 70769

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

BUSINESS FOR SALE

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF



OFFERING SUMMARY

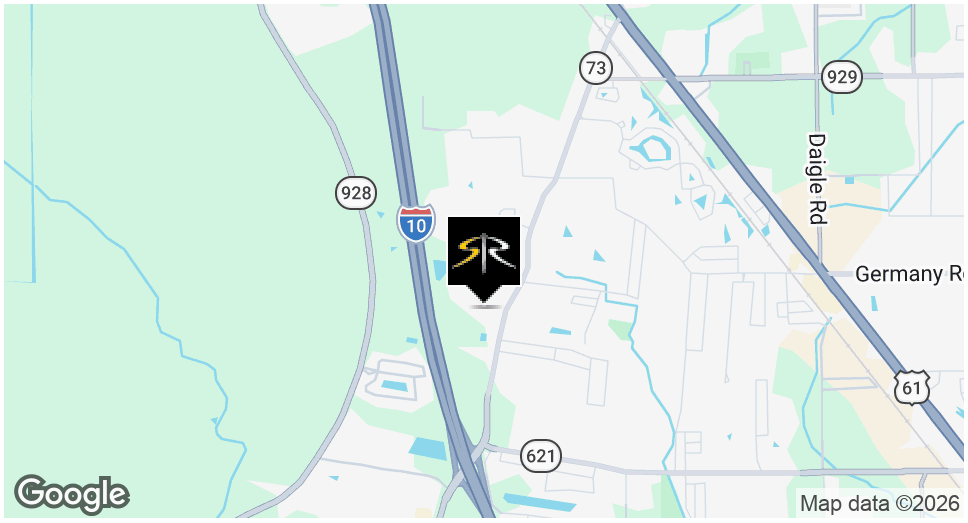
Sale Price:	**$190,000**
Available SF:	**2,088**
Zoning:	**C-AB-1**

PROPERTY OVERVIEW

Jabby's Pizza – Thriving Turnkey Pizzeria for Sale

Active Lease through November 30, 2030 - Build out and FF&E Included

Welcome to Jabby's Pizza, a beloved local pizzeria with a prime location in the heart of Prairieville, LA, just down from the Parc 73 Reception & Conference Center. With a loyal customer base, updated interiors, and fully equipped kitchen, this turnkey business opportunity is perfect for an operator or investor looking to step into a well-established, cash-flowing restaurant.



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

BUSINESS FOR SALE

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF



BUSINESS HIGHLIGHTS

- **Fully Built Out & Operational** – Everything is ready for you to walk in and start serving.
- **All Furniture, Fixtures, and Equipment Included** – Pizza ovens, mixers, prep tables, refrigeration, POS, and small-wares are in place and in excellent condition.
- **Loyal Following & Brand Recognition** – Jabby's Pizza has become a go-to spot for locals, students, and game-day crowds alike.
- **Modern Dining Area** – Sleek industrial lighting, red-accented walls, flat-screen TVs, polished concrete floors, and seating for dine-in customers.
- **Efficient Kitchen Layout** – Includes high-end dough mixer, walk-in cooler, triple sink, dishwashing station, and prep/storage areas.
- **Clean, Well-Maintained Facility** – Pride of ownership is evident throughout.

Location & Lease Info:

- Located in a New Construction Shopping Center, with established tenants and excellent daily traffic: 20,317/ADT
- 2,088 SF | Base Rent: $4,583/month
- Lease Term through November 30, 2030 with renewal options

Ideal Buyer:

- This opportunity is perfect for an experienced operator looking to expand, a new entrepreneur ready to jump into restaurant ownership, or even a franchisor seeking a well-located footprint in South Louisiana.

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | saurageroten berg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

BUSINESS FOR SALE

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

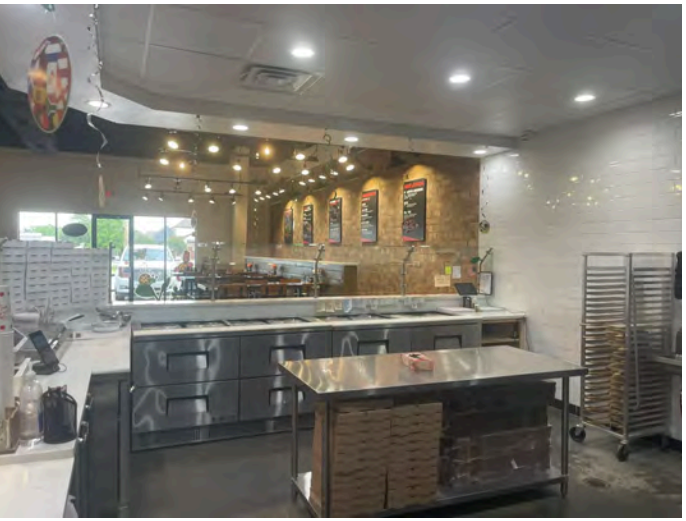
14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF

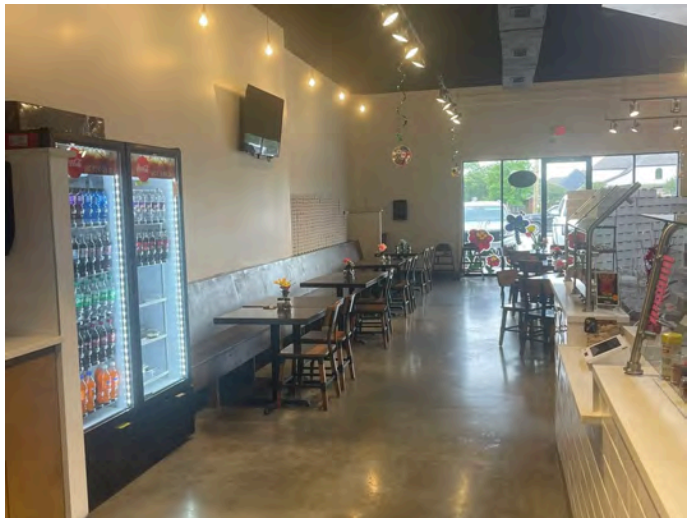












CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | saurageroteberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

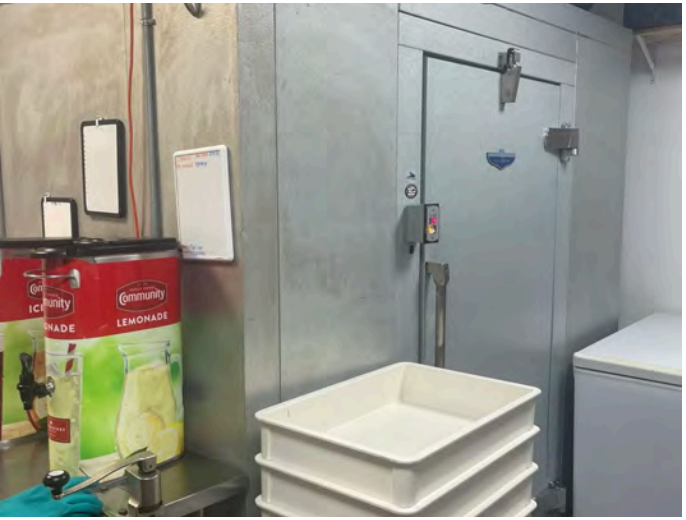
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

BUSINESS FOR SALE

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF













CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

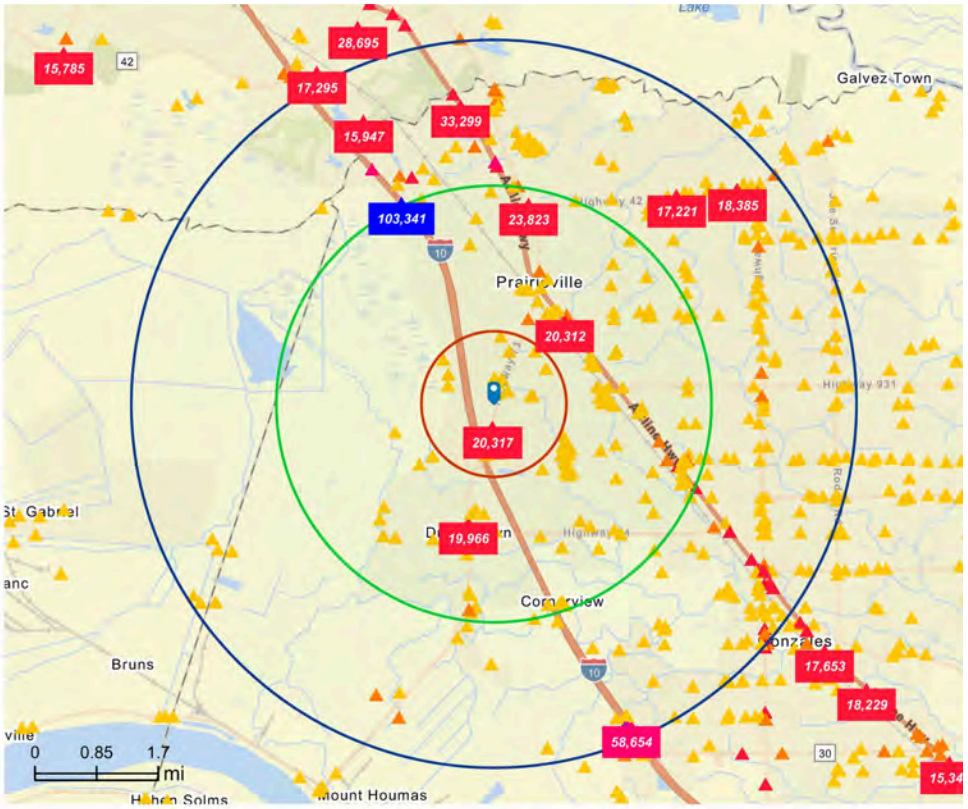
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

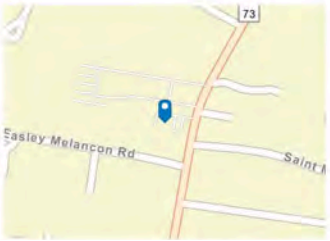
TRAFFIC COUNT MAP | DEMOGRAPHICS: 1 MILE RADIUS

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF

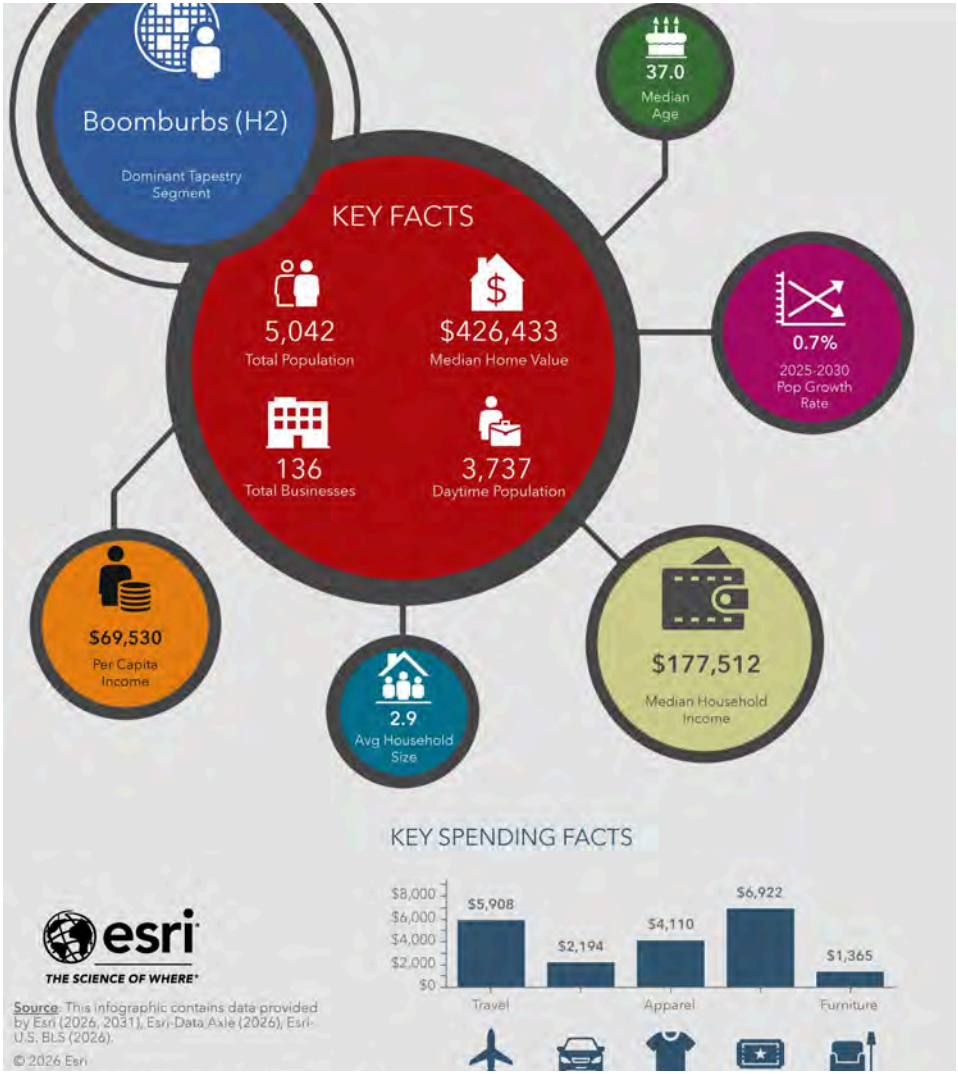




Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day





CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | saurageroten berg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RETAIL MAP

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | saurageroten berg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

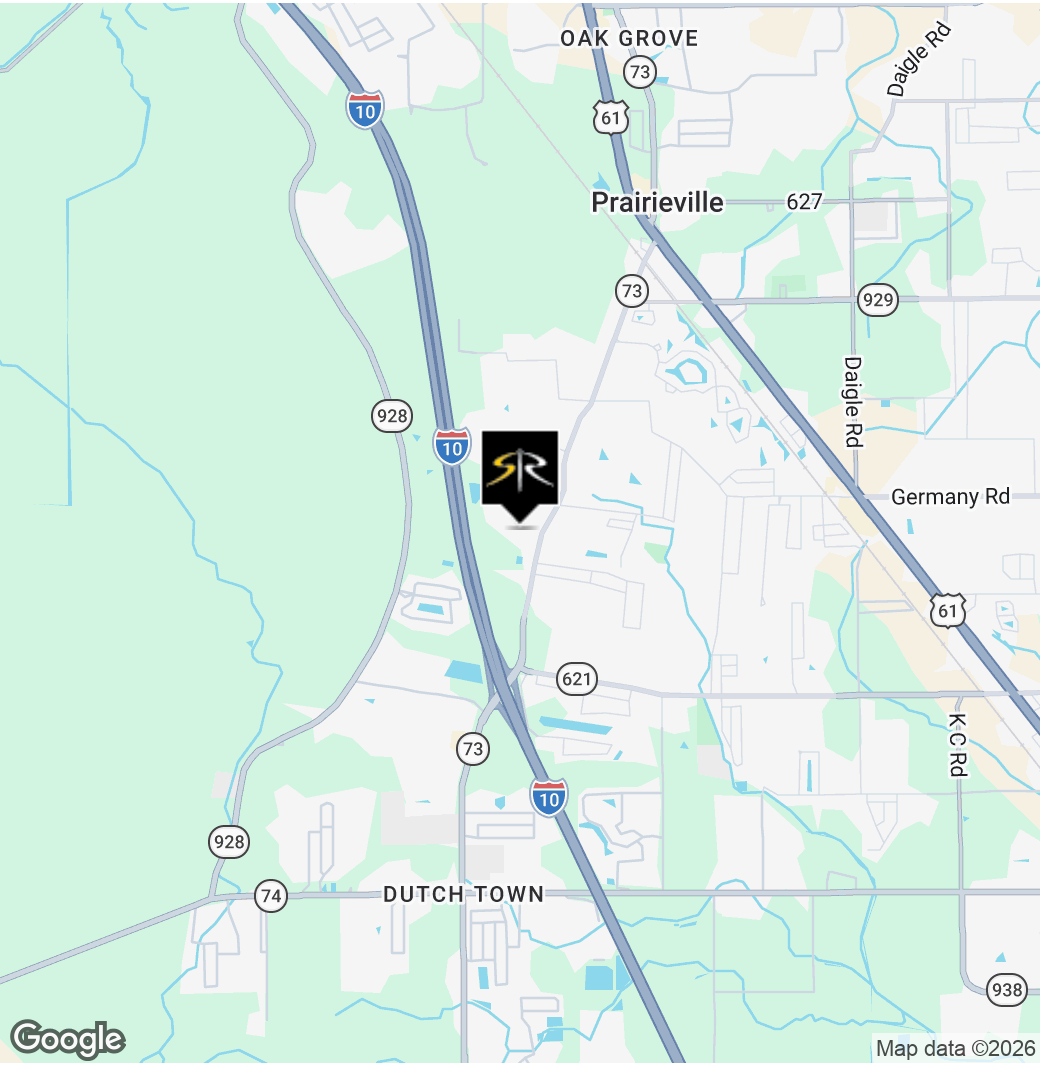
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

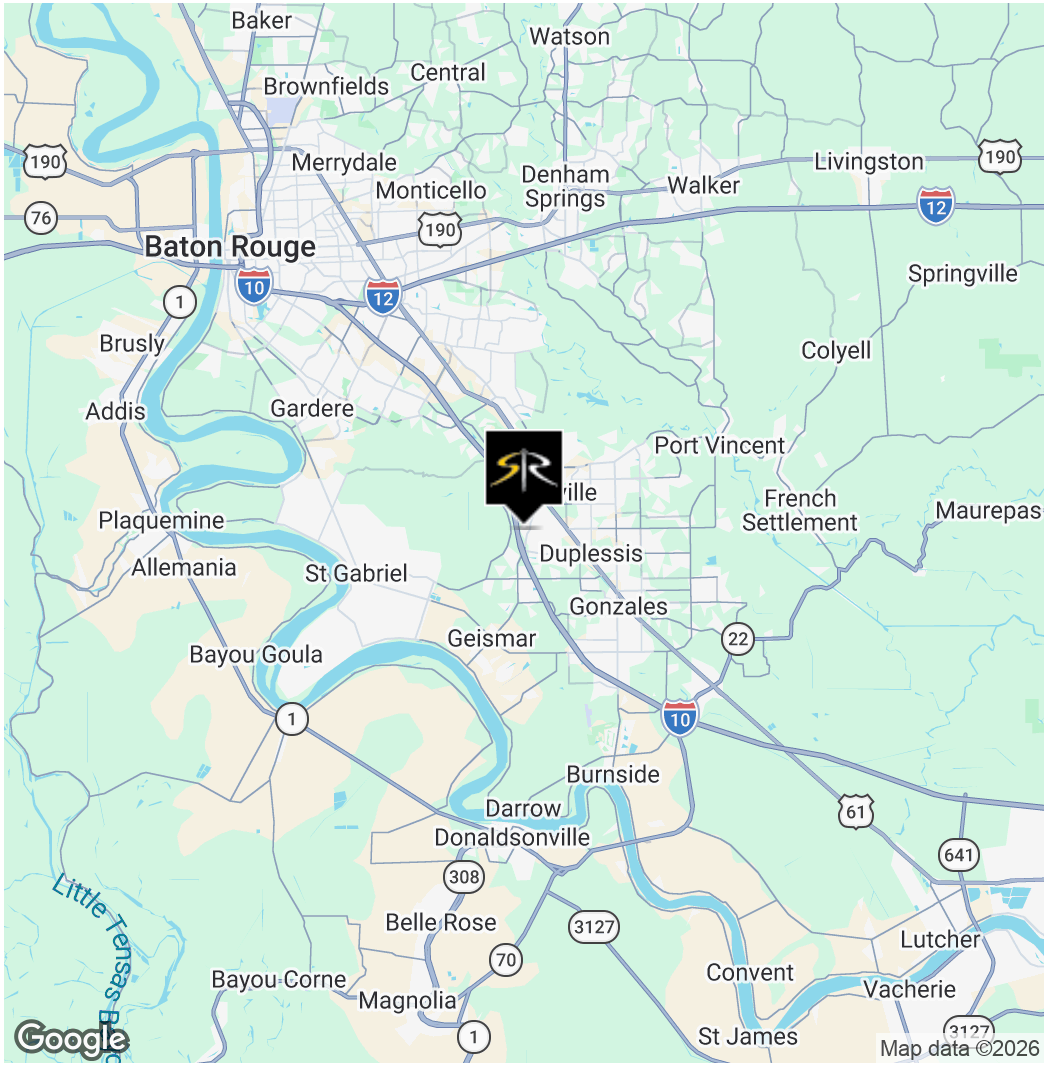
LOCATION MAPS

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF





CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | saurageroten berg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

DEMOGRAPHICS: 1, 3, 5 MILE RADII

JABBY'S PIZZA – THRIVING TURN-KEY PIZZERIA FOR SALE

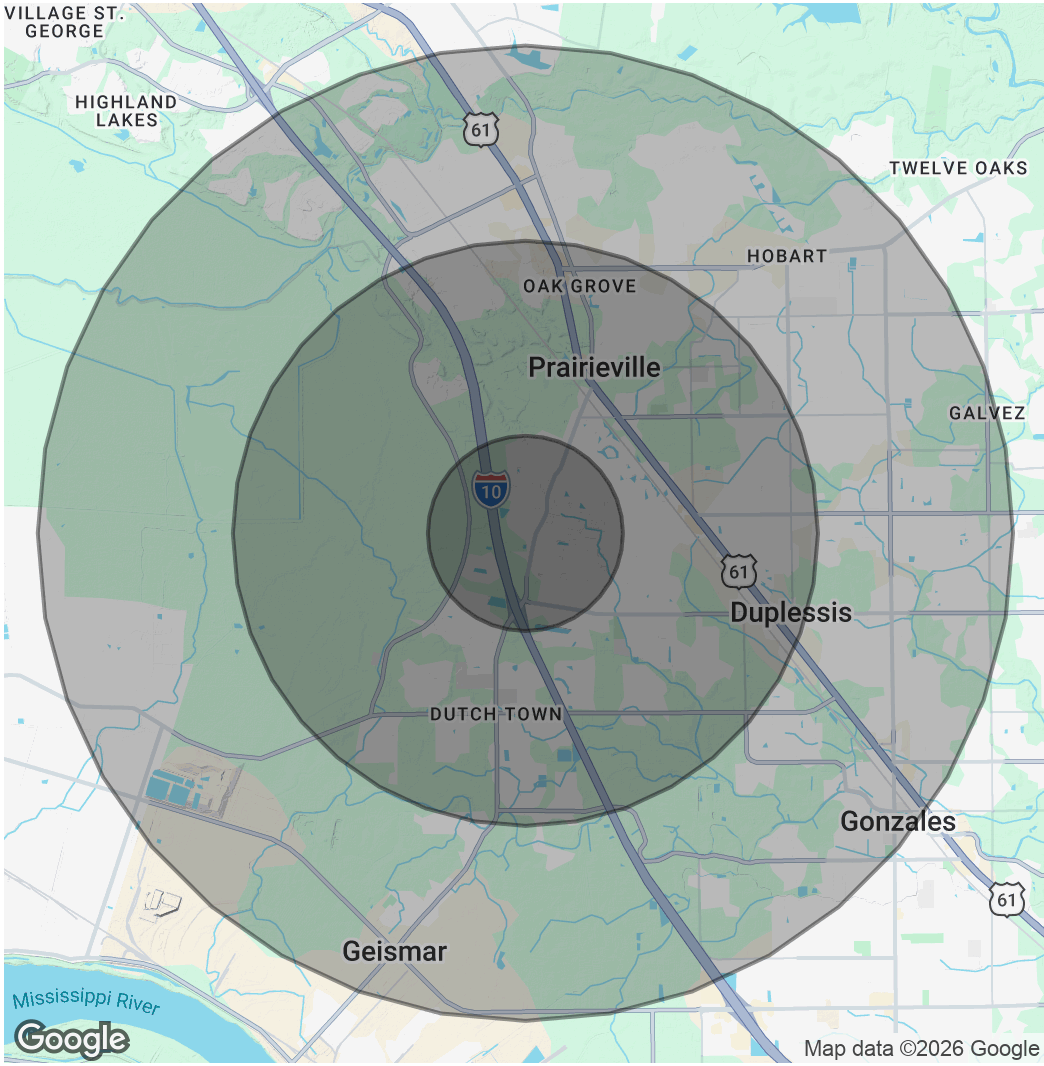
14345 LA-73, SUITE A, BATON ROUGE, LA 70769

2,088 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,965	32,412	74,831
Average Age	33.6	35.6	37.0
Average Age (Male)	38.3	36.0	36.9
Average Age (Female)	33.1	36.1	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,838	11,203	26,912
# Of Persons Per HH	3.2	2.9	2.8
Average HH Income	$179,528	$136,267	$127,634
Average House Value	$415,423	$351,952	$337,810

2023 American Community Survey (ACS)



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

CARMEN AUSTIN, MBA, CCIM, SIO

Associate Broker & Retail Specialist



DIRECT: 225.930.6256
MOBILE: 225.328.1778
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com

SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

TEL: 225.766.0000 **WEB:** SAURAGEROTENBERG.COM

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

