9405 Burbank Dr
Baton Rouge, LA 70810

PROPERTY SUMMARY





Property Highlights:

- 1.45 Acres on Burbank Drive
- Located near the intersection of Burbank and Gardere Lane
- Less than a quarter mile from the Burbank and Staring Lane intersection and less than a mile from the Burbank and Bluebonnet Blvd. intersection
- Traffic counts exceeding 18,000 vehicles per day
- 200' of frontage on Burbank
- Near national retailers and quick-service restaurants such as Walmart, Albertsons, Dollar General, Smoothie King, O'Reilly Auto Parts, McDonalds, Burger King, and Wendy's
- Flood Zone X

Offering Summary

Sale Price:	$695,000 ($479,310 per Acre | $11.00 per SF)
Lot Size:	1.45 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	674	1,573	5,155
Total Population	1,702	4,017	13,229
Average HH Income	$63,887	$60,641	$68,095

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BEAU BOX
REAL ESTATE

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RETAILER MAP



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ADDITIONAL PHOTOS









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FLOOD MAP



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