

FEBRUARY 2025

TURNKEY SPORTS BAR WITH DRIVE THRU FOR SALE

17497 AIRLINE HWY
PRAIRIEVILLE, LA

stirling





PROPERTY DESCRIPTION

This +/- 7,496 square foot building, currently operating as a daiquiri shop, was fully renovated in 2022 and is located on Airline Highway in the heart of Prairieville's retail corridor. The building features a spacious open floor plan with a large L-shaped bar, a walk-in freezer, and a 2,258 square-foot drive-thru for added convenience. It is also equipped with power and ductwork for a hood vent, allowing for future food operations. Additionally, an 800 square-foot outdoor seating area and secured yard area provides opportunities for expansion or outdoor use. With its prime location, existing infrastructure, and flexible layout, this property is well-suited for a bar, restaurant, or other commercial ventures.

PROPERTY HIGHLIGHTS

- Flexible MU Zoning- Suitable for a variety of commercial uses
- High Traffic Counts- 52,729 VPD on Airline Hwy for maximum visibility and exposure
- Flood Zone X- Outside the 100-year floodplain
- Newly Renovated in 2022 with modern finishes

LOCATION DESCRIPTION

Prairieville, is one of the fastest-growing communities in Louisiana, offering strong consumer base and a thriving business environment. With an above average median household income and steady population growth, the area attracts retailers, restaurants, and service-oriented businesses looking to capitalize on its expanding market. High traffic volume, ensures strong visibility and accessibility for commercial ventures. Strategic infrastructure investments have further improved traffic flow, enhancing the area's appeal. As part of Ascension Parish, Prairieville benefits from pro-business initiatives and major economic investments that continue to drive growth. Its proximity to Baton Rouge makes it an attractive location for businesses seeking to serve both local residents and commuters, solidifying its position as a prime commercial hub in the region.

OFFERING SUMMARY

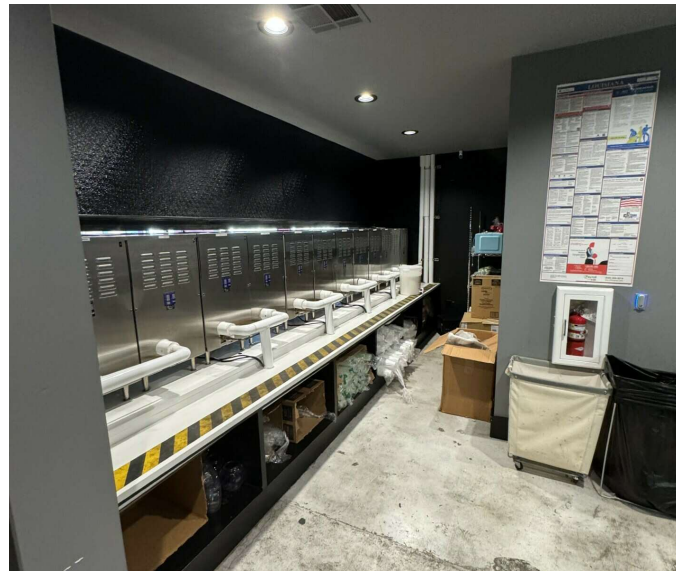
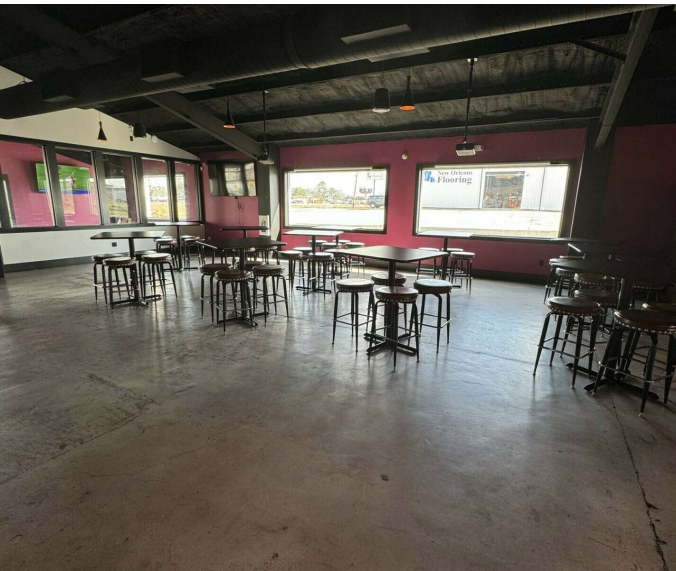
Sale Price:	\$2,000,000
Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	7,496 SF

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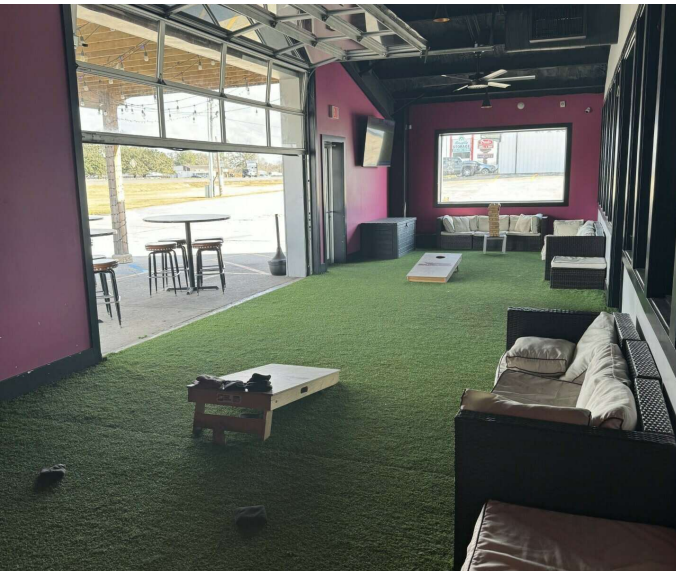
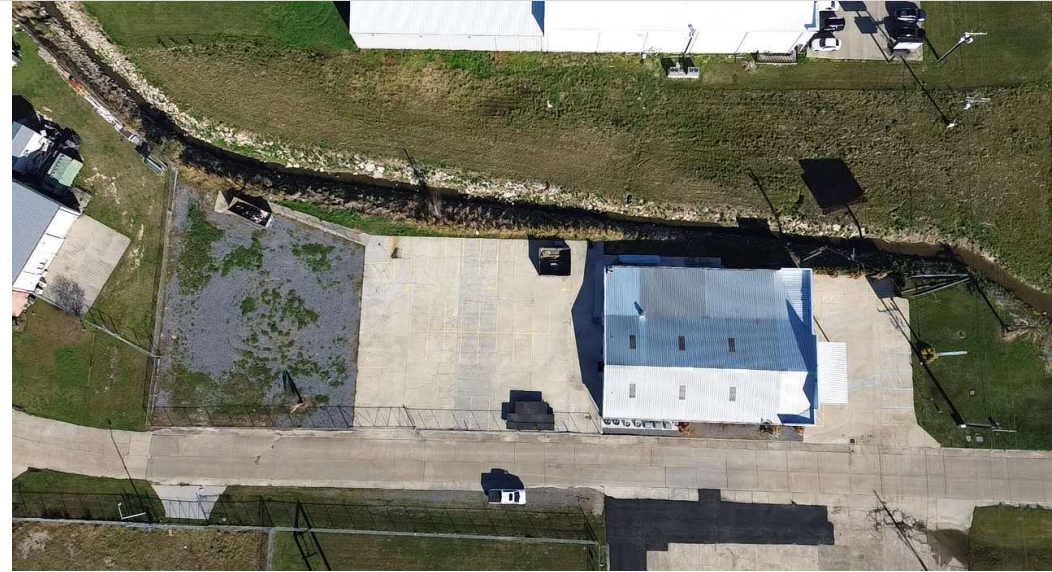
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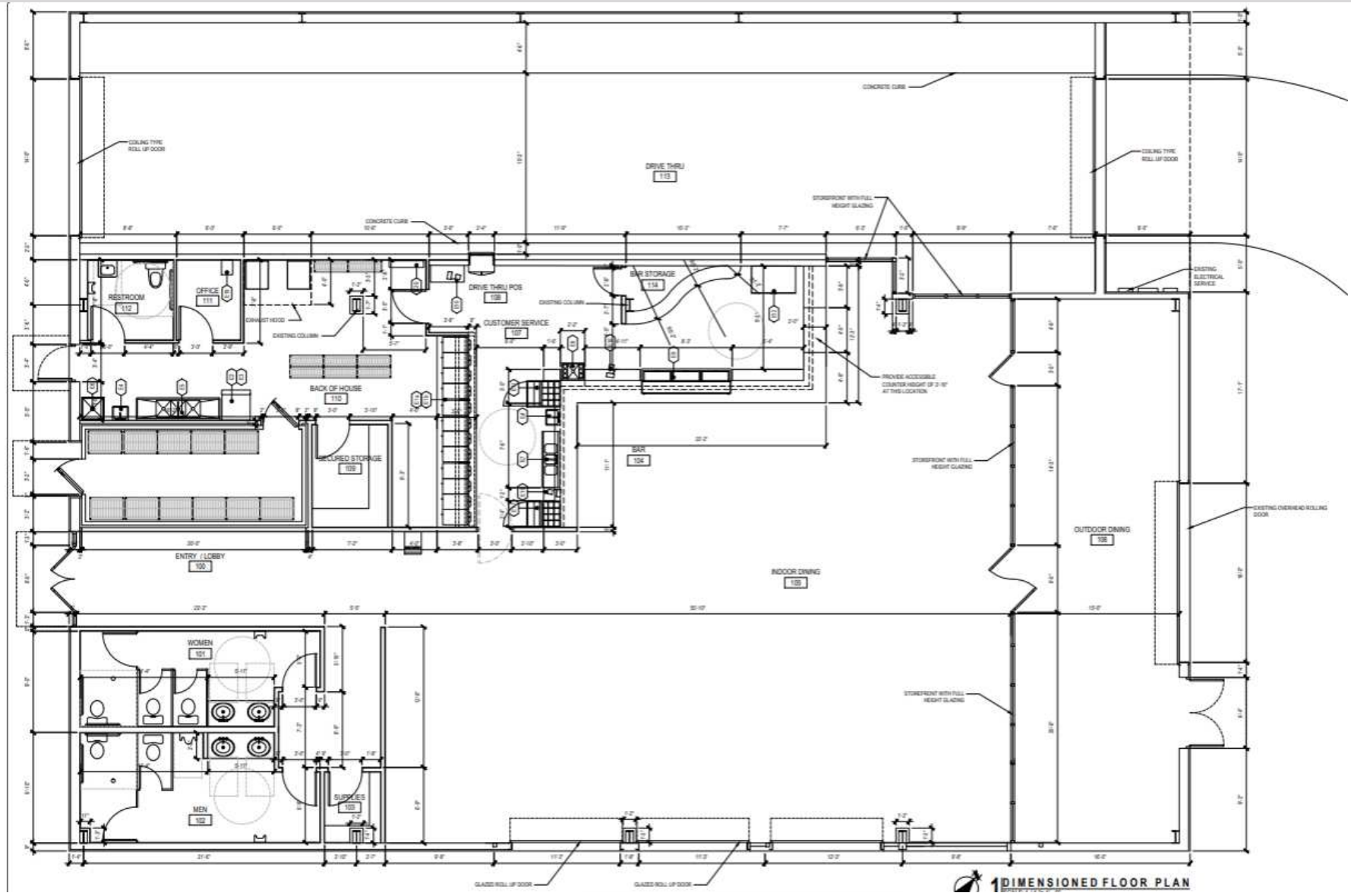
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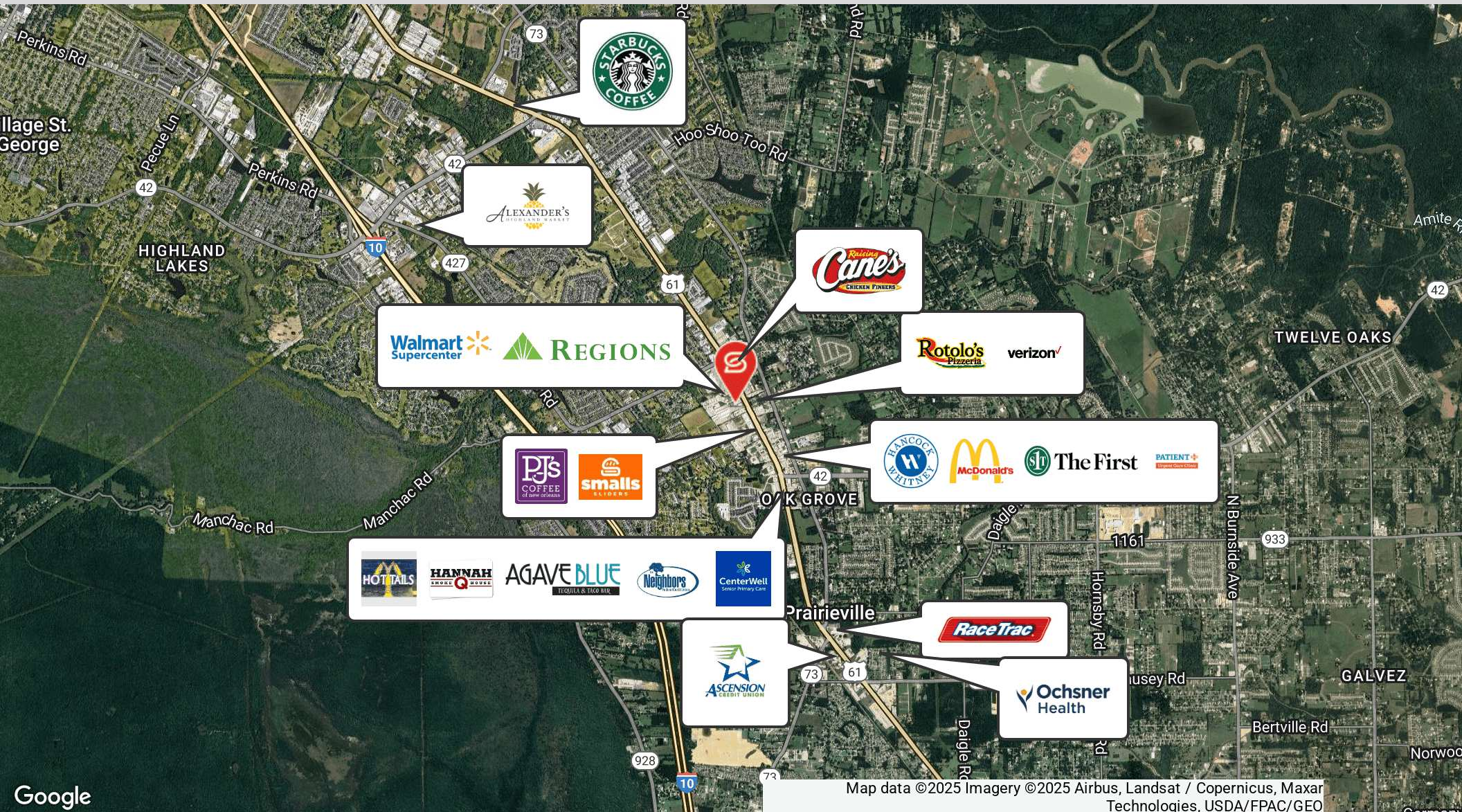
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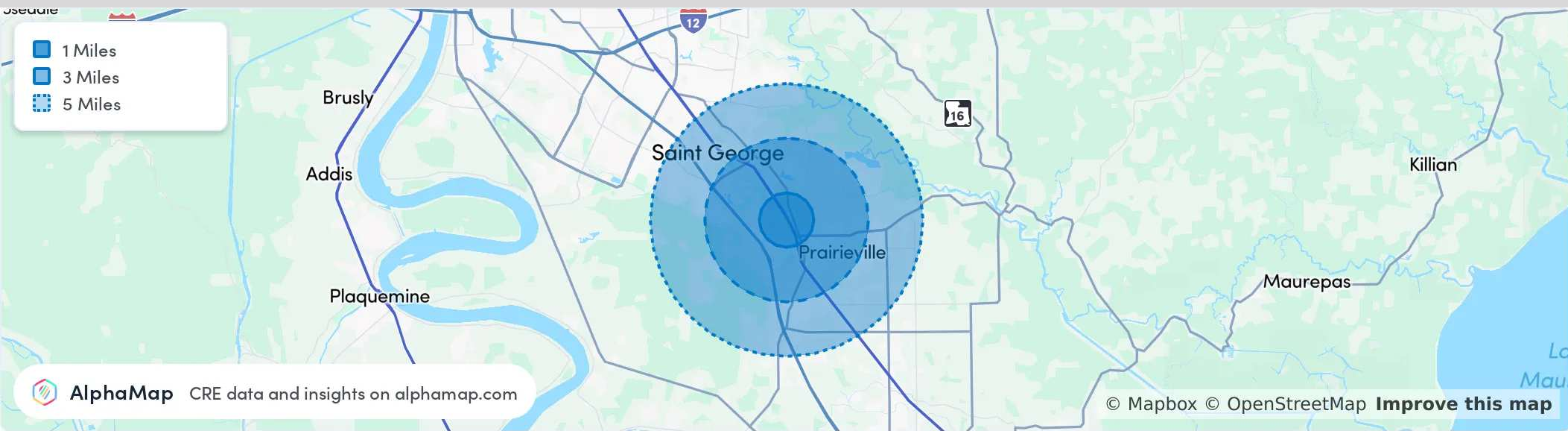
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,432	32,747	85,012
Average Age	36	39	39
Average Age (Male)	36	38	38
Average Age (Female)	37	40	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,898	12,061	31,389
Persons per HH	2.9	2.7	2.7
Average HH Income	\$128,062	\$142,606	\$133,883
Average House Value	\$362,759	\$366,353	\$348,207
Per Capita Income	\$44,159	\$52,817	\$49,586

Map and demographics data derived from AlphaMap

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