



RESTAURANT SPACE WITH COVERED OUTDOOR SEATING

4608 BENNINGTON AVE SUITE A BATON ROUGE, LA 70808



OFFERED: FOR LEASE

LEASE RATE: \$3,500.00 PER MONTH

±2,000 SF

- Front-most suite with outdoor covered seating area
- Seconds from College Dr and I-10
- Surrounding amenities include Starbucks, Chick-fil-A, Taco Bell, and more
- NNN lease type

CONTACT:

JACOB LOVELAND
225.460.0877

800.895.9329 | <https://elifinrealty.com> | March 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for lease, 4608 Bennington Ave, Suite A offers a ±2,000 SF restaurant space.
- The front-most suite was previously a vegan restaurant and includes an outdoor covered seating area.
- The property offers excellent access, located seconds from College Dr and I-10.
- Surrounding amenities include Starbucks, Chick-fil-A, Taco Bell, Walmart, and additional national retailers, placing the space within a strong commercial area.
- NNN lease type.

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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AERIAL PHOTOS

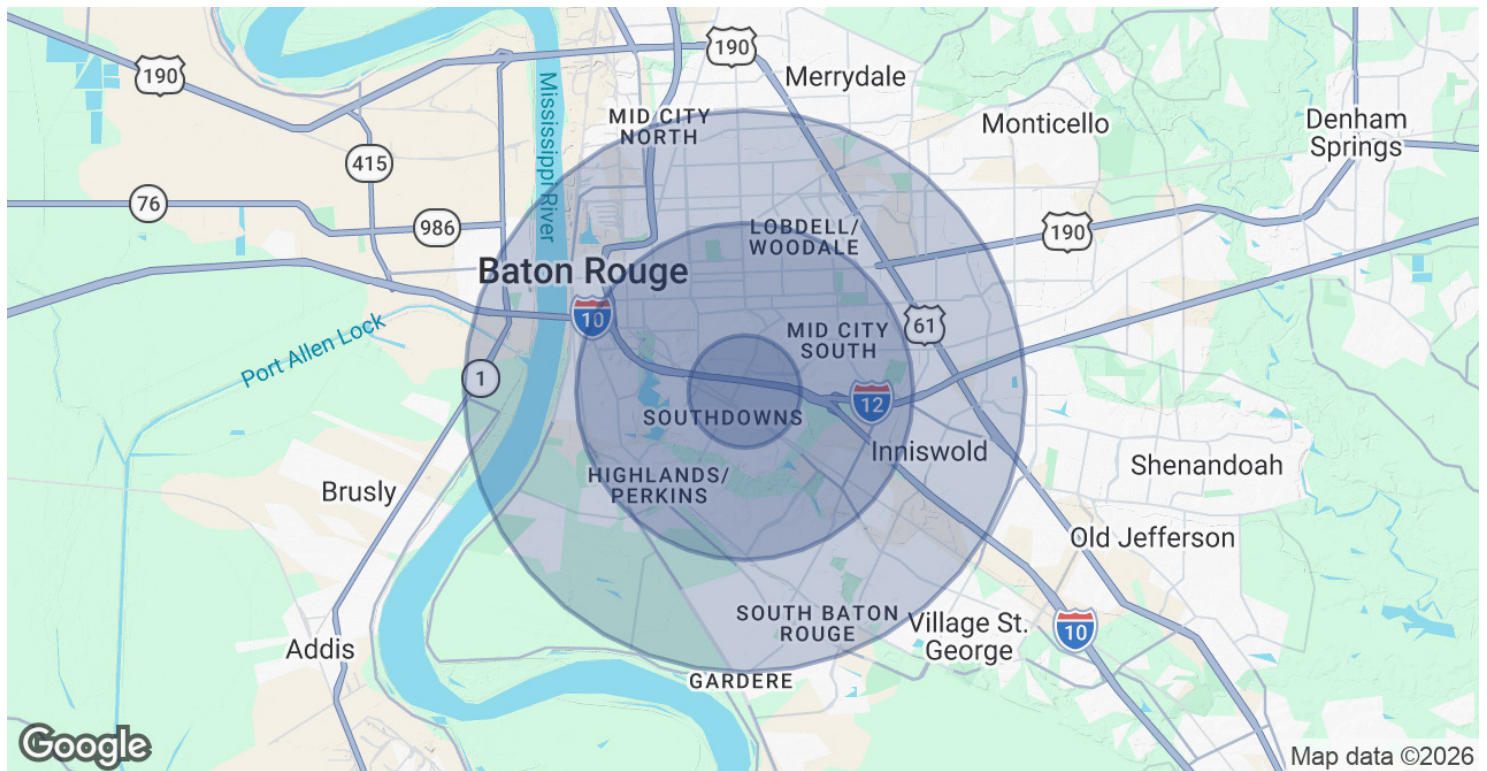
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,765	85,605	184,889
Average Age	41	37	38
Average Age (Male)	40	37	37
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,455	37,095	79,531
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$126,073	\$86,858	\$80,582
Average House Value	\$510,806	\$413,210	\$338,388

Demographics data derived from AlphaMap

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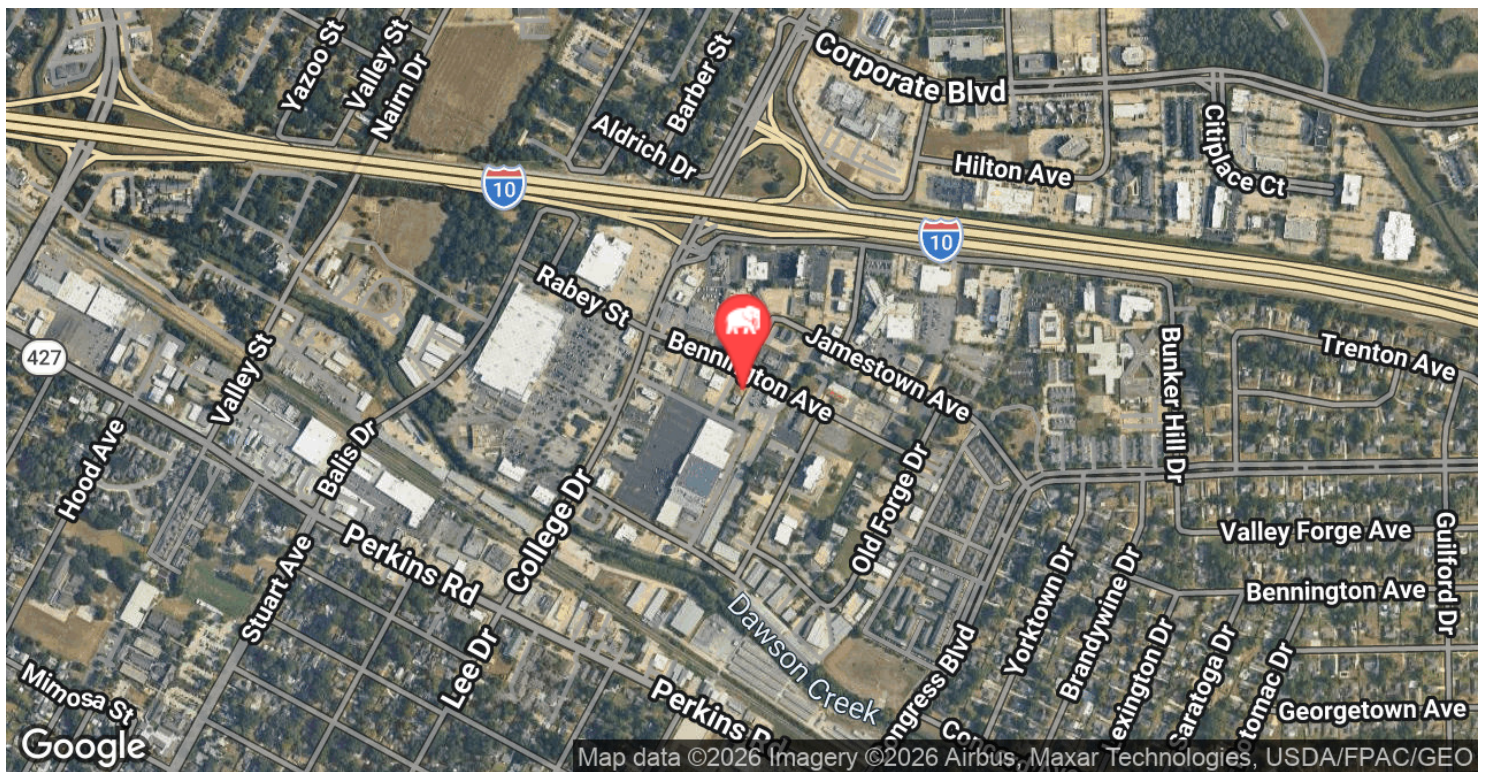
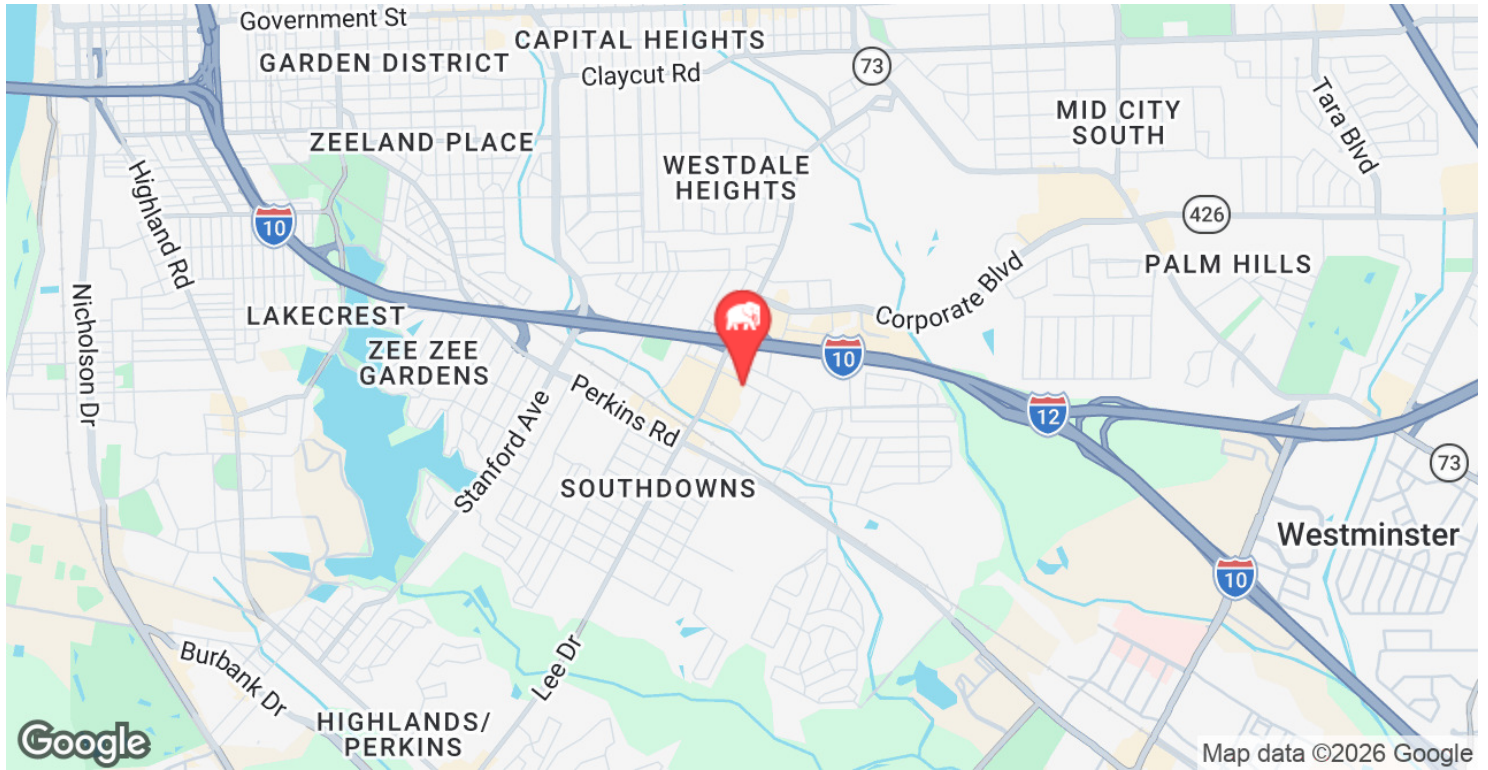
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LOCATION MAPS

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