



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE RESTAURANT/BAR + COVERED PATIO

**1072 W Lee Drive
Baton Rouge, LA 70820**

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
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9,000 SF



OFFERING SUMMARY

Lease Rate:	\$9,000 per month (NNN)
Building Size:	9,000 SF
Traffic Count:	16,389/ADT
Frontage:	100'

PROPERTY OVERVIEW

- Prime 2nd Gen Restaurant space Near LSU | Enclosed Patio & Outdoor Seating

PROPERTY HIGHLIGHTS

- Highly visible restaurant opportunity located along the heavily trafficked Lee Drive corridor in Baton Rouge. This established retail center benefits from strong daily traffic counts, excellent accessibility, and proximity to Louisiana State University, major student housing, and dense residential neighborhoods.
- The space is fully built out for restaurant use, featuring an efficient layout with a commercial kitchen, hood/vent system, dining area, and ample parking for customers and staff.
- Ideal for a variety of food service concepts seeking a turnkey or second-generation restaurant space.
- Surrounded by a strong mix of national and local retailers, the site offers excellent exposure and consistent customer flow. Easy access to both Lee Drive and Highland Road enhances convenience for patrons.

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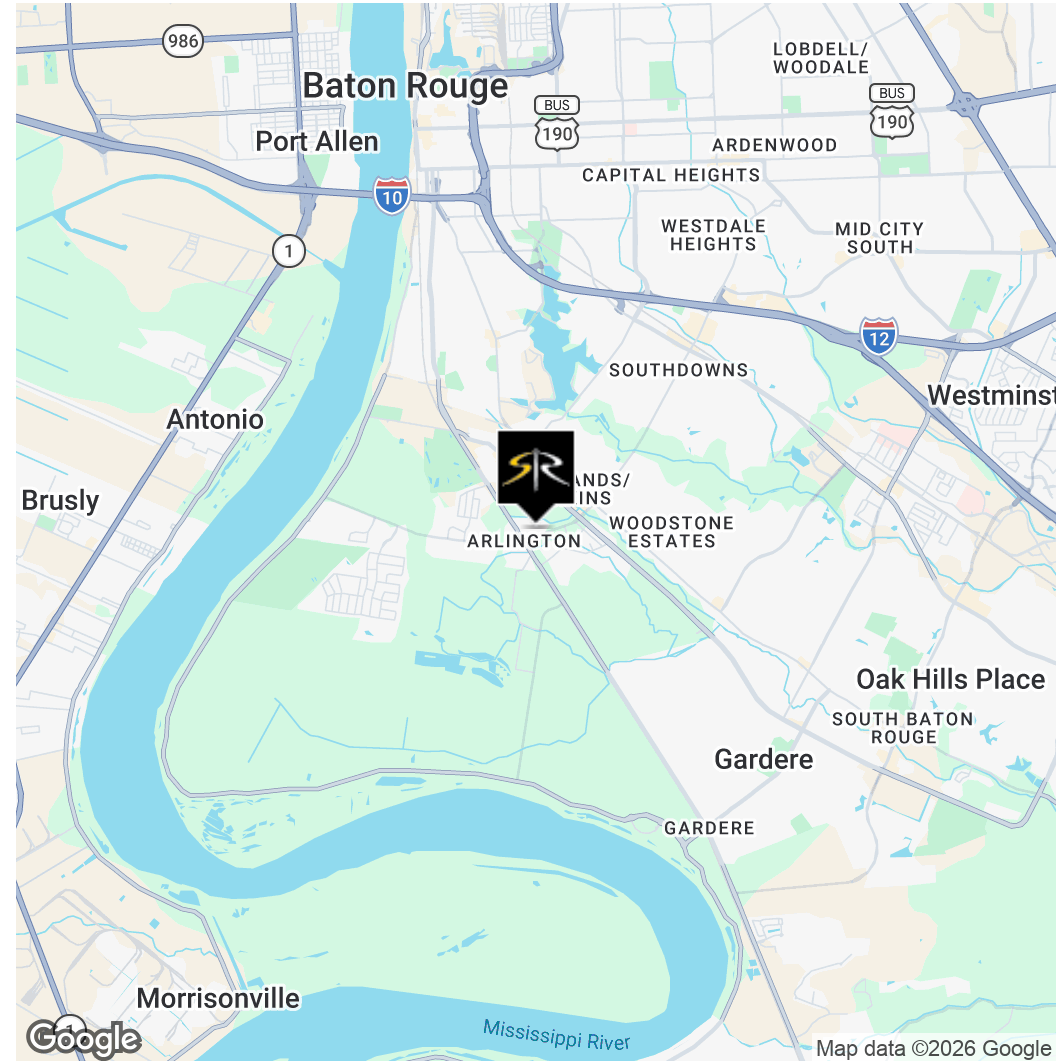
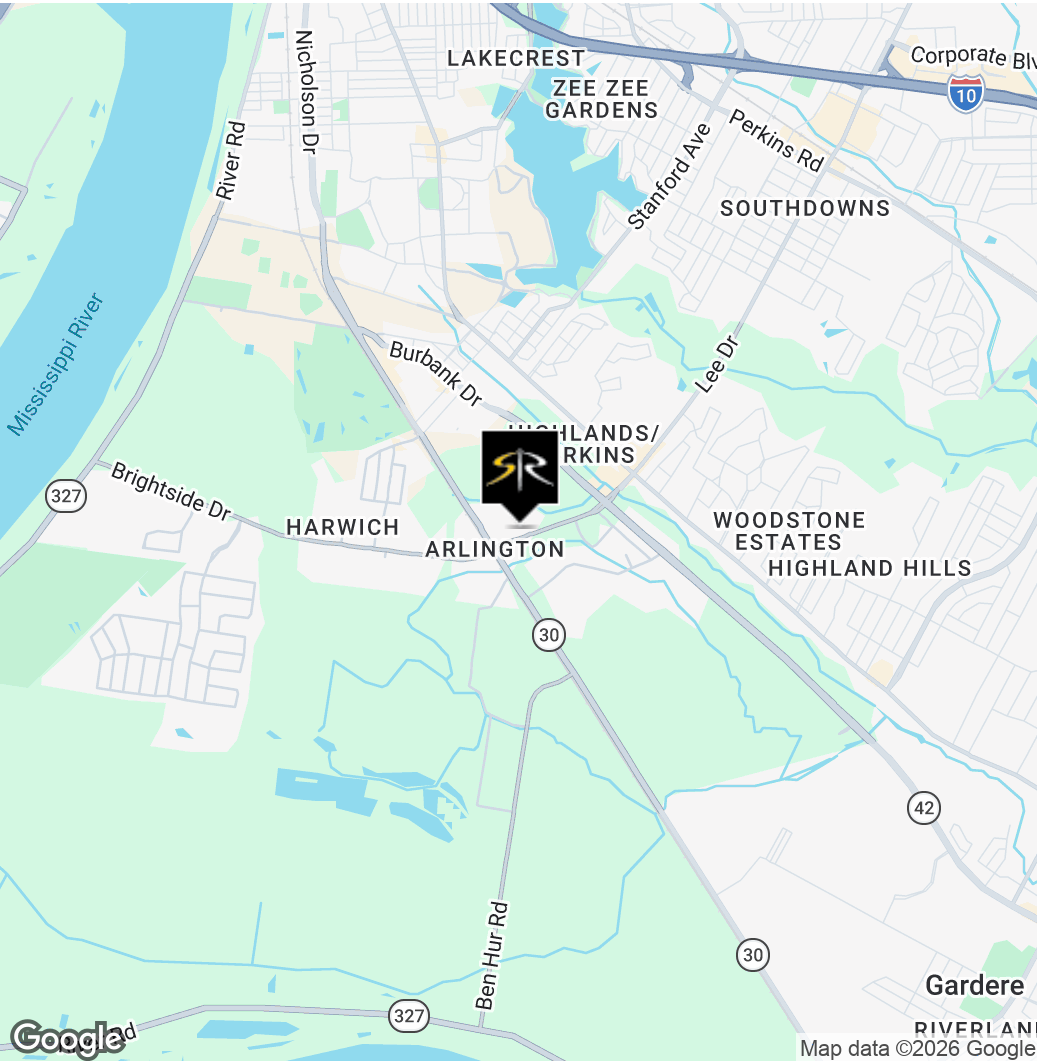
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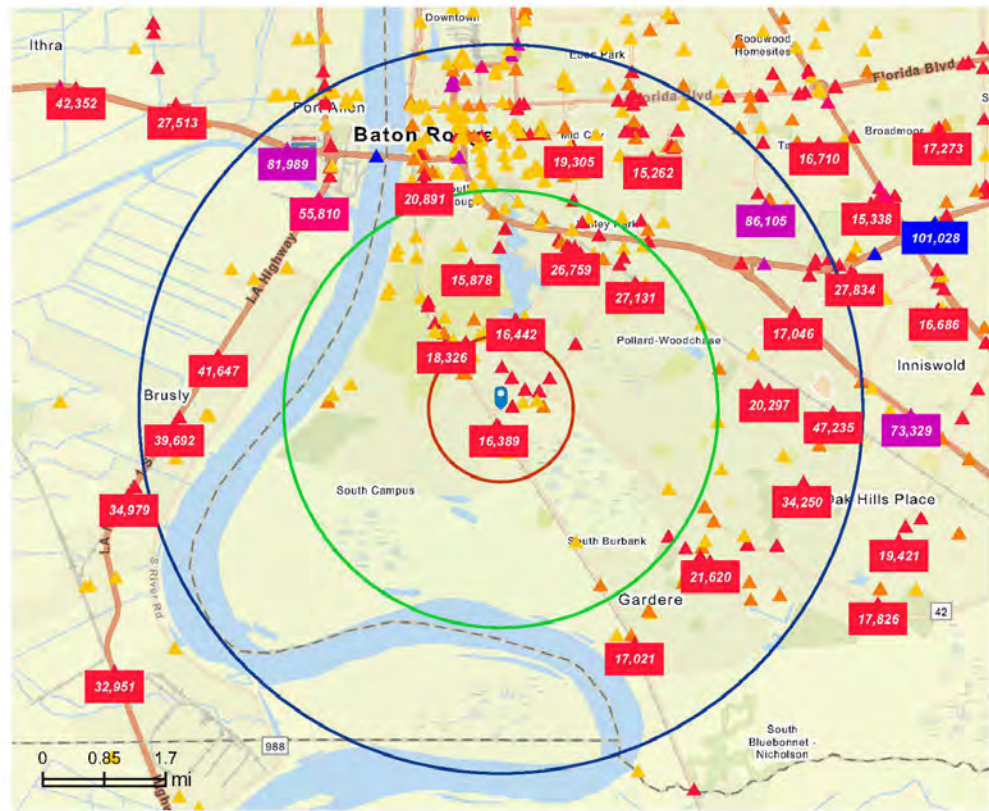
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Traffic Count Map

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Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

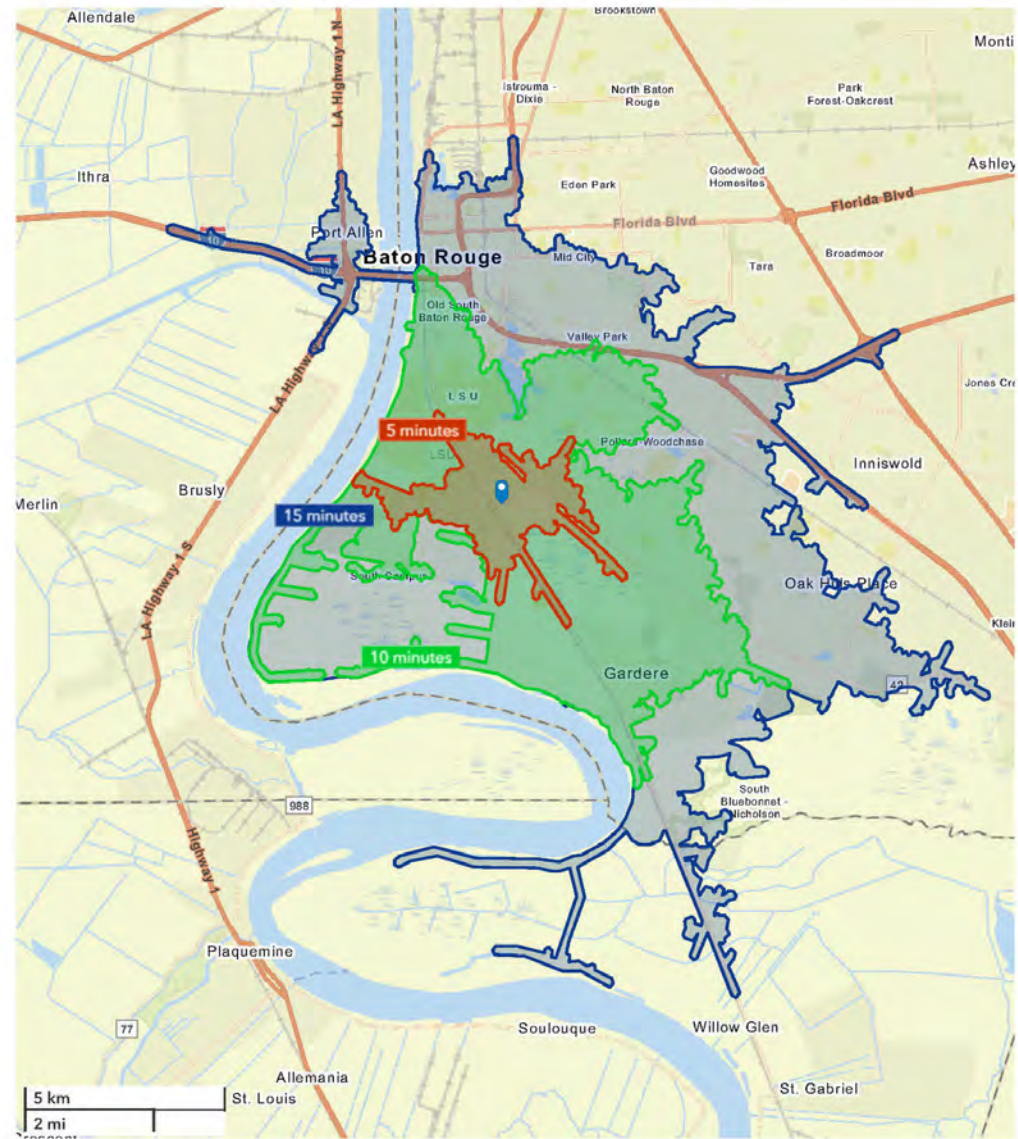
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)
Add text here...

Drive Time Map: 5, 10, 15 Minute Radii

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Add text here...

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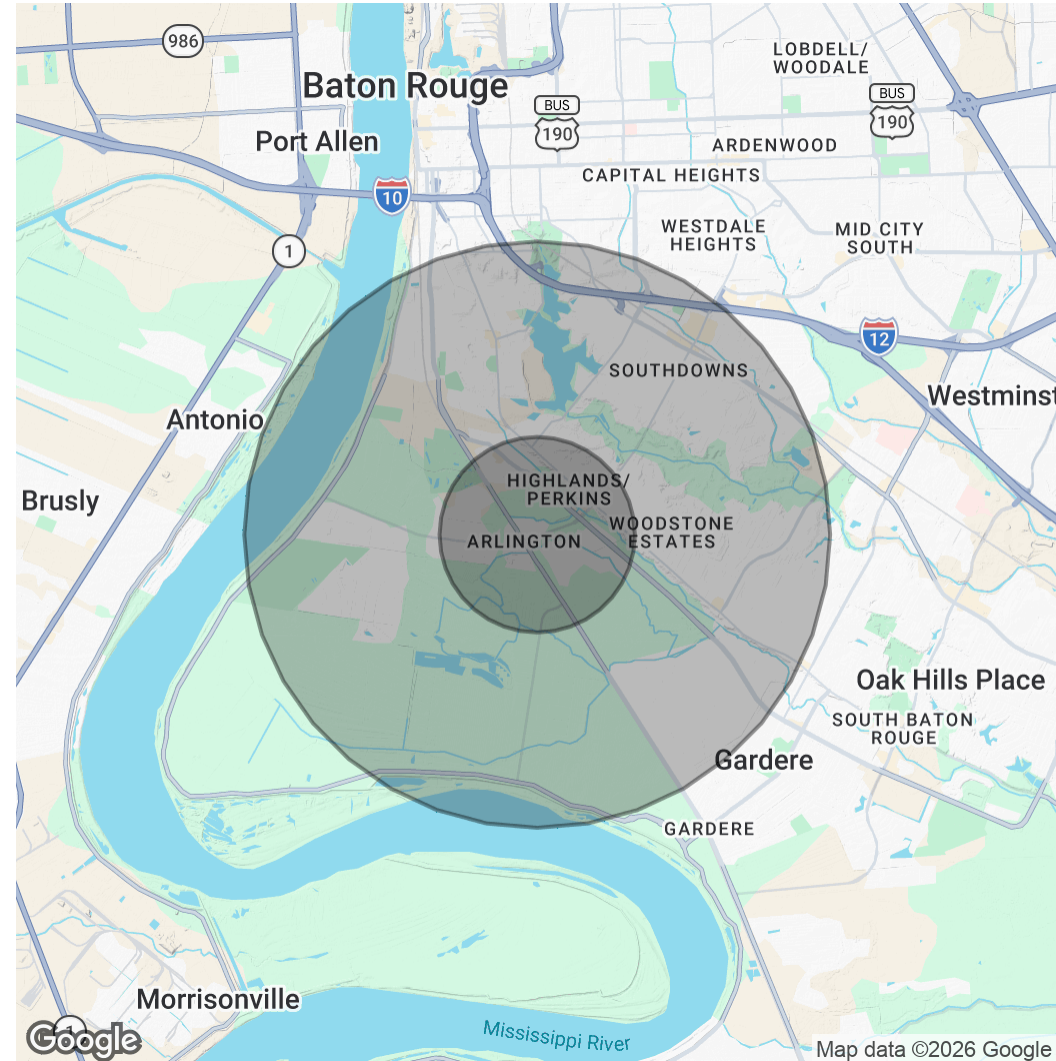
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,854	58,358	128,861
Average Age	24.4	30.4	34.1
Average Age (Male)	25.6	30.2	34.8
Average Age (Female)	24.2	31.0	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,517	22,598	53,812
# Of Persons Per HH	2.3	2.6	2.4
Average HH Income	\$70,066	\$95,912	\$97,175
Average House Value	\$200,878	\$360,403	\$352,839

2023 American Community Survey (ACS)



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