

# Prime Airline Hwy Freestanding Building With Drive-Thru

RETAIL PROPERTY FOR SALE

17497 Airline Hwy Prairieville, LA 70769

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com

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### PROPERTY SUMMARY



### Property Description

17497 Airline Hwy is a 7,497 +/- SF freestanding commercial building currently operating as a daiquiri shop. Strategically located along Airline Highway, the property offers exceptional visibility, strong traffic exposure, and convenient access, with traffic counts exceeding 52,000 vehicles per day. The building underwent extensive renovations in 2022.

The building features a large open floor plan anchored by an L-shaped bar, a walk-in freezer, and existing infrastructure to support food service operations, including power and ductwork in place for a future hood vent. Additional features include a drive-thru and an approximately 800 square-foot outdoor seating area, enhancing functionality for a variety of concepts.

The site includes excess land, providing flexibility for future expansion or additional outdoor use. Ample parking is available both in the front and rear of the building, allowing for efficient traffic flow and customer convenience. The property is zoned MU and is located in Flood Zone X, which does not require flood insurance. FF&E can be negotiated but is not included in the sales price. Zoned for Alcohol Sales (Grease Trap and Hood in Place). Lamar Billboard income included.

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### Offering Summary

Sale Price:	\$1,950,000
Lot Size:	0.85 Acres
Building Size:	7,497 SF

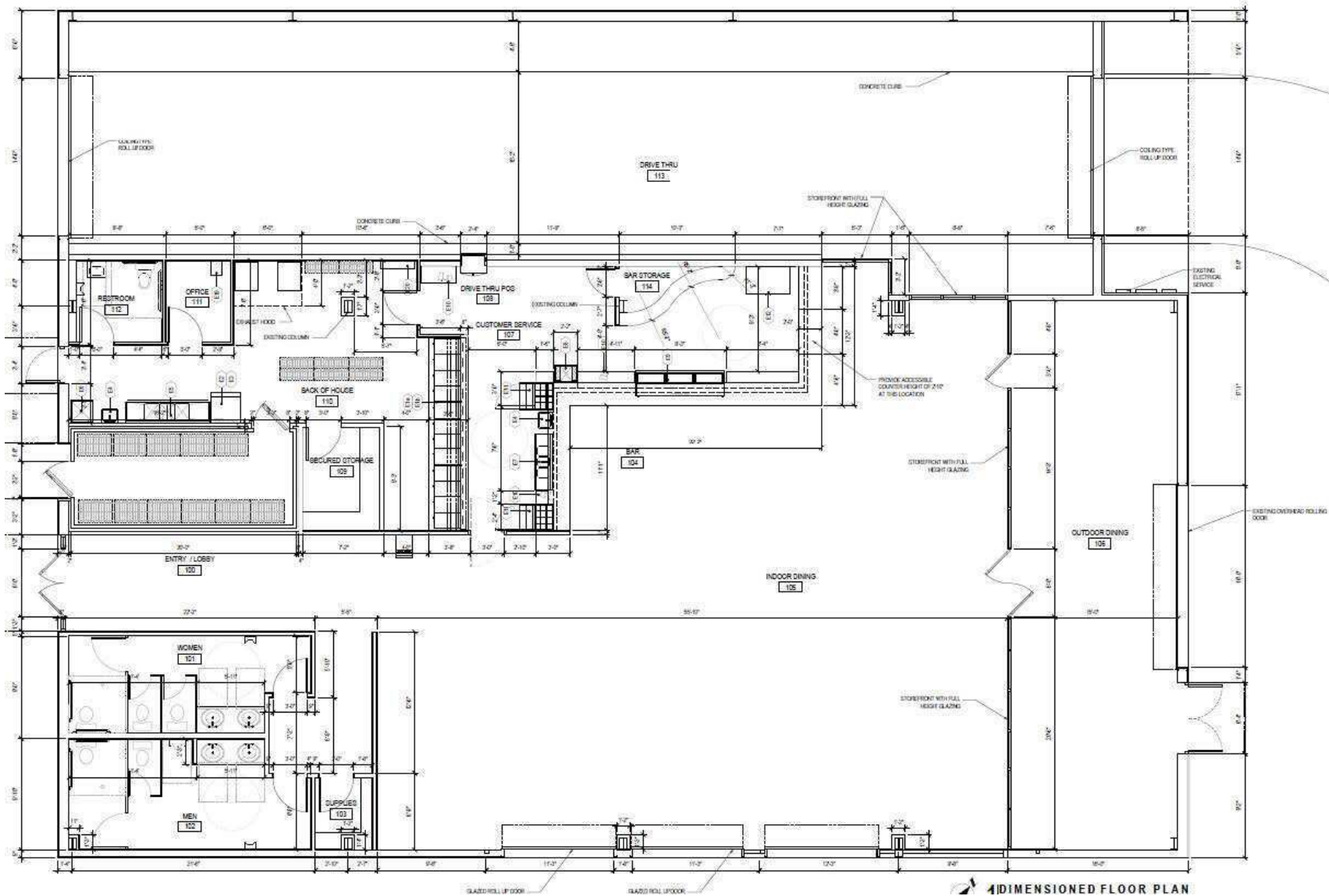
Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,898	12,061	31,389
Total Population	5,432	32,747	85,012
Average HH Income	\$128,062	\$142,606	\$133,883



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## FLOOR PLANS



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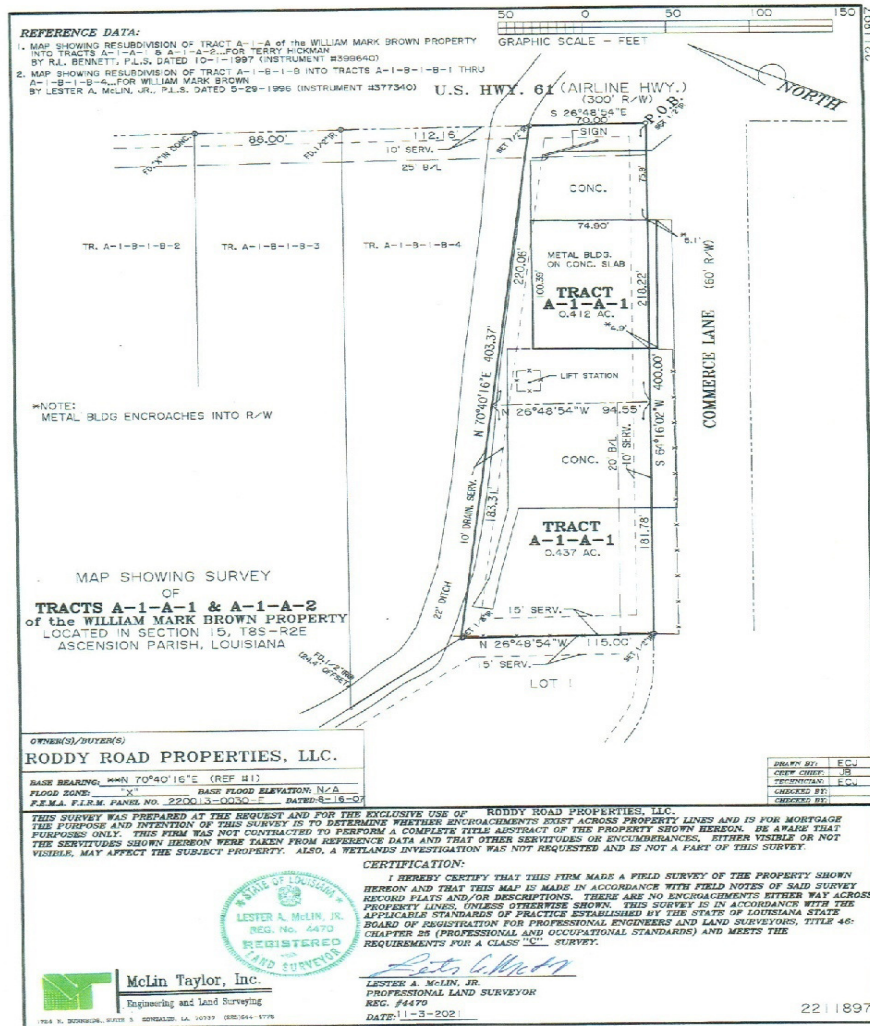
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**SURVEY**



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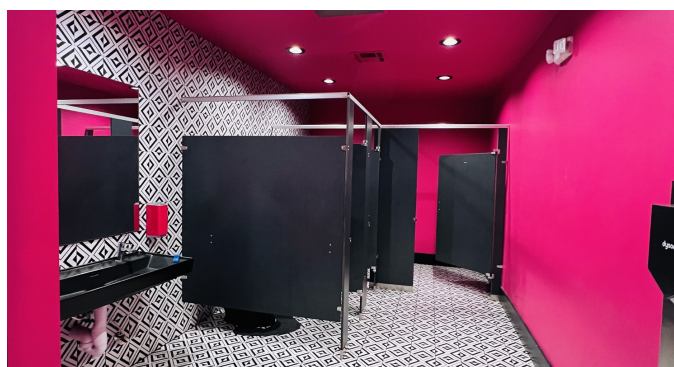
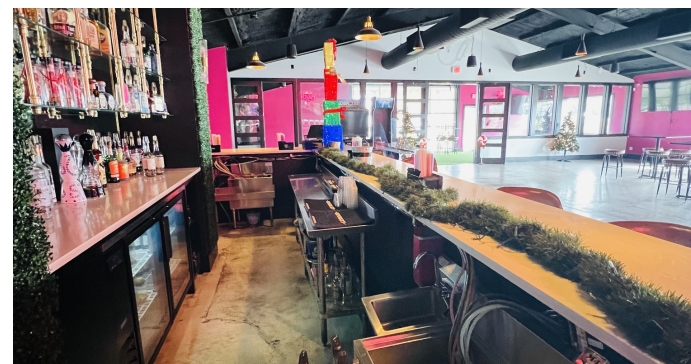
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## ADDITIONAL PHOTOS



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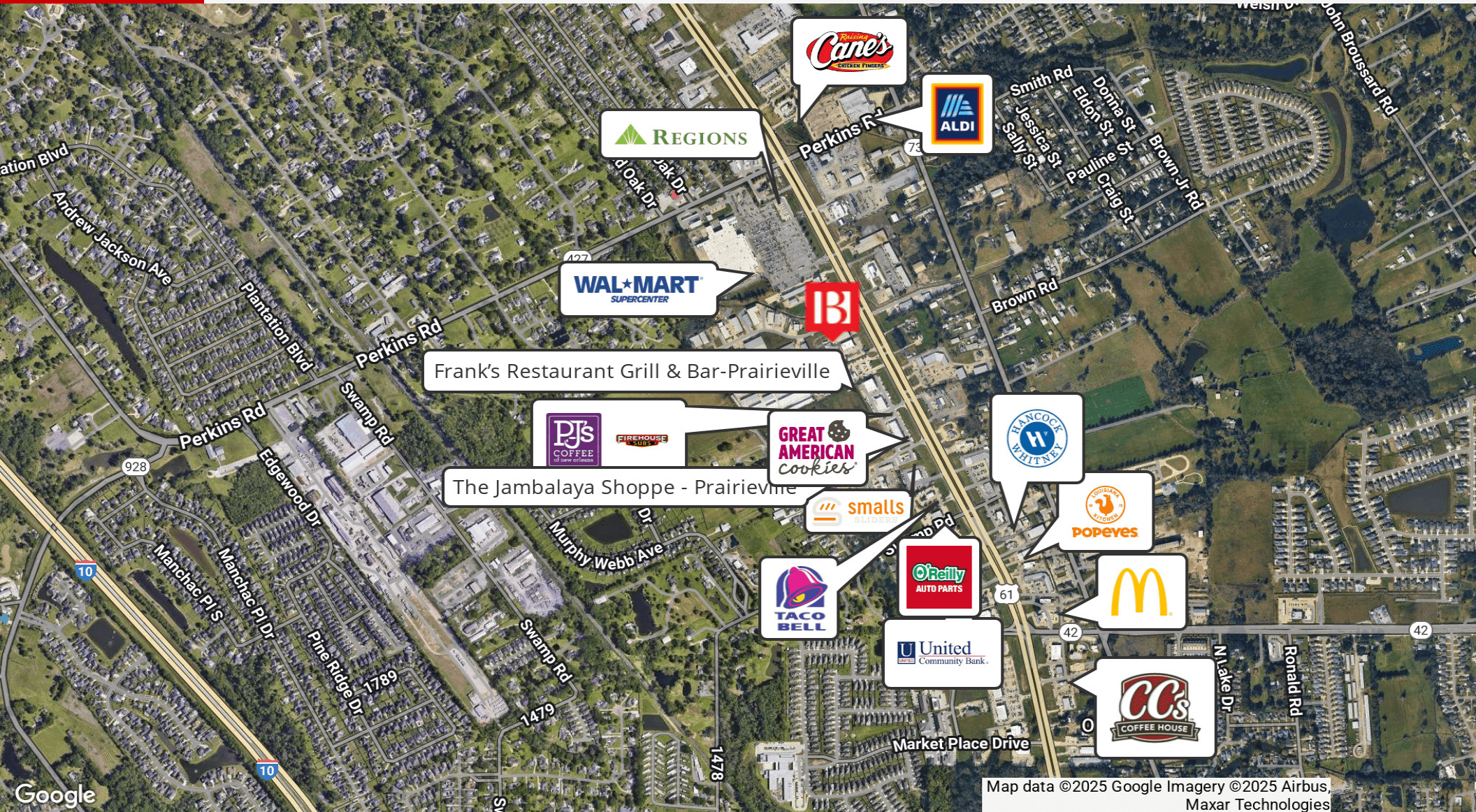
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RETAILER MAP



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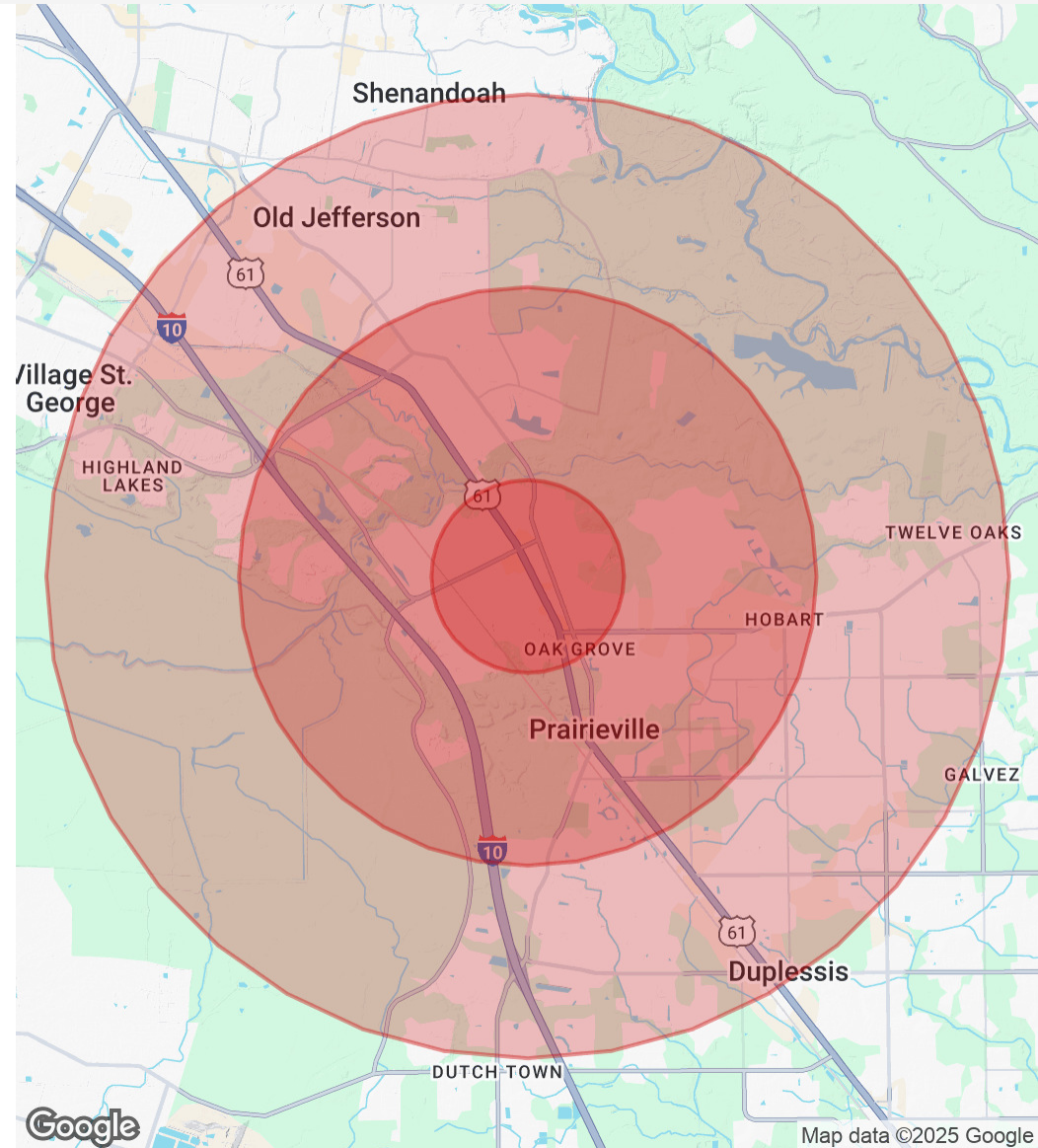
### DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	1,898	12,061	31,389
# Of 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

Demographics data derived from AlphaMap



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