

4454 Highland Road//C-Store & Gas Station Owner-Operator Opportunity

C-STORE/GAS STATION PROPERTY FOR SALE



4454 Highland Rd Baton Rouge, LA 70808

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com

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PROPERTY SUMMARY



Property Description

Convenience store and gas station available for sale at the South Gates of LSU. This highly visible property is strategically located at the intersection of Highland Road and LSU Avenue, less than 2 miles from I-10 and approximately 1 mile from Tiger Stadium, placing it in one of Baton Rouge's most heavily traveled and recognizable corridors.

The property features a 1,700± SF convenience store, a 2,000± SF fuel canopy covering four fuel pumps and sits on approximately 0.50± acres. With traffic counts exceeding 12,000 vehicles per day, the site benefits from strong daily exposure and access to LSU students, faculty, residents, and visitors. Zoned C1 Light Commercial; The purpose of C1 is to permit retail commercial uses serving the surrounding community. Property is located in Flood Zone X which does not require flood insurance.

Now offered vacant, this property presents an exceptional opportunity for a new owner to acquire, rebrand, and operate a convenience store and fuel station in one of Baton Rouge's most desirable retail corridors. There is no existing fuel supply contract, allowing a new owner the flexibility to negotiate directly with the fuel supplier or brand of their choice.

Fuel pumps, pump lines, and underground storage tanks (UST's) shall not be included in the sale.

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Offering Summary

Sale Price:	\$1,350,000
Lot Size:	0.5 Acres
Building Size:	1,719 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	6,439	26,009	59,743
Total Population	15,755	63,758	139,467
Average HH Income	\$55,606	\$87,838	\$81,681



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ADDITIONAL PHOTOS



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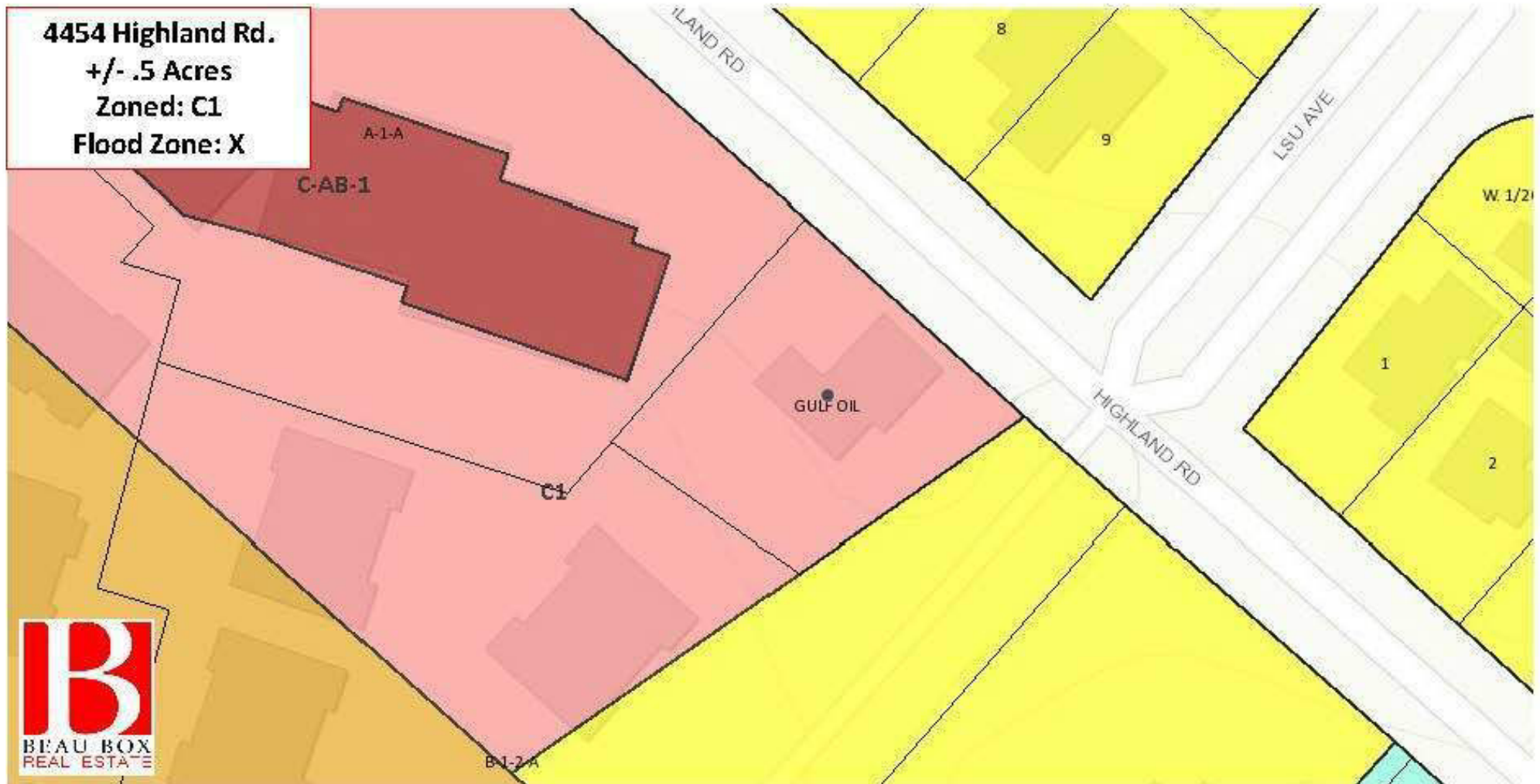
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ZONING MAP



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FLOOD ZONE MAP

4454 Highland Rd.
+/- .5 Acres
Zoned: C1
Flood Zone: X

Pt. 1 (30.4023, -91.1709)

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)

Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

FIRM Panel ID: 22033C0245E

FIRM Panel Date: 5/2/2008

Ground Elevation¹: 30.5 ft

Community Info

What Does This Mean?



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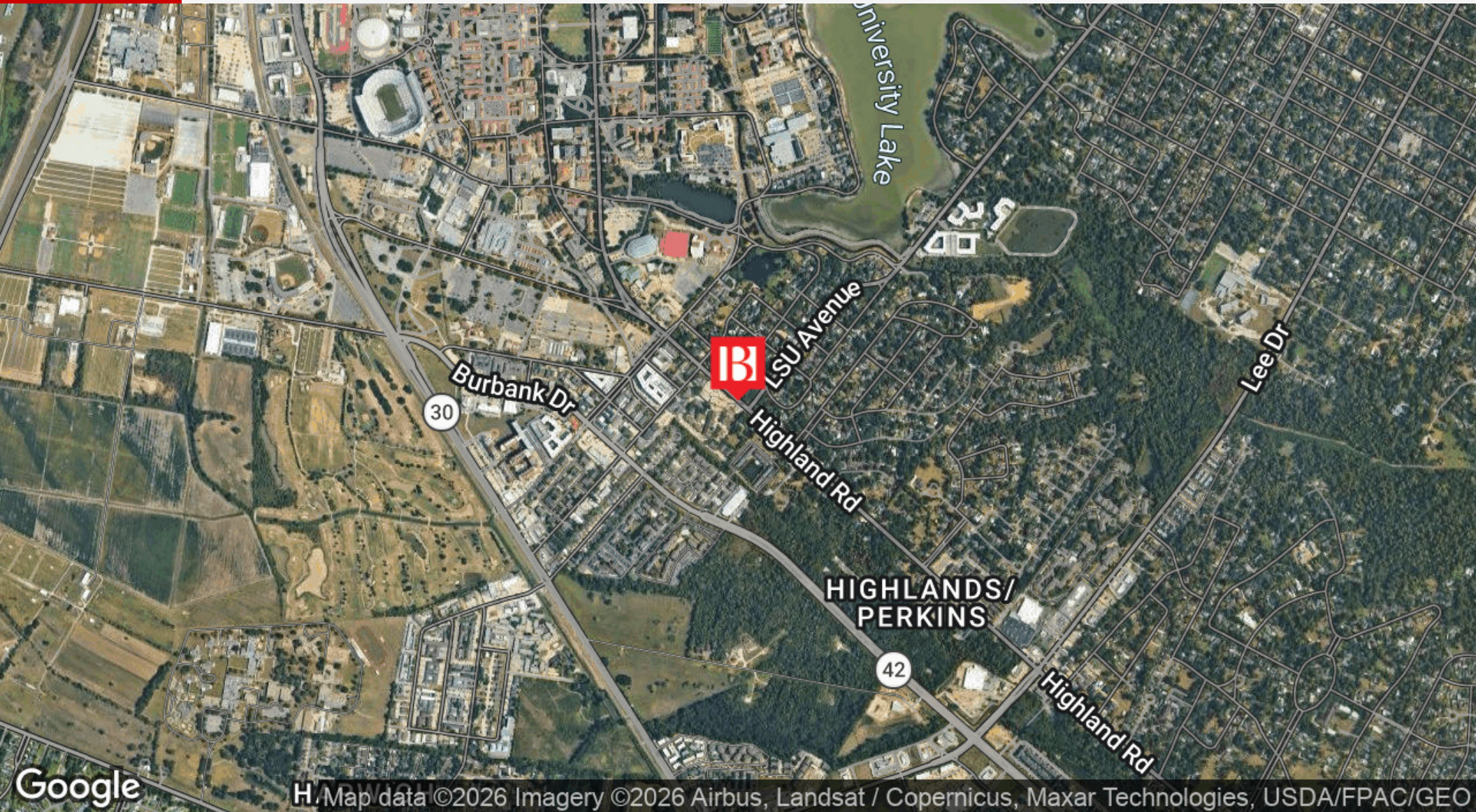
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AERIAL MAP



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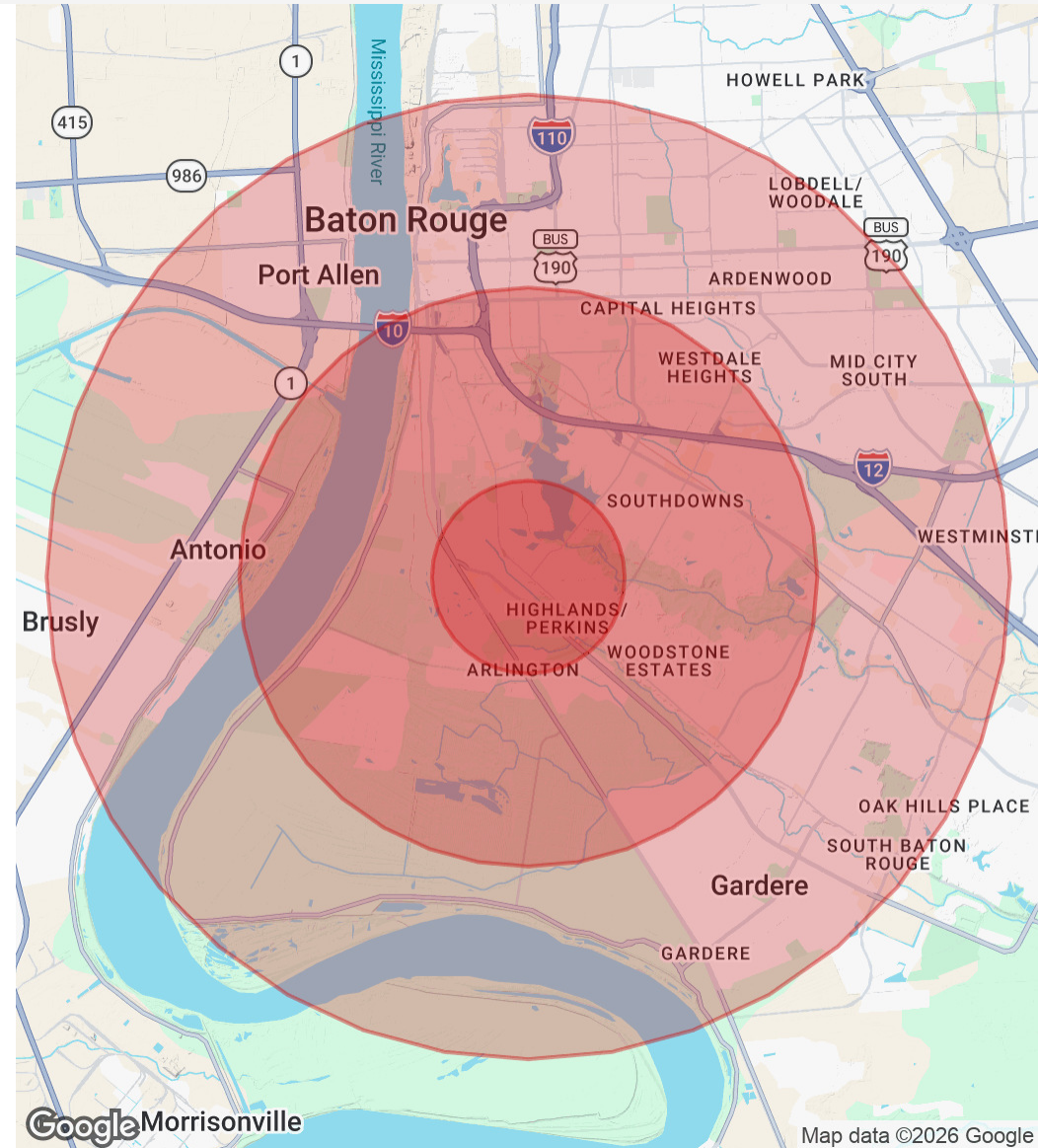
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	15,755	63,758	139,467
Average Age	29	34	37
Average Age (Male)	29	34	36
Average Age (Female)	29	34	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,439	26,009	59,743
# Of Persons Per HH	2.4	2.5	2.3
Average HH Income	\$55,606	\$87,838	\$81,681
Average House Value	\$386,510	\$420,383	\$360,199

2020 American Community Survey (ACS)



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