

McDonald's Absolute NNN Ground Lease For Sale

5745 Creek Centre Dr, Baton Rouge, LA 70820



Listing ID:	30764733
Status:	Pending
Property Type:	Retail-Commercial For Sale
Retail-Commercial Type:	Restaurant
Size:	4,490 SF
Sale Price:	\$2,428,570
Unit Price:	\$540.88 PSF
Sale Terms:	Cash to Seller



Overview/Comments

Stirling Investment Advisors is pleased to exclusively offer for sale an Absolute NNN McDonald's ground lease located on the corner of Creek Centre Dr. and Burbank Dr. in Baton Rouge, LA. The site was hand-selected by McDonald's to relocate from their current store on Burbank Dr. where they have operated for over 20 years. The property is a signalized outparcel to Arlington Marketplace. Arlington Marketplace is a new development with over 80,000 SF of retail and is anchored by Rouses Market. Rouses is a regional grocer powerhouse with over 64 locations in the Gulf South.

The Property is surrounded by single-family residential homes with an average household income ranging from \$98,000.00 to \$203,000.00 annually. The immediate area consists of 7,100+ new student housing units within walking distance. There are 550+ new single-family homes currently under construction within three (3) miles of the development.

The campus of Louisiana State University (LSU) is located within one (1) mile of Arlington Marketplace. The campus in Baton Rouge is the largest in Louisiana with over 31,000 students and proud LSU Tigers.

This investment opportunity provides qualified investors a ground lease with a corporate guaranty on one of the busiest thoroughfares in Baton Rouge. The surrounding neighborhoods and retailers will continue to drive traffic in the area for years to come.

More Information Online

<https://stirlingprop.cdylist.com//listing/30764733>

QR Code

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General Information

Taxing Authority:	East Baton Rouge Parish	Usable Size (USF):	4,490 SF
Tax ID/APN:	030-2291-9	Land Area:	1.13 Acres
Retail-Commercial Type:	Restaurant	Sale Terms:	Cash to Seller
Zoning:	PUD	Cap Rate:	3.5%
Property Use Type:	Net Leased Investment (NNN)	Average Occupancy Rate:	100
Building Name:	McDonald's	Is a Quick-Service Restaurant?:	Yes
Gross Building Area:	4,490 SF	Has Drive-Thru?:	Yes
Building/Unit Size (RSF):	4,490 SF		

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist	Largest Nearby Street:	Burbank Drive
Property Located Between:	Burbank and Lee Drive	Airports:	East Baton Rouge
Property Visibility:	Excellent		

Building Related

Tenancy:	Single Tenant	Property Condition:	Excellent
Total Number of Buildings:	1	Year Built:	2022
Number of Stories:	1	Parking Type:	Surface
Typical SF / Floor:	4,490 SF	Passenger Elevators:	0

Freight Elevators:	0	Heat Source:	Central
Heat Type:	Electricity	Air Conditioning:	Engineered System

Land Related

Water Service:	Municipal
Sewer Type:	Municipal
Land Ownership:	Fee Simple

Location

Address:	5745 Creek Centre Dr, Baton Rouge, LA 70820
County:	East Baton Rouge Parish
MSA:	Baton Rouge



Property Images



Representative Photo



Representative Photo

Property Contacts



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