



retail specialists

AVAILABLE



Former Golden Chick

9445 Greenwell Springs Rd., Baton Rouge, LA 70814

Property Highlights

- 2,376 SF former Golden Chick with existing drive-thru available for sale or lease
- Building went through substantial remodel in 2024
- Situated on 0.58 acres with approximately 207' of frontage along Greenwell Springs Road
- High-visibility location on a major four-lane thoroughfare with 34,000+ VPD
- Full access with dedicated turn lane
- Existing drive-thru infrastructure ideal for QSR, restaurant or other drive-thru users
- 23 dedicated parking spaces
- Surrounded by established retail, restaurants, residential and light industrial uses
- Close proximity to McDonald's, O'Reilly Auto Parts, Taco Bell and Popeyes
- Dense surrounding population with 160,000+ residents within a 5-mile radius



SQ FT

2,376



TRAFFIC

34,000 VPD



ACCESS

Full Access

Demographics	1 mile	3 mile	5 mile
Population	5,313	52,959	162,427
Household	1,947	19,967	64,261
Med HH Income	\$38,988	\$51,371	\$62,123

Drew Kaufmann

dkaufmann@retailspecialists.com | 205.914.6605

Joe Strauss, CCIM

jstrauss@retailspecialists.com | 205.490.2831

Broker of Record

Robert R. Jolly Jr.

BROK.0099568000-ACT

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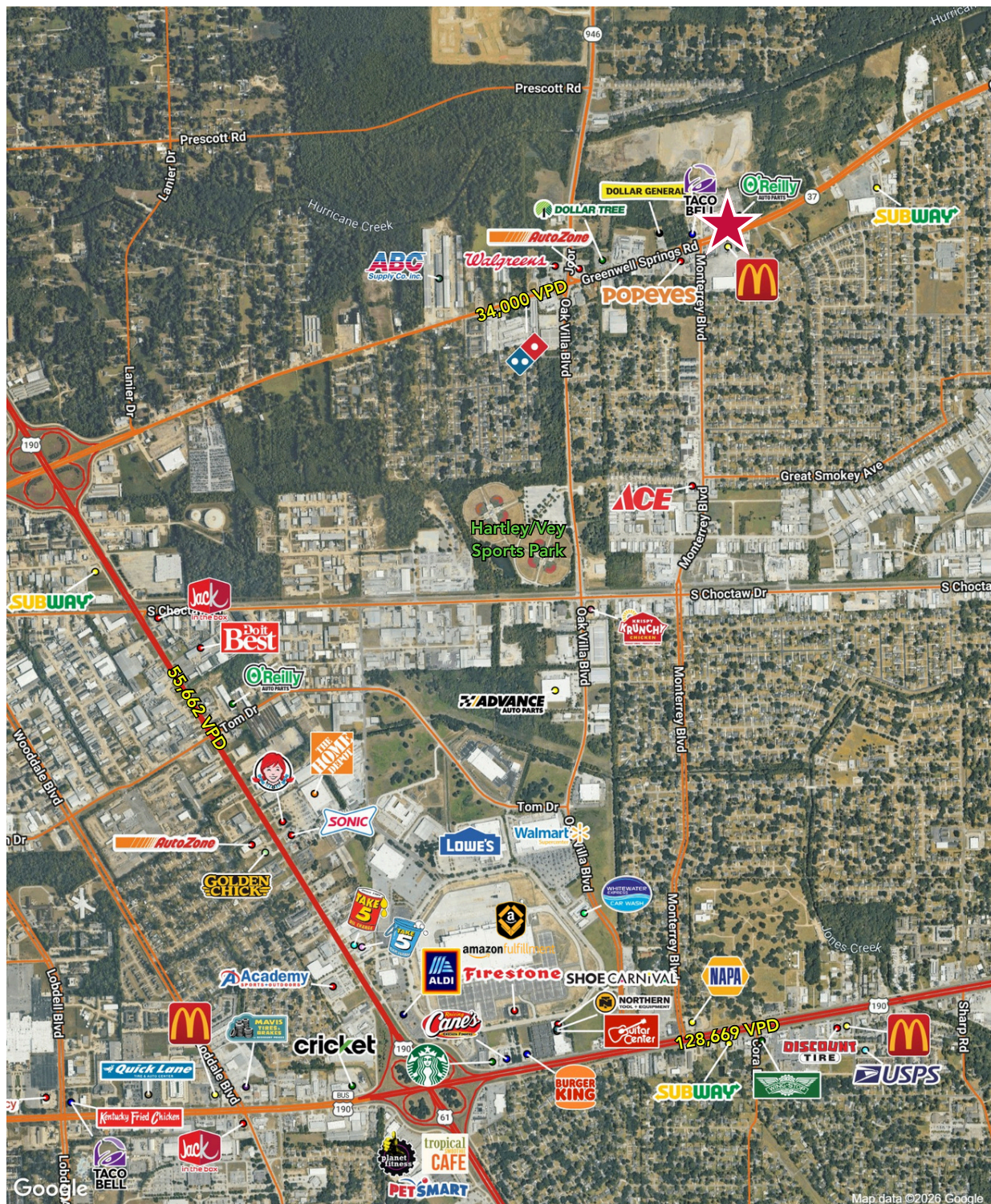




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Market Aerial



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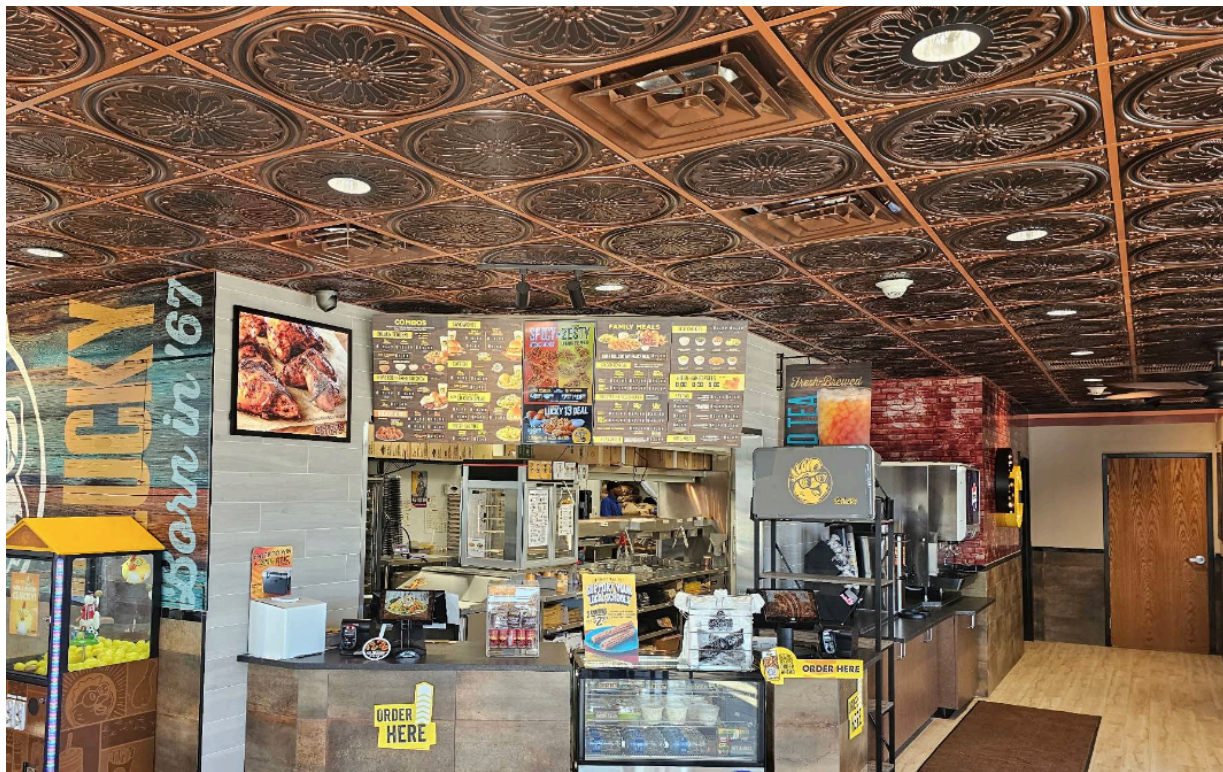
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Additional Photos



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