

# SUITE A FOR LEASE



RETAIL SUITE FOR LEASE

151 BASS PRO BOULEVARD • DENHAM SPRINGS, LA 70726

## Highlights

Rentable SF:	6,853 SF
Office SF:	100 SF
Lease Rate:	\$25 SF/annual
Lot Size:	0.75 acres
Offices:	1
Parking	50



**DAVID VERCHER, CCIM**  
Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

## Property Description

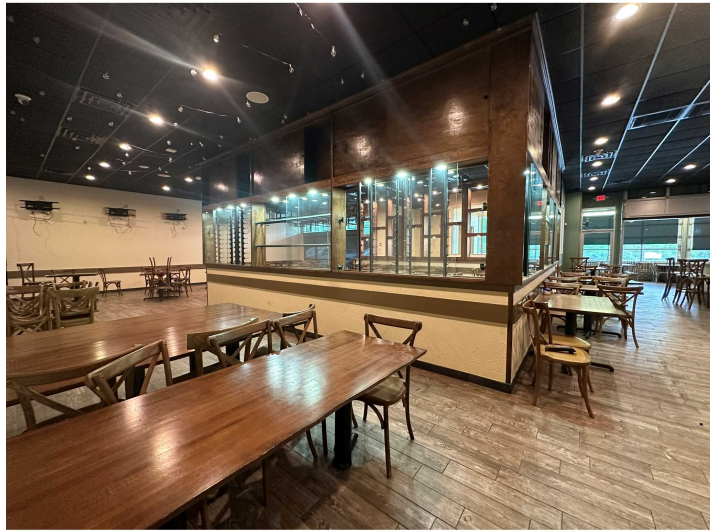
Built in 2016, second generation restaurant space available for lease. 6,853 SF total leasable area. Current configuration includes 50 tables, walk in cooler, walk in freezer, vent hood, large bar and 2 ADA restrooms. Bring your cooking equipment and you'll be ready to open for business. Qualifies for AR alcohol permit & licensing. Existing FF&E can remain for Tenants use. This is a great opportunity to operate a restaurant within minutes from Bass Pro shop and I-12. Adjacent tenants include Takumi Restaurant and Dazzle Nails. Contact Broker for additional information or a private tour.

- Abundant Parking
- Restaurant or Retail Use
- Open Floorplan
- Large Bar
- CAB Permitting



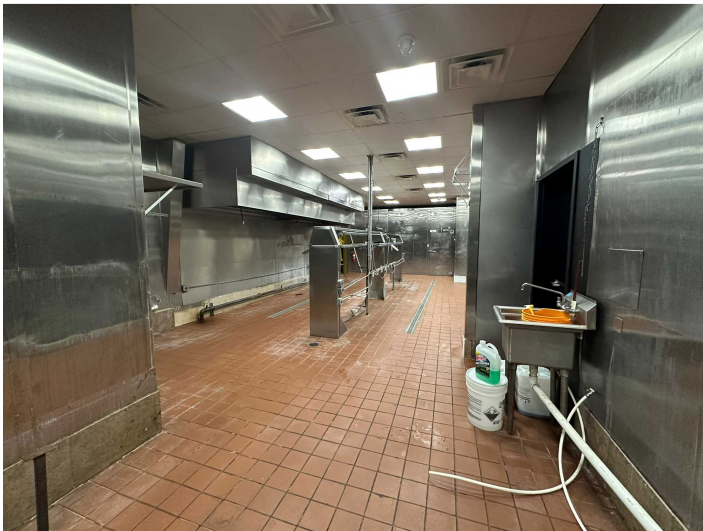
# INTERIOR

151 BASS PRO BOULEVARD



# KITCHEN

151 BASS PRO BOULEVARD



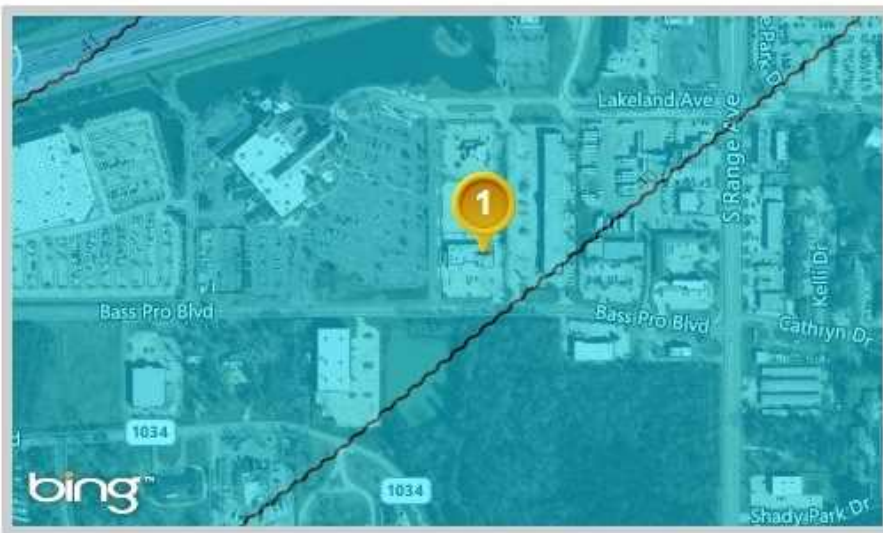
# BATHROOMS

151 BASS PRO BOULEVARD



# Louisiana Flood Map

## 151 Bass Pro Blvd Ste A



### Visible Layers

- Effective FIRM
- Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.451, -90.9595

Flood information in this table is from the: **Effective FIRM**

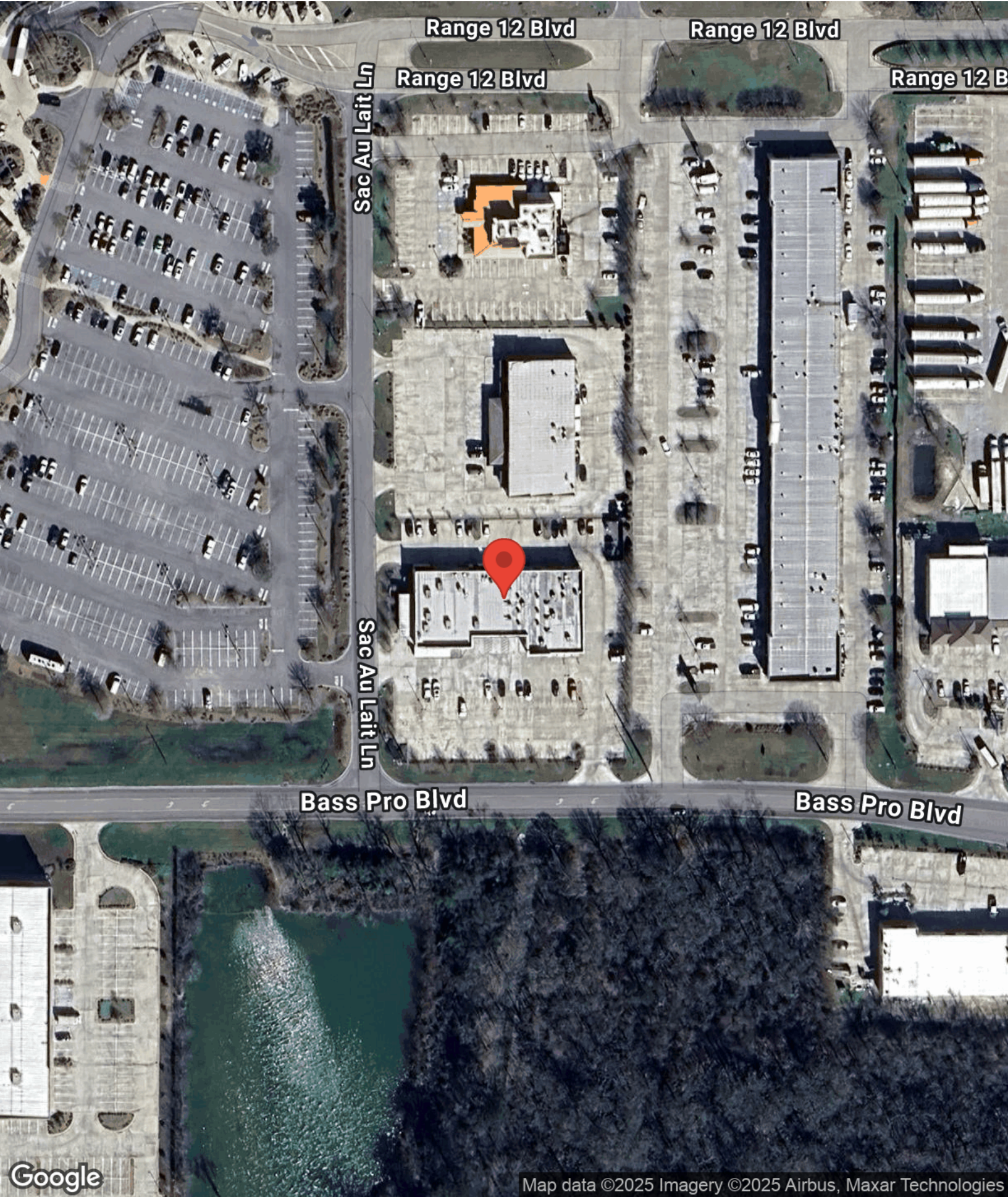
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22063C0205E 4/3/2012	AE	manual	USGS Service Not Responding	N/A

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

**AERIAL MAP**

151 BASS PRO BOULEVARD



Range 12 Blvd

Range 12 Blvd

Range 12 Blvd

Range 12 Blvd

Sac Au Lait Ln

Sac Au Lait Ln

Bass Pro Blvd

Bass Pro Blvd



