



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

STANDALONE RETAIL/OFFICE - TRUE MID CITY

4950 GOVERNMENT ST, BATON ROUGE, LA 70806

FOR SALE

3,286 SF

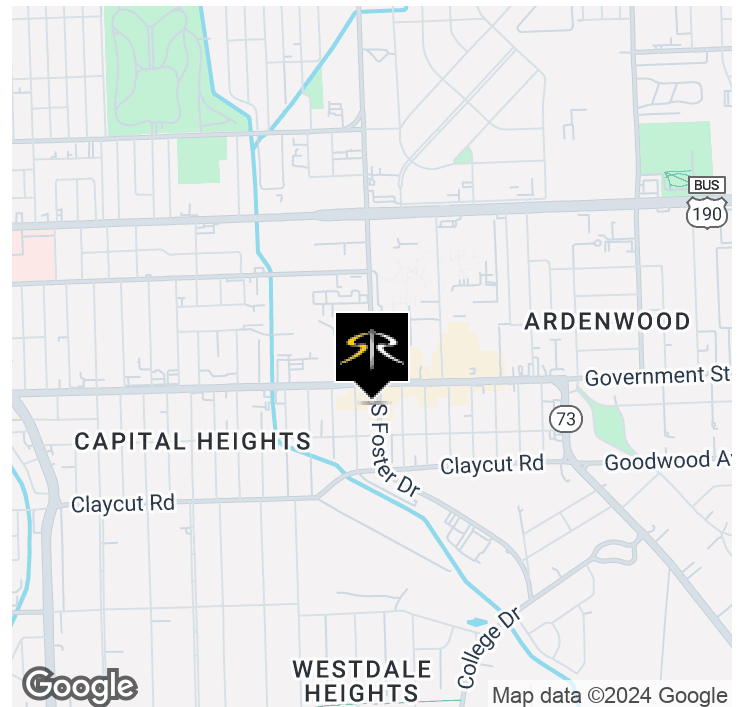


OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	3,286 SF
Lot Size:	0.37 Acres
Price / SF:	\$174.98

PROPERTY HIGHLIGHTS

- Standalone Brick/CMU Structure with Metal Trusses
- Located at the intersection of Government St. and S. Foster Dr.
- Property/Site allows for a Multitude of Uses
- Currently Zoned C1
- Excess Parking: North and South Side of Property
- 0.37 Acre Site
- Flood Zone "X" (Not in the flood zone)
- Site allows for 360 Degree Circulation
- Former Home of Fred Frey Photography
- Single Occupant or can be demised into Individual Suites



MATTHEW SHIRLEY

Associate Broker

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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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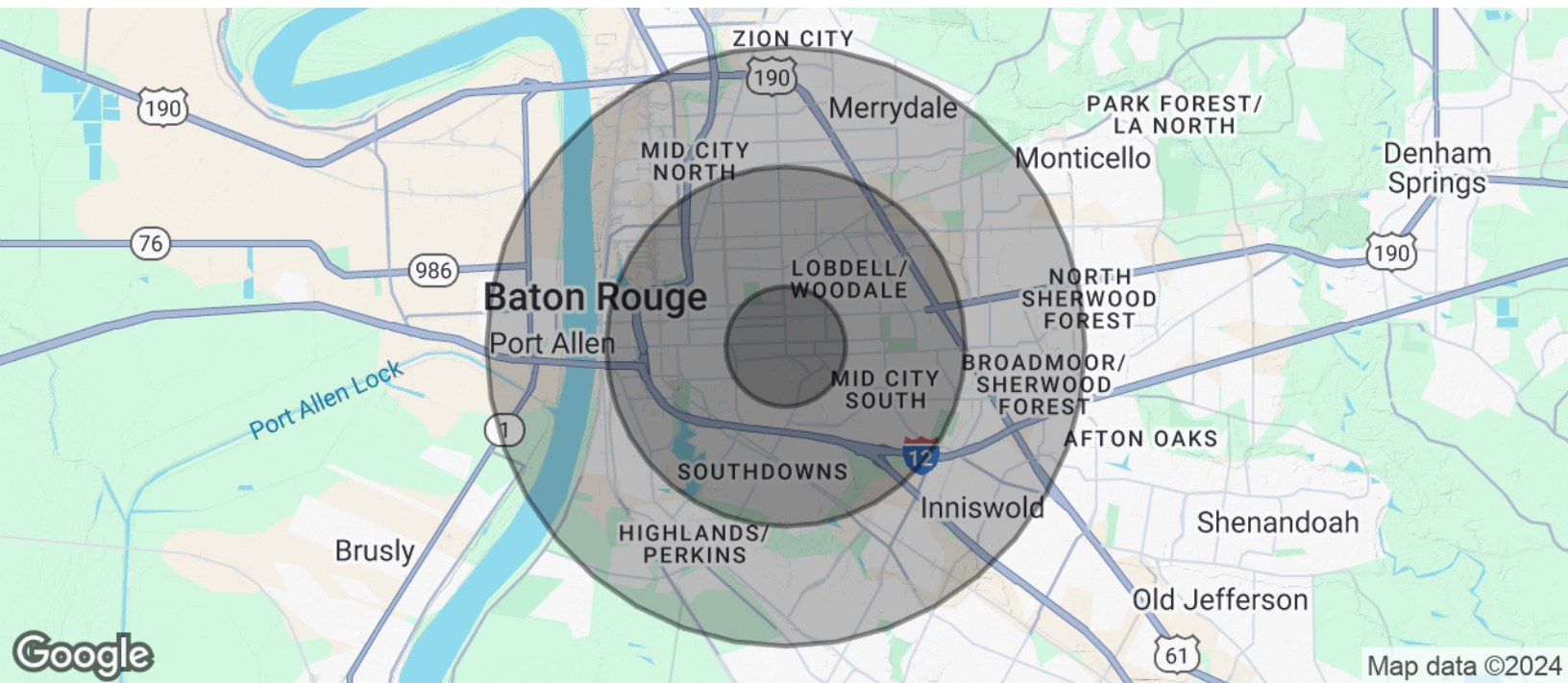
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,556	79,927	190,321
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	43	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,581	35,241	80,204
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$87,388	\$76,469	\$74,623
Average House Value	\$363,154	\$330,231	\$303,781

Demographics data derived from AlphaMap

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