



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
FREESTANDING MID-CITY RETAIL / OFFICE NEXT TO ELECTRIC DEPOT
1600 GOVERNMENT ST, BATON ROUGE, LA 70802

1,680 SF

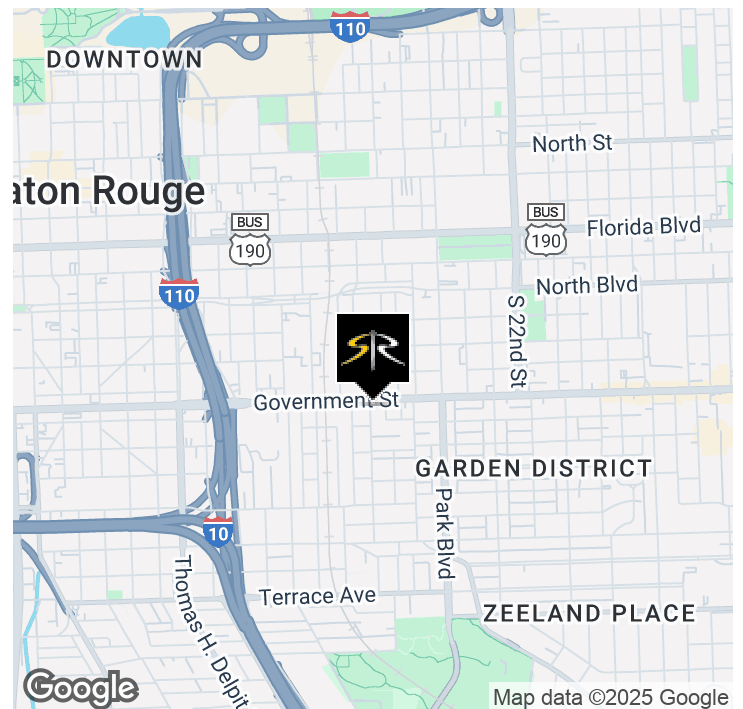


OFFERING SUMMARY

Sale Price:	\$217,000
Building Size:	1,680 SF

PROPERTY HIGHLIGHTS

- Freestanding Mid-City Retail / Office
- Located directly across from the Electric Depot
- Metal Roof replaced 2006
- Floors have been diamond sanded, sealed and painted
- Do not disturb Tenant. Occupied through the end of February 2025
- Floor Plan attached



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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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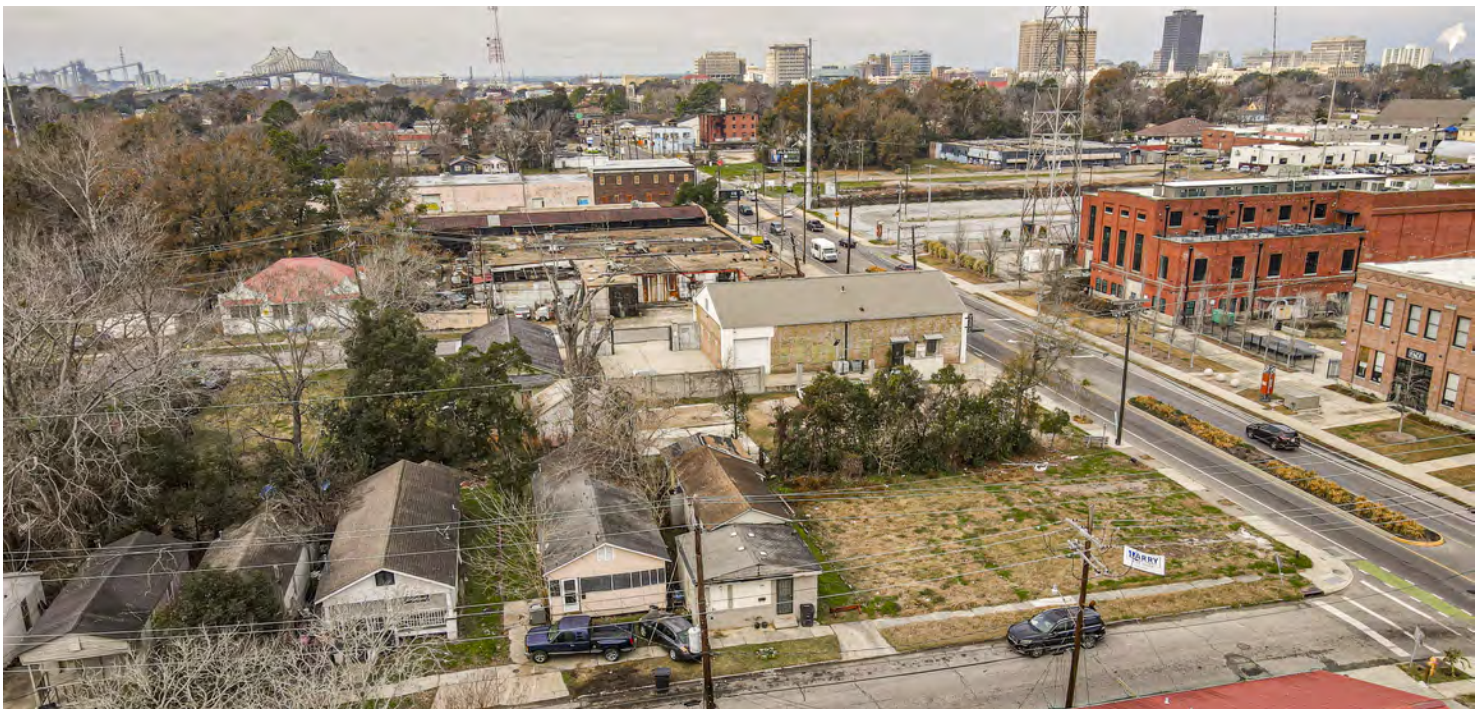
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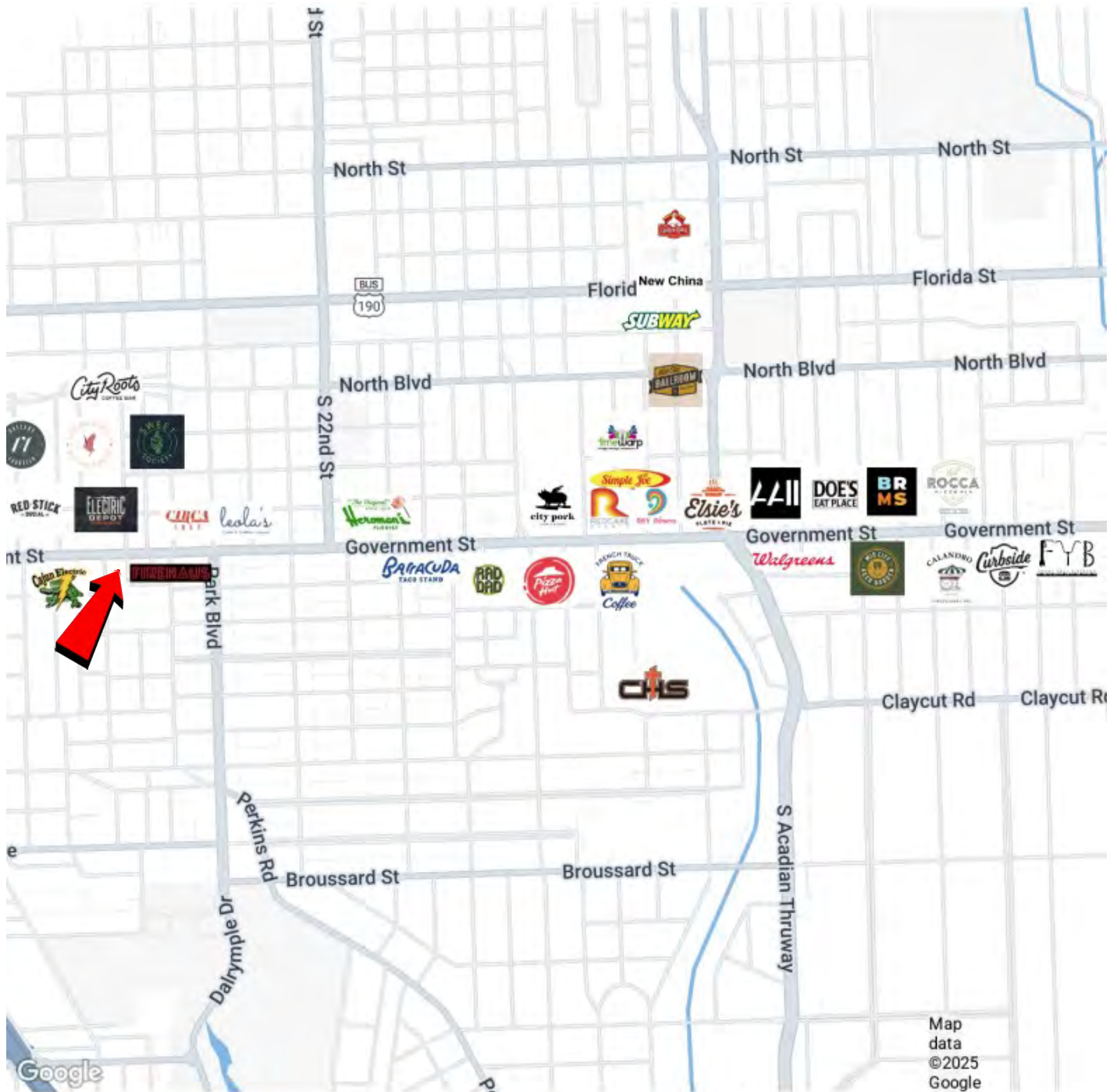
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RETAIL MAP
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SAURAGE ROTENBERG™
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FLOOR PLAN
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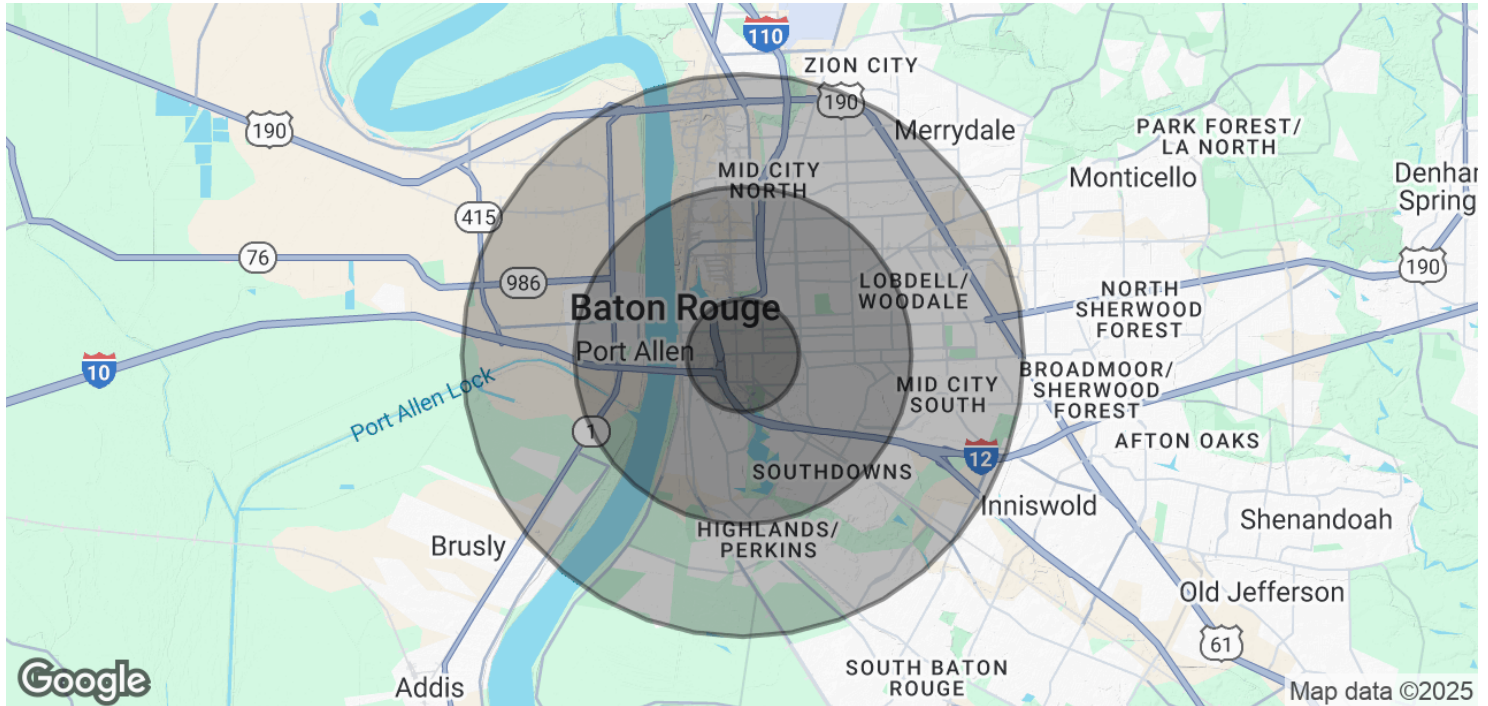
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DEMOGRAPHICS
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,604	73,919	142,050
Average Age	39	37	37
Average Age (Male)	39	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,082	30,056	59,974
# Of Persons Per HH	2.1	2.5	2.4
Average HH Income	\$72,656	\$67,511	\$73,140
Average House Value	\$284,085	\$315,644	\$318,043

Demographics data derived from AlphaMap

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