
OFFICE BUILDING FOR LEASE

573 Jefferson Hwy

BATON ROUGE, LA 70806



Hammett Group Real Estate
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225.588.4343



Office Building For Lease

Property Summary



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

This property is conveniently situated on the corner of Jefferson Hwy and Government Street, boasting a high traffic count and excellent visibility. The building measures approximately 4,403 SF. The property is zoned Mixed Use, providing flexibility for a variety of business types.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1MILE
Total Households	284	1,169	5,465
Total Population	551	2,216	10,123
Average HH Income	\$69,688	\$66,216	\$69,160

PROPERTY HIGHLIGHTS

- Prime Location on the Corner of Jefferson Hwy & Government St
- 14,661 AADT on Jefferson Hwy
- 18,886 AADT on Government St
- Exterior Signage Available

OFFERING SUMMARY

Building Size:	+/- 4,403 SF
Lease Price:	\$5,500 Per Month

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Location Map



LOCATION OVERVIEW

This property situated on the corner of Jefferson Hwy and Government Street offers easy access to arterial roads, retailers, the East Baton Rouge Main Library, Goodwood Park, and various dining options such as Superior Grill Mid City, Bistro Byronz, and fast food chains.

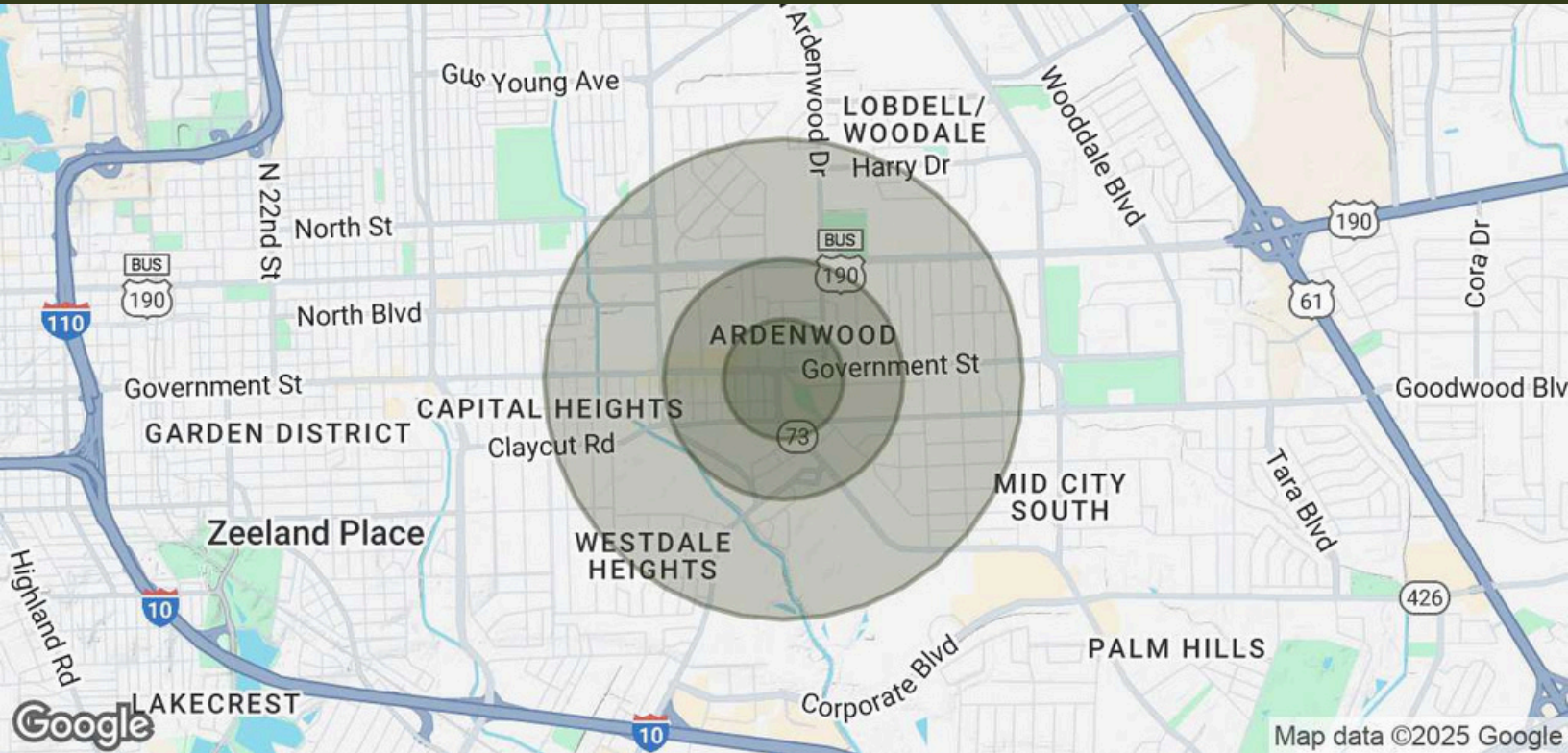
- +/- 2-mile accessibility from Corporate Blvd
- +/- 0.5-mile accessibility from College Dr
- +/- 2-mile accessibility from S Acadian Th rwy
- +/- 3-mile accessibility from Airline Hwy
- +/- 2-mile accessibility from I-10

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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1MILE
Total Population	551	2,216	10,123
Average Age	33.0	33.5	37.0
Average Age (Male)	31.8	32.3	32.1
Average Age (Female)	36.5	37.2	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1MILE
Total Households	284	1,169	5,465
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$69,688	\$66,216	\$69,160
Average House Value	\$285,437	\$266,903	\$234,563

2020AmericanCommunitySurvey (ACS)

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