

OFFICE BUILDING FOR SALE OR LEASE

# 573 - 609 Jefferson Hwy

BATON ROUGE, LA 70806



**Hammett Group Real Estate**  
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# 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

|                              |                   |
|------------------------------|-------------------|
| 573 Jefferson Building Size: | +/- 4,403 SqFt    |
| Lease Price:                 | \$5,500 Per Month |
| 573 Jefferson Lot Size:      | +/- 0.41 Acres    |
| 609 Jefferson Building Size: | +/- 1,250 SqFt    |
| 609 Jefferson Lot Size:      | +/- 0.29 Acres    |

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# Location Map



## LOCATION OVERVIEW

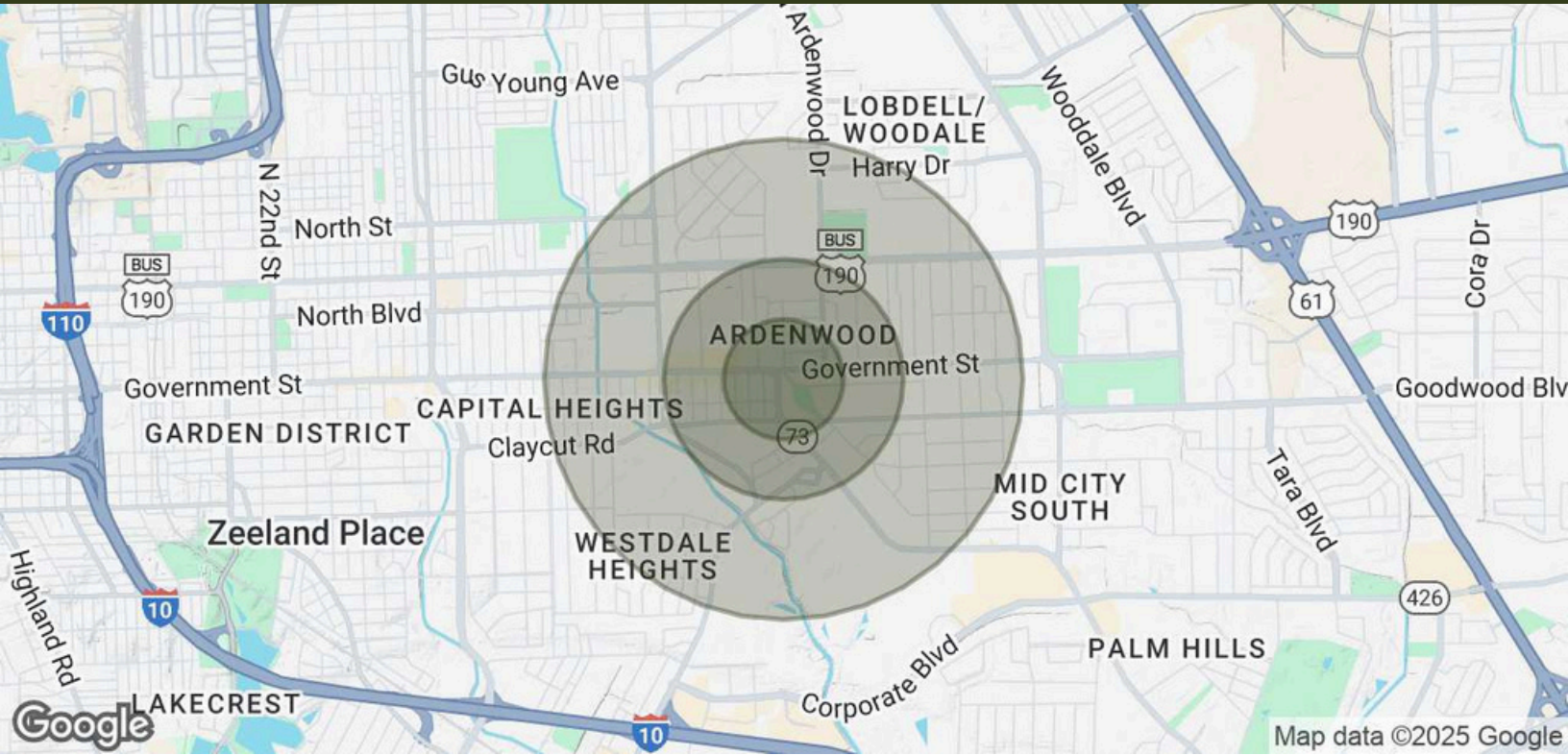
This property situated on the corner of Jefferson Hwy and Government Street offers easy access to arterial roads, retailers, the East Baton Rouge Main Library, Goodwood Park, and various dining options such as Superior Grill Mid City, Bistro Byronz, and fast food chains.

- +/- 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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