



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

REDUCED - MOTIVATED ≈ 0.5 ACRE TRACT W. 100' FRONTAGE

4109 GOVERNMENT ST, BATON ROUGE, LA 70806

FOR SALE

0.49 ACRES

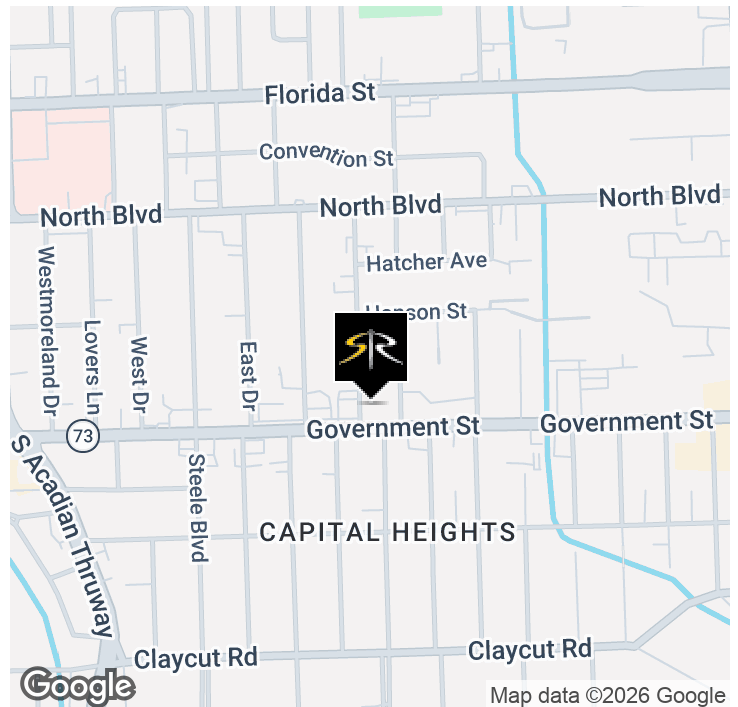


OFFERING SUMMARY

Sale Price:	\$339,000 \$395,000
Lot Size:	0.49 Acres
Price / SF:	\$15.88/SF
Zoning:	*ISPUD & LC1
Flood Zone:	"X"
Frontage:	≈ 100'

PROPERTY OVERVIEW

- REDUCED - Motivated ≈ 0.5 Acre Tract w. 100' Frontage
- Lit Hard Corner - 0.49 Acre Lot directly across from Calandro's & Curbside Burger



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COMPLETE HIGHLIGHTS

- Hard Corner - 0.49 Acre Lot
- ≈ 100' of Government St. frontage
- Lit Corner located directly across from Calandro's Supermarket & Curbside Burger
- Active Government St. pocket
- List Price: \$15.88/SF
- Ready to Build - All Utilities On-site
- Current Zoning: Majority of site is zoned ISPUD with a small strip zoned LC1 in the rear
- *Contact agent to discuss zoning in more detail - Note: the current ISPUD classification has expired. Development will require either a). rezoning based on planned use or b) updated ISPUD. Either option is achievable without major assumptions.
- Flood Zone X = not in flood zone
- Billboard is not located on the site



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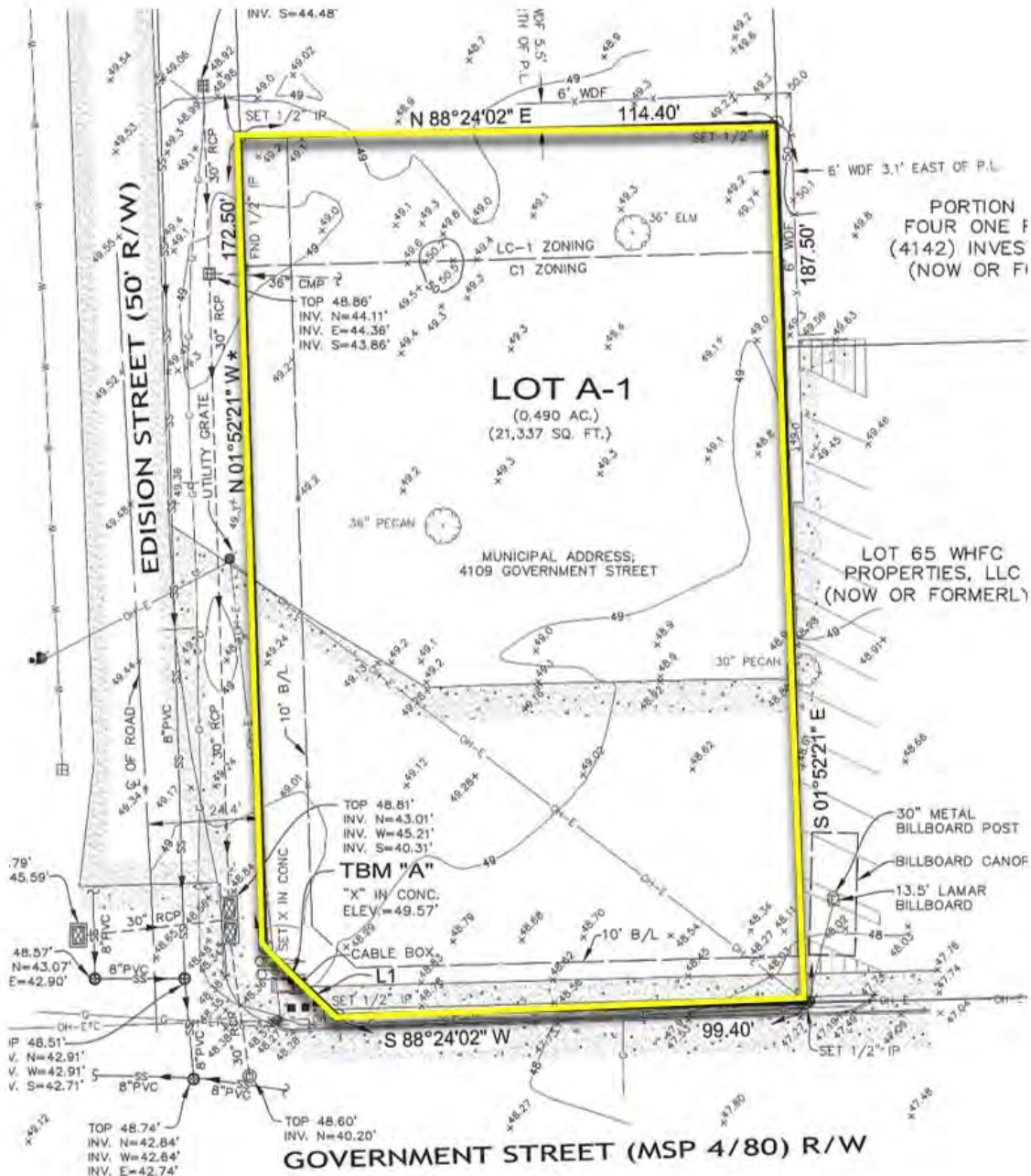


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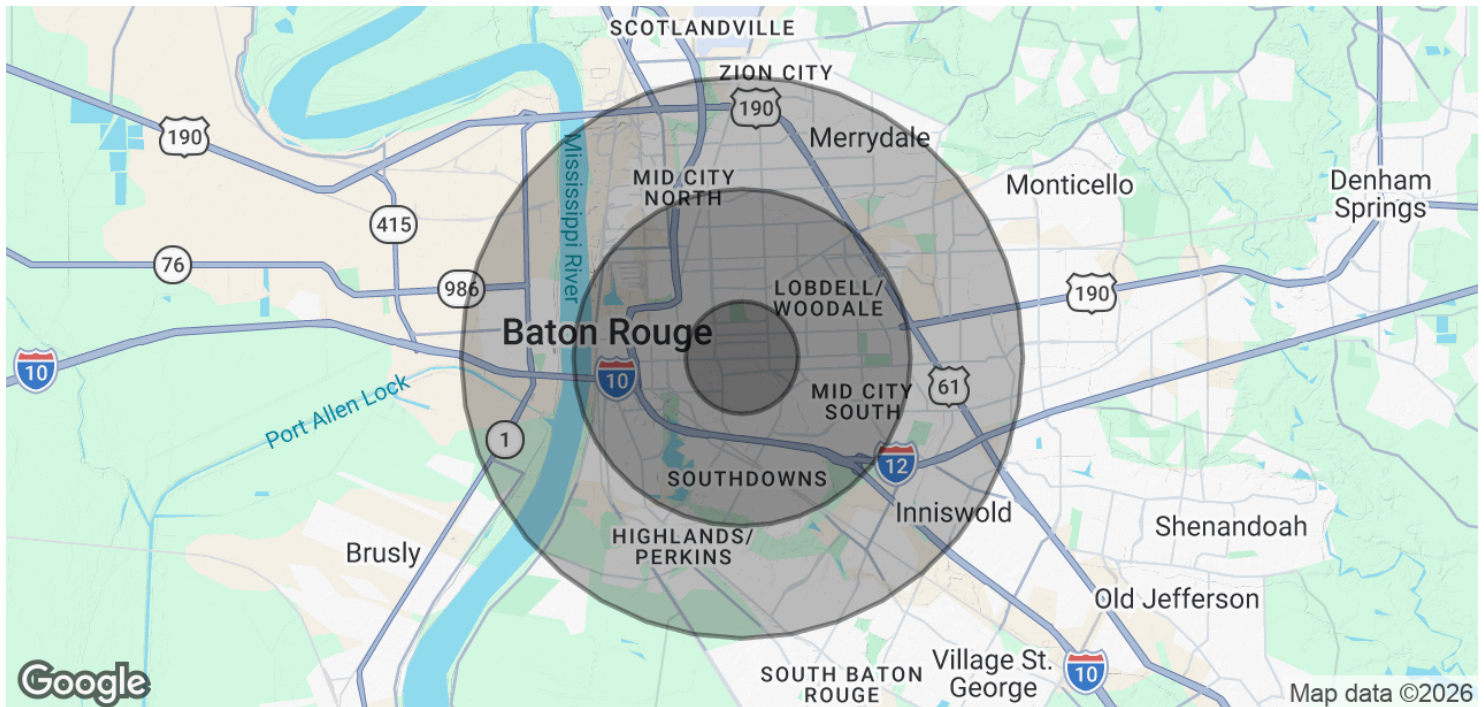
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,552	84,080	179,754
Average Age	38.7	35.4	35.1
Average Age (Male)	43.4	35.7	34.6
Average Age (Female)	37.7	35.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,738	35,186	73,210
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$95,405	\$79,105	\$81,552
Average House Value	\$349,065	\$340,866	\$287,582

2023 American Community Survey (ACS)

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