

ALL OR PART FOR LEASE



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

## TRUE MID CITY RESTAURANT / OFFICE BLDG.

2623 GOVERNMENT ST., BATON ROUGE, LA 70806

**6,379 TOTAL SF | 1 ACRE | C-AB-1**



### OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Available SF:	2,100 - 6,379 SF
Lot Size:	1.02 Acre
Building Size:	6,379 SF

SPACES	LEASE RATE:	SPACE SIZE
1	\$18.00 - 20.00 SF/yr	6,379 SF
A	\$18.00 - 20.00 SF/yr	2,100 SF
B	\$18.00 - 20.00 SF/yr	4,200 SF

### PROPERTY HIGHLIGHTS

- Property is also Available for Sale
- 6,379 SqFt Retail / Restaurant / Office with Additional Land
- Entire Property is zoned the highly sought-after C-AB-1
- Can Lease All or Part – The easiest split would be a 2,100 Sq.Ft. Suite and a 4,200 Sq.Ft. Suite
- Block Construction with Metal Truss System, making the majority of the walls non-load bearing. Lending itself to a relatively easy reconfiguration of layout.
- Dock Door located in the rear of property
- Owner will participate in Improvements, including Additional Parking
- Hayes Town Designed and Constructed in 1960's with an expansion completed in the 1970's

**MATTHEW SHIRLEY**  
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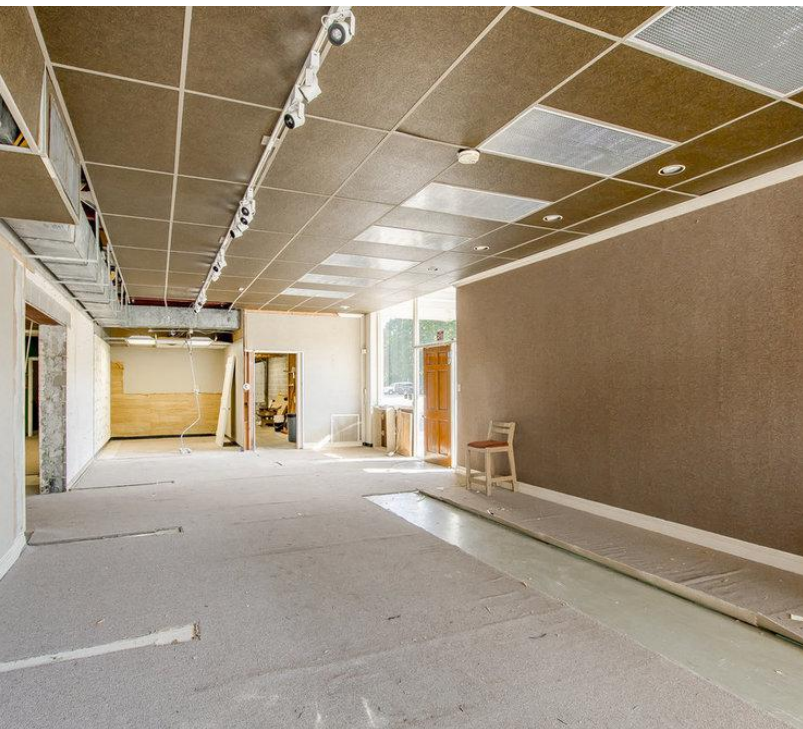


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**±0.990 Acres**

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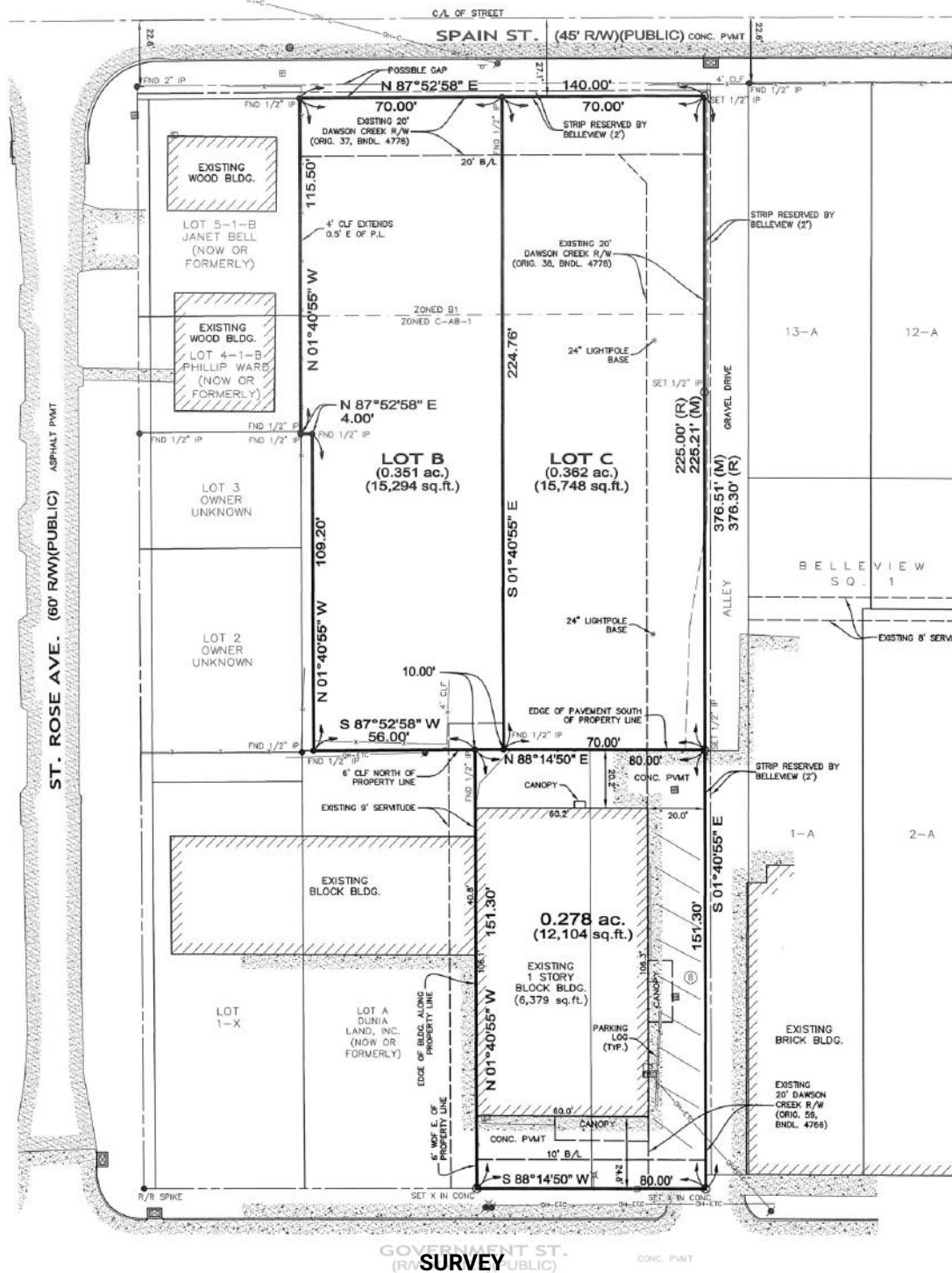
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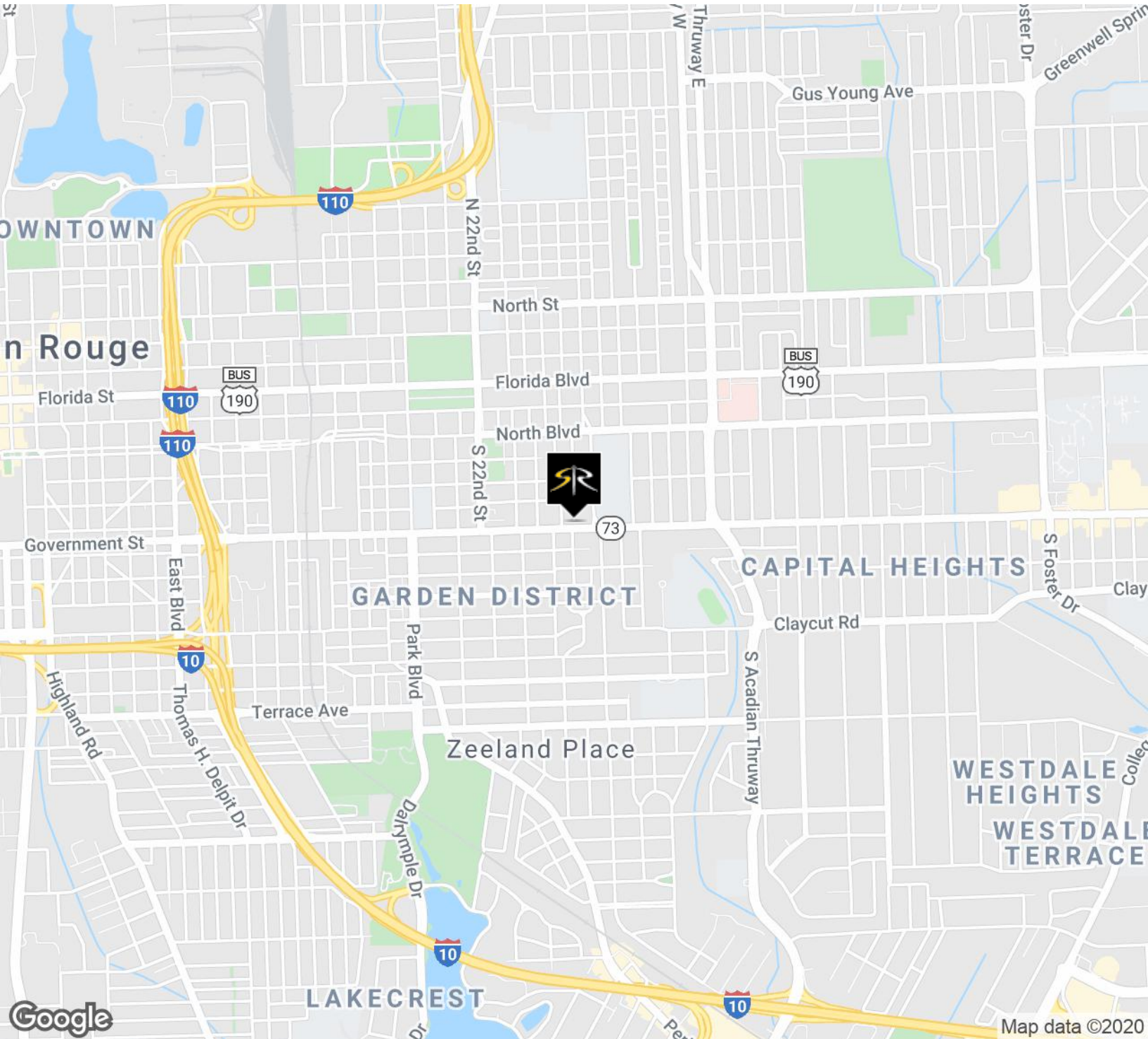


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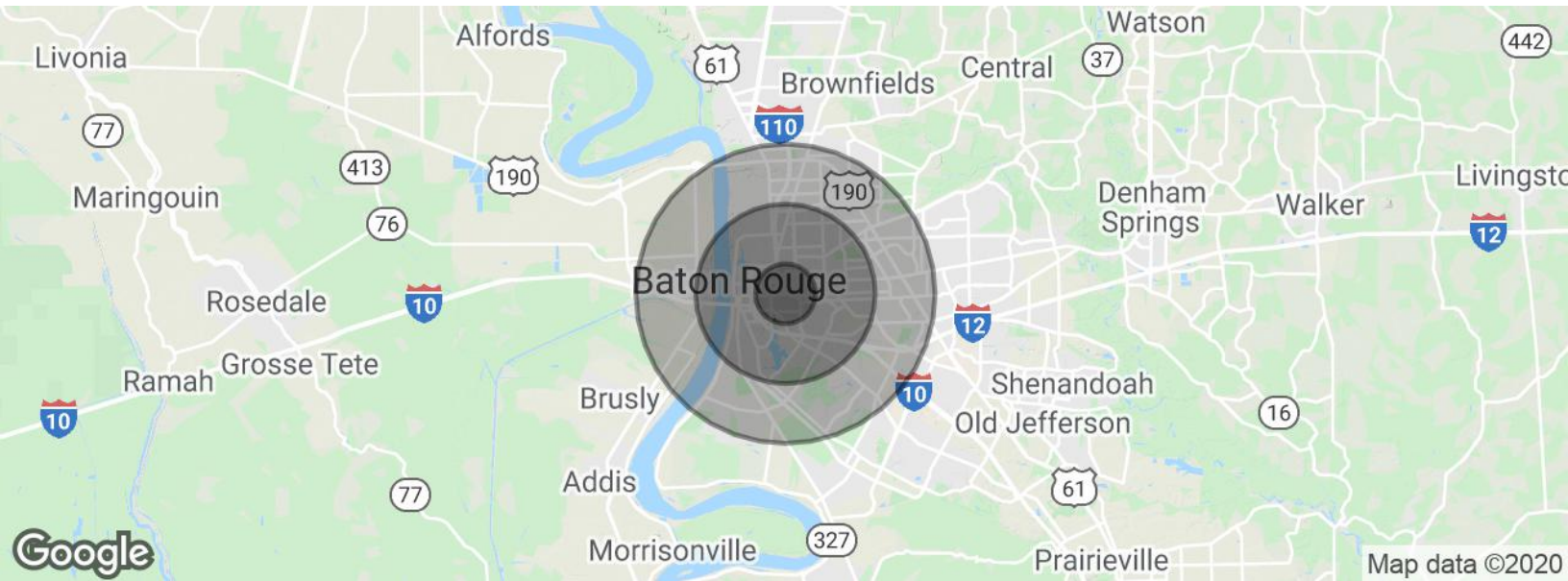


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,383	87,800	170,847
Median age	34.8	31.5	31.8
Median age (Male)	34.3	29.7	29.7
Median age (Female)	35.0	33.4	33.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,331	33,729	66,480
# of persons per HH	2.3	2.6	2.6
Average HH income	\$65,264	\$53,525	\$56,347
Average house value	\$214,772	\$225,861	\$252,124

\* Demographic data derived from 2010 US Census

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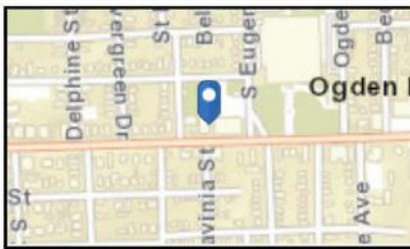
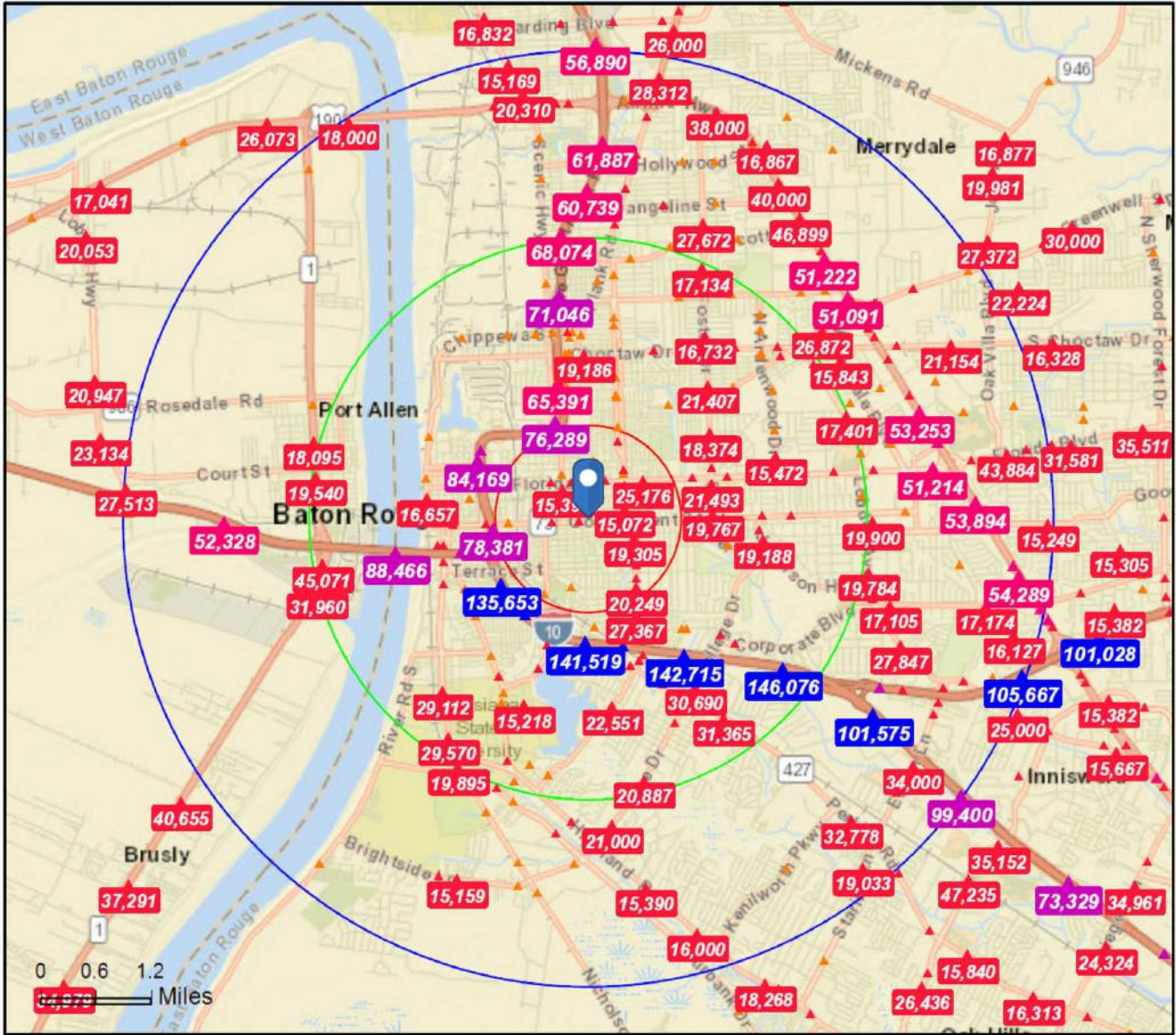
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6,379 SF AVAILABLE



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

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