



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL/OFFICE BUILDING - AMPLE PARKING, DRIVE THRU

4041 GOVERNMENT ST., BATON ROUGE, LA 70806

FOR SALE

\$1,089,000

Price Reduced!

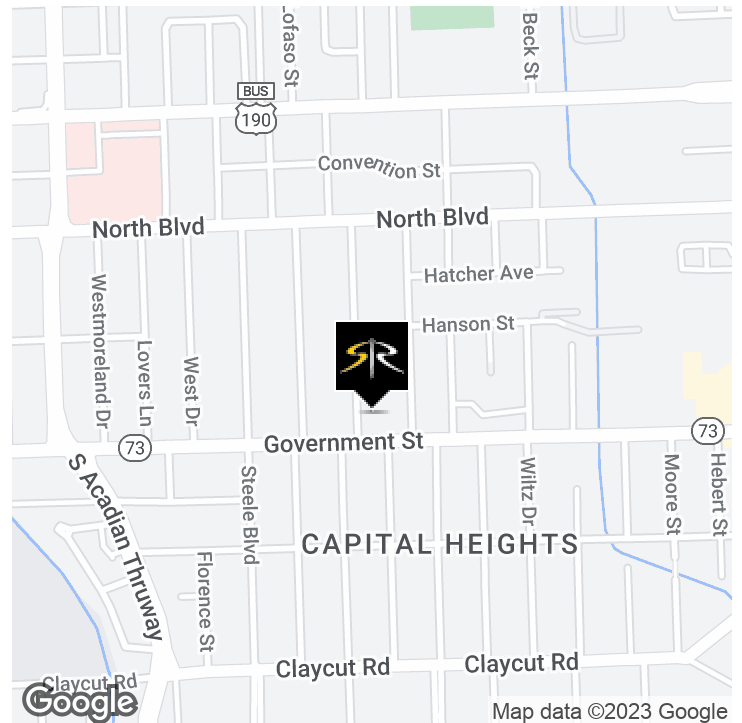


OFFERING SUMMARY

Reduced Sale Price:	\$1,089,000	\$1,239,000
Building Size:	4,400 SF	
Lot Size:	0.88 Acres	
Zoning:	COMMERCIAL	
Traffic Count:	±20,699 /Cars per Day	

PROPERTY HIGHLIGHTS

- Beautiful 4,400 SF A. Hays Town Retail/Office/ Commercial Property
- Located next to La Carreta, a Prime Mid-City Location
- Approximately 50 Car Parks on Oversized 0.88 Acre Site
- Bldg. Can Be Divided Into Two Suites (Minimum Divisible 2,000 SF)
- Previous Bank with Drive Thru Lanes. Since Enclosed. Could be Modified to Use as Drive Thru Lanes Again
- Great Visibility with 160' of Frontage on Government St.



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AERIAL OVERVIEW
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Google

Map data
© 2023
Imagery
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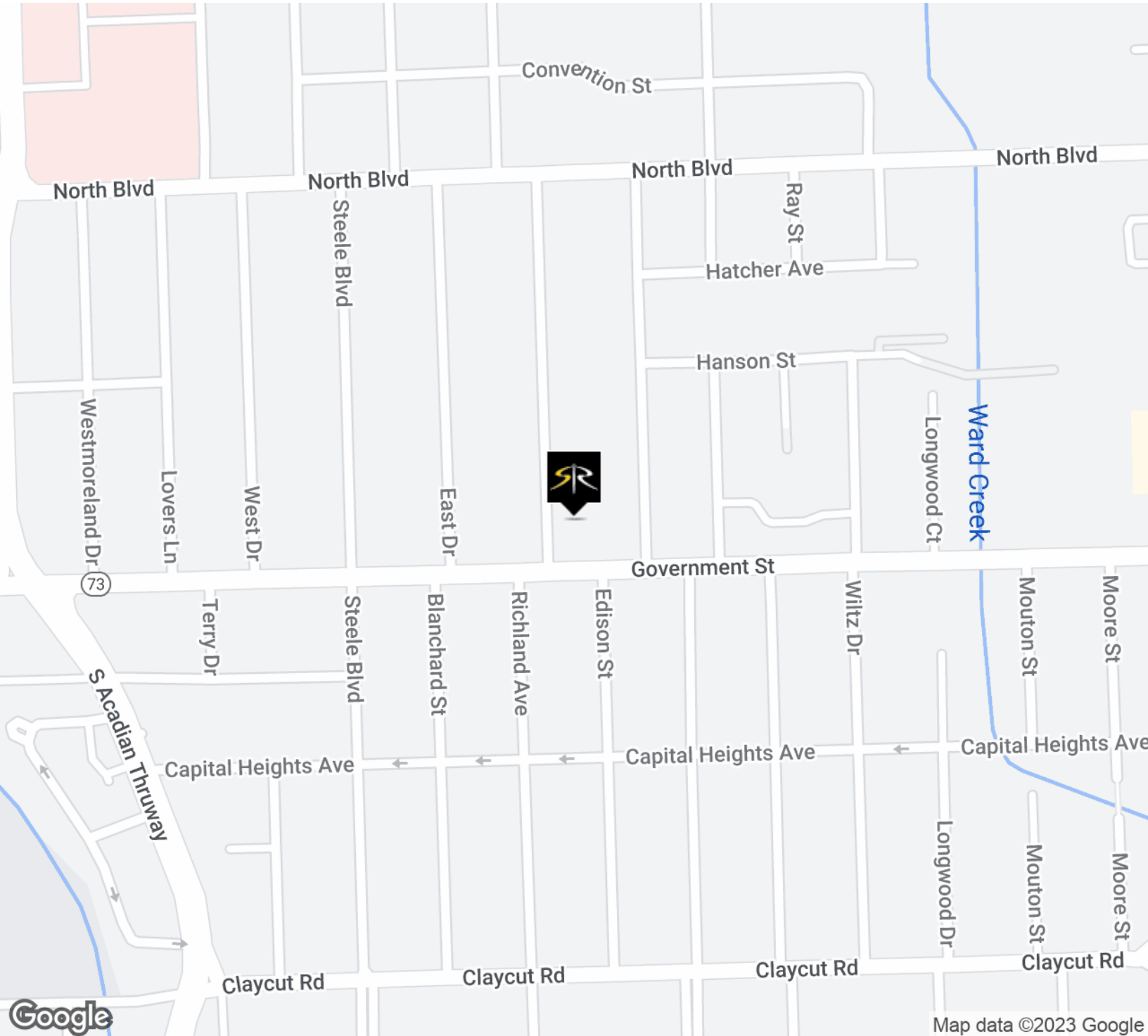
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LOCATION MAP

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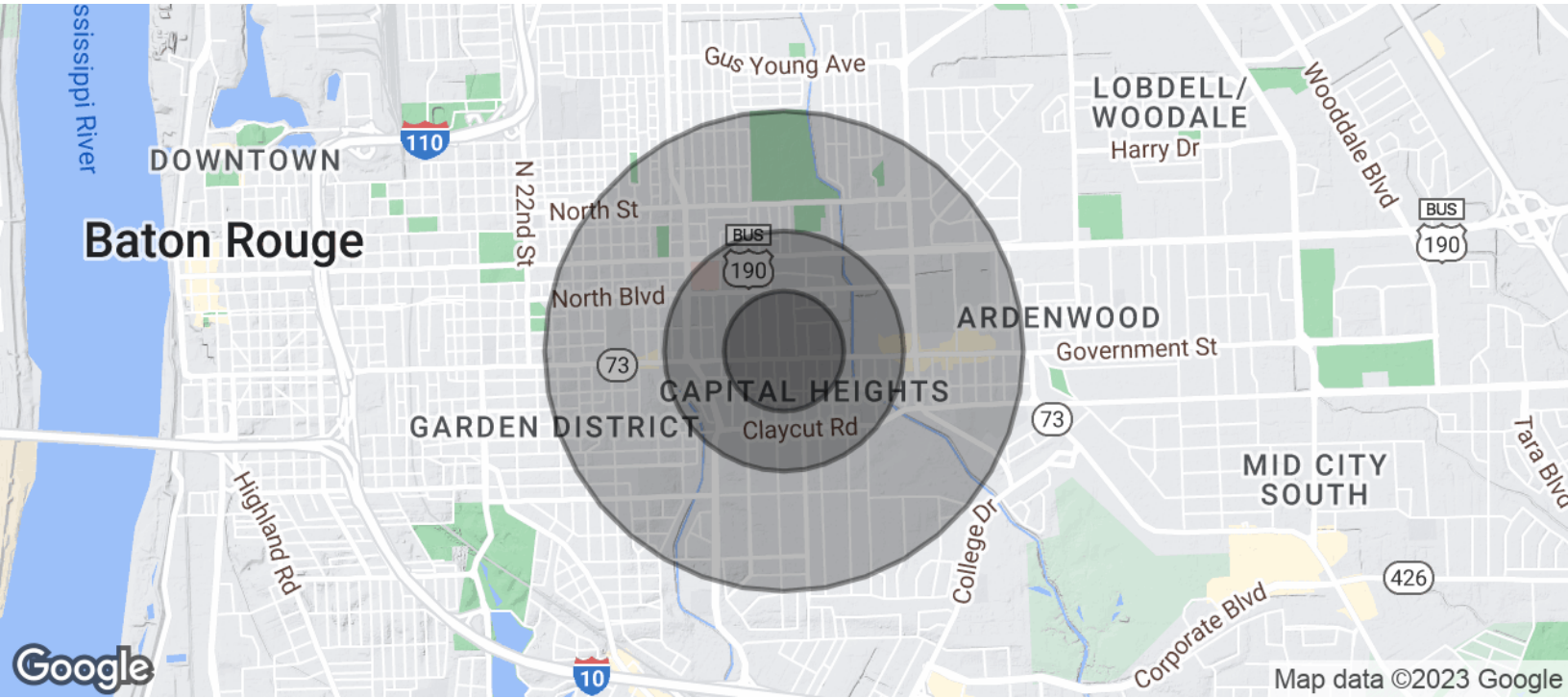
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DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,237	4,331	14,816
Average Age	32.7	41.2	43.6
Average Age (Male)	50.4	49.1	43.9
Average Age (Female)	29.8	38.7	42.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	645	2,531	8,371
# Of Persons Per HH	1.9	1.7	1.8
Average HH Income	\$45,958	\$57,754	\$69,917
Average House Value	\$244,909	\$240,281	\$241,235

* Demographic data derived from 2020 ACS - US Census

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