

TRUE MID CITY RESTAURANT / OFFICE

2623 GOVERNMENT ST., BATON ROUGE, LA 70806

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



OFFERING SUMMARY

| | |
|-----------------------|-------------------|
| Sale Price: | \$695,000 |
| Lot Size: | 0.99 Acres |
| Building Size: | 6,379 SF |
| Zone: | C-AB-1 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Households | 5,331 | 33,729 | 66,480 |
| Total Population | 12,383 | 87,800 | 170,847 |
| Average HH Income | \$65,264 | \$53,525 | \$56,347 |

PROPERTY HIGHLIGHTS

- **6,379 Sq.Ft. Office on Approx 1 Acre - Potential to Create Enormous Parking Ratio for the Area.**
- **Can also 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
Commercial Sales & Leasing
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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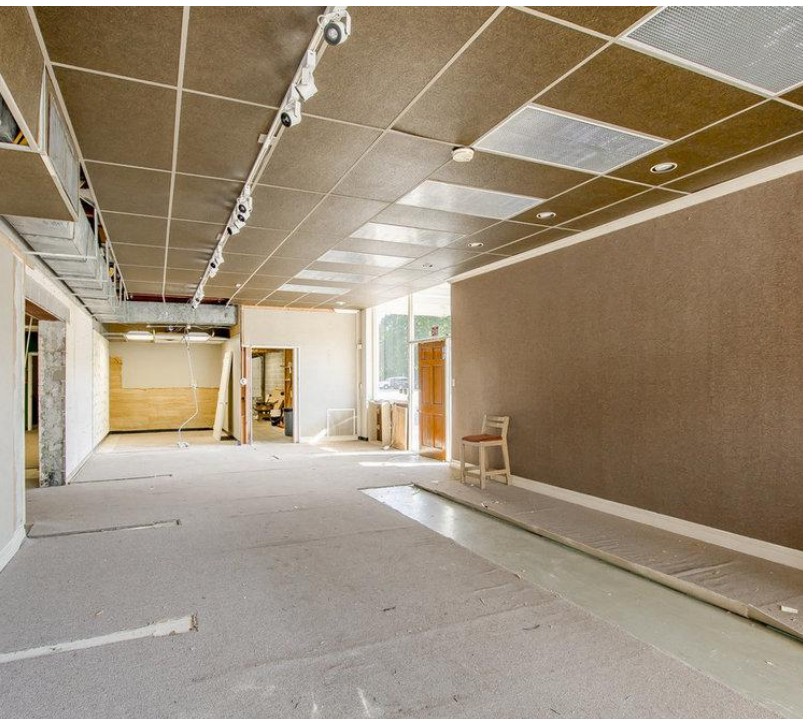
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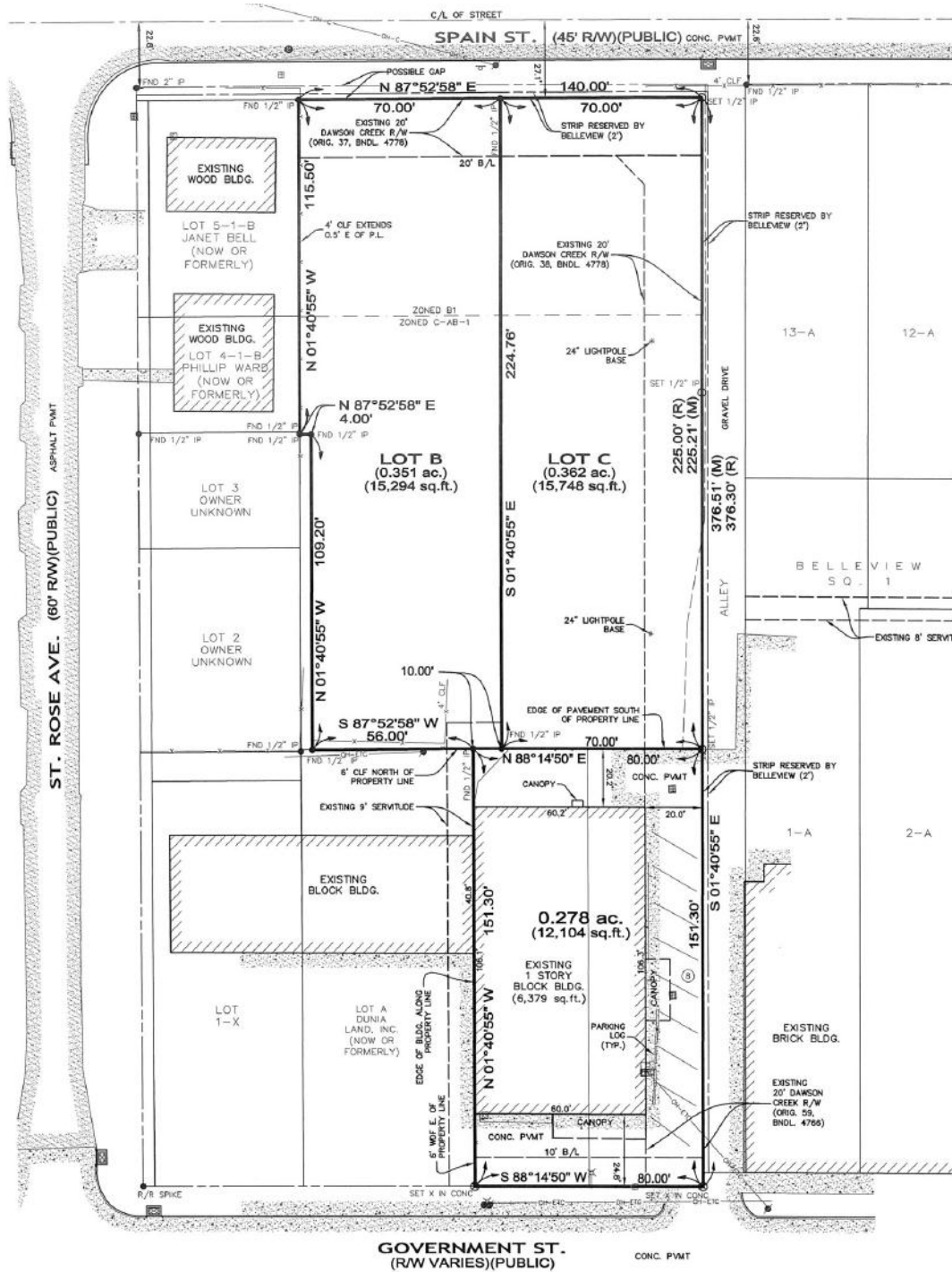
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SURVEY

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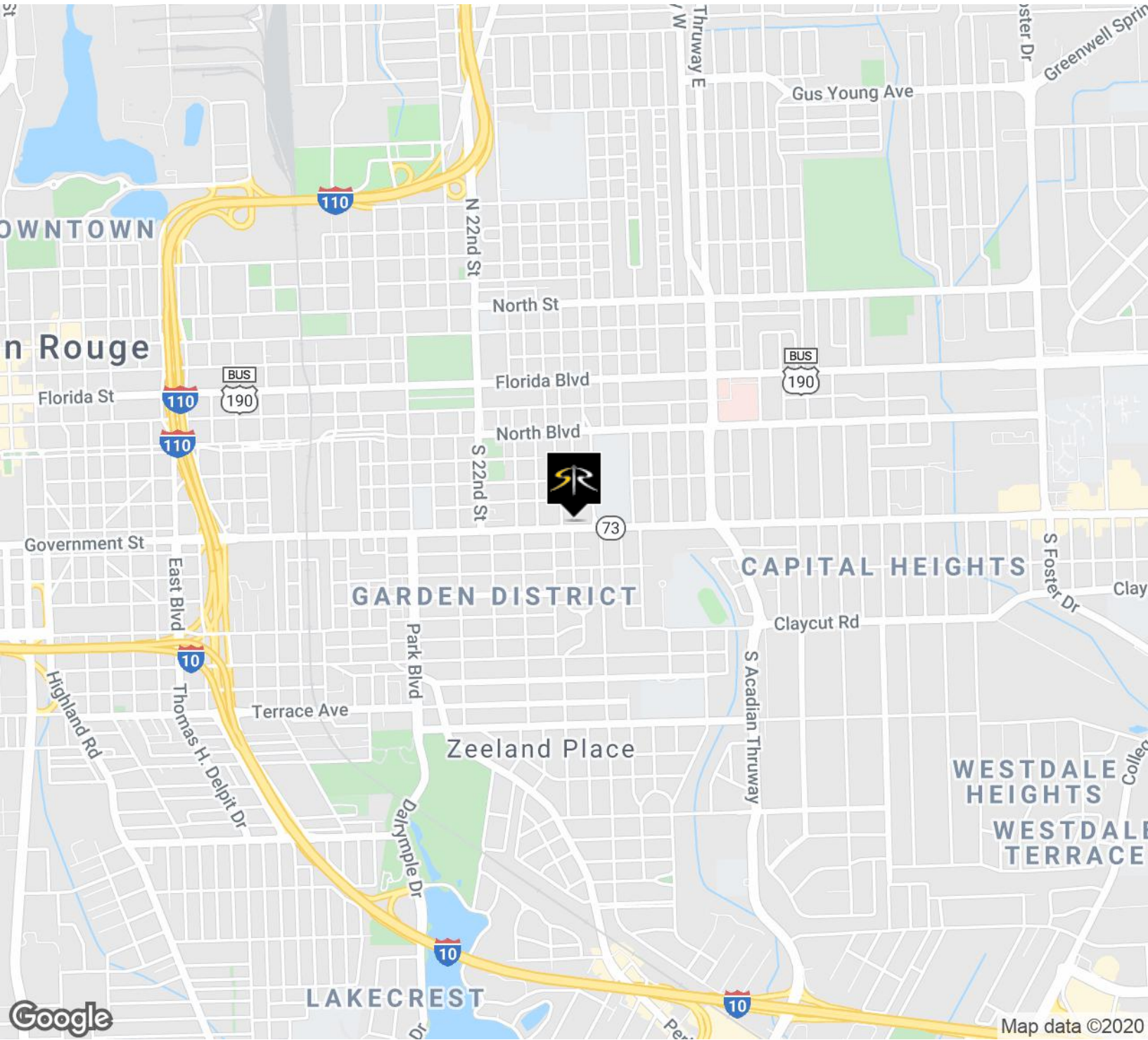
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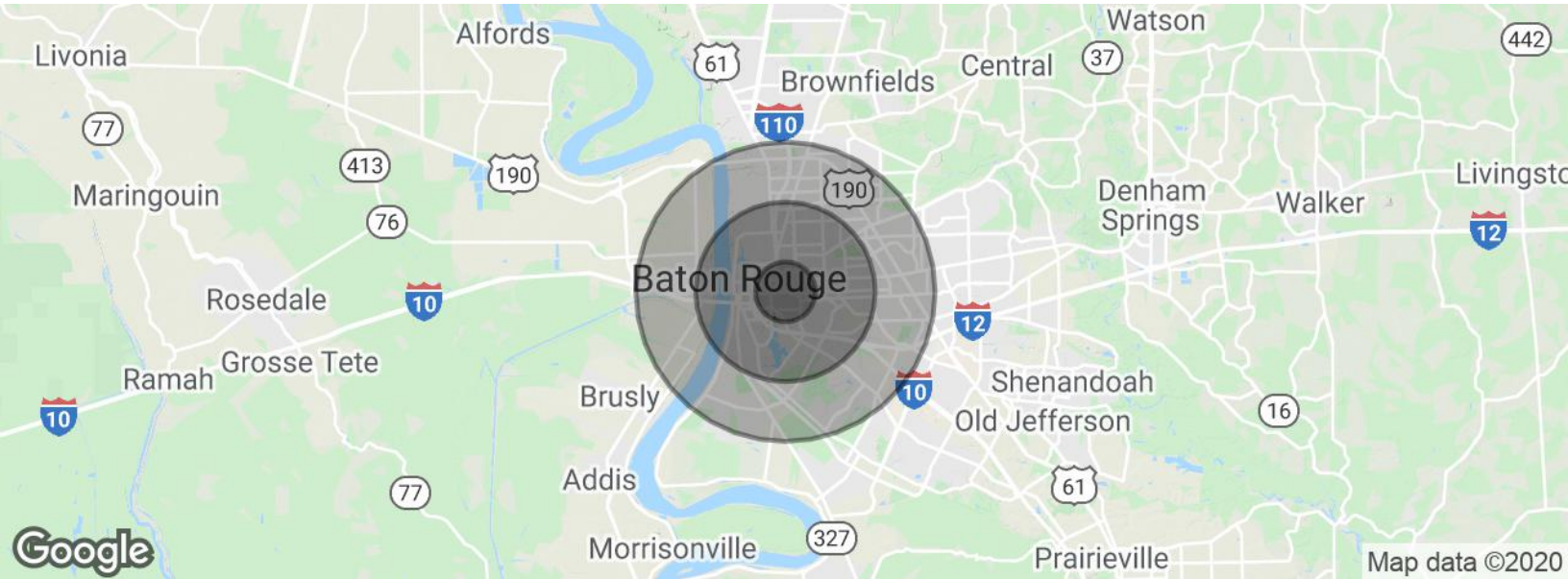
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 12,383 | 87,800 | 170,847 |
| Median Age | 34.8 | 31.5 | 31.8 |
| Median Age (Male) | 34.3 | 29.7 | 29.7 |
| Median Age (Female) | 35.0 | 33.4 | 33.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| 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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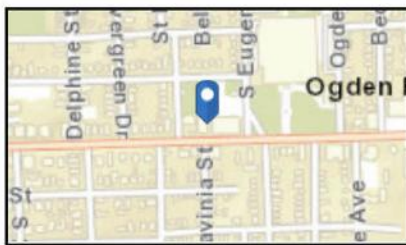
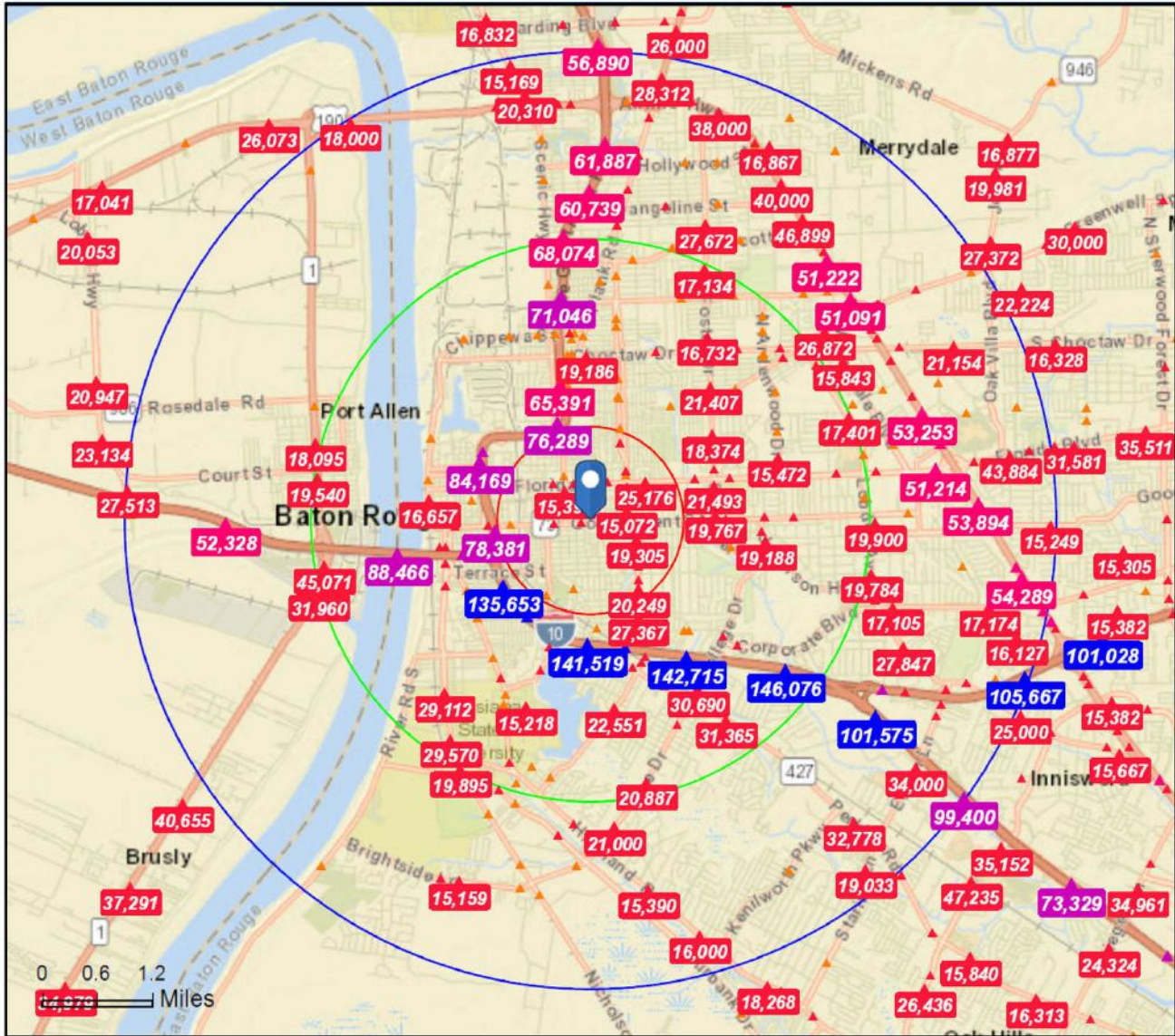
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q1 2019).

TRAFFIC COUNT MAP

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