

UNIQUE CORNER BUILDING ON GOVERNMENT STREET IN MID CITY



OFFERING SUMMARY

Available SF:	5,435 SF
Lease Rate:	\$6,000.00 per month (NNN)
Lot Size:	0.44 Acres
Building Size:	5,435 SF
Renovated:	2016
Zoning:	C-AB-1

PROPERTY OVERVIEW

This is a rare chance to setup your business, restaurant, or retail space with premium frontage on Government Street in Mid City. This unique property offers unlimited possibilities for future tenants. Take advantage of the huge open interior, large front windows, and abundant parking. With its classic character and perfect location, this space is poised to be the next hot spot in Mid City. The property is located across the street from Baton Rouge Magnet and is a 1-minute walk from French Truck Coffee, Elsie’s Plate & Pie, and City Pork.

LOCATION OVERVIEW

Located at the corner of Government Street and Arlington Avenue, directly across from Baton Rouge High School.

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Will Chadwick (C) 318.510.8161 Mathew Laborde (C) 337.326.1368



ELIFIN

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640 Main St, Suite A, Baton Rouge, LA 70801

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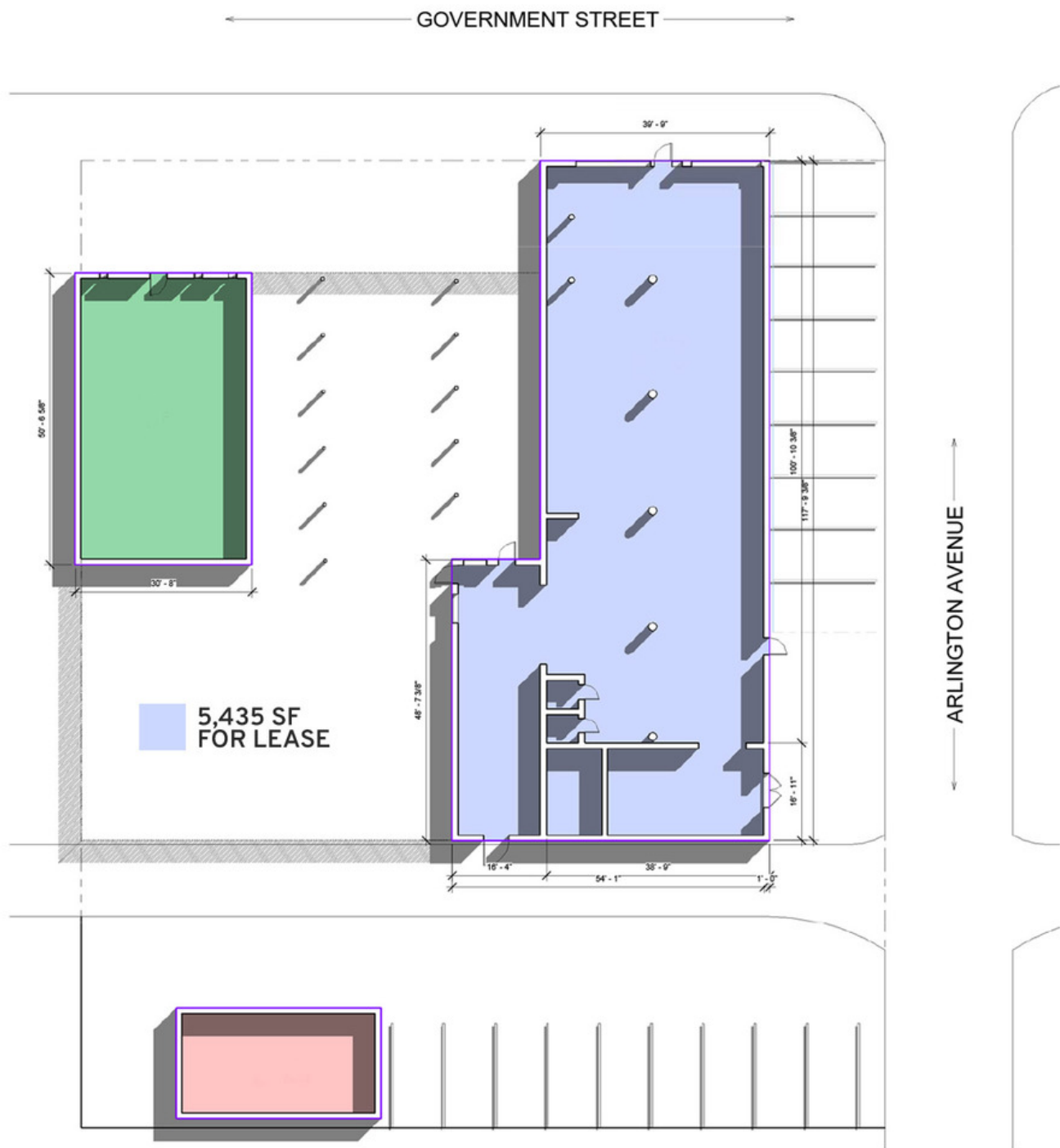


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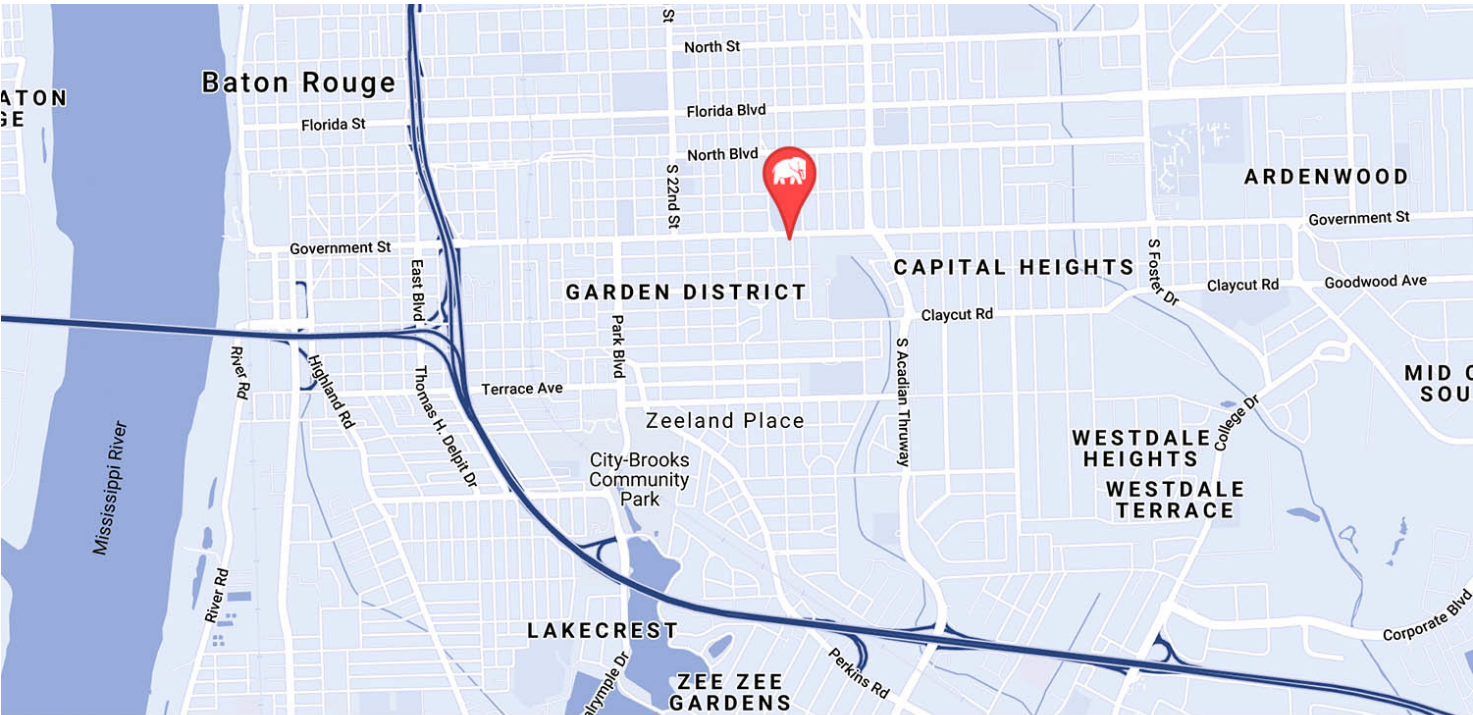


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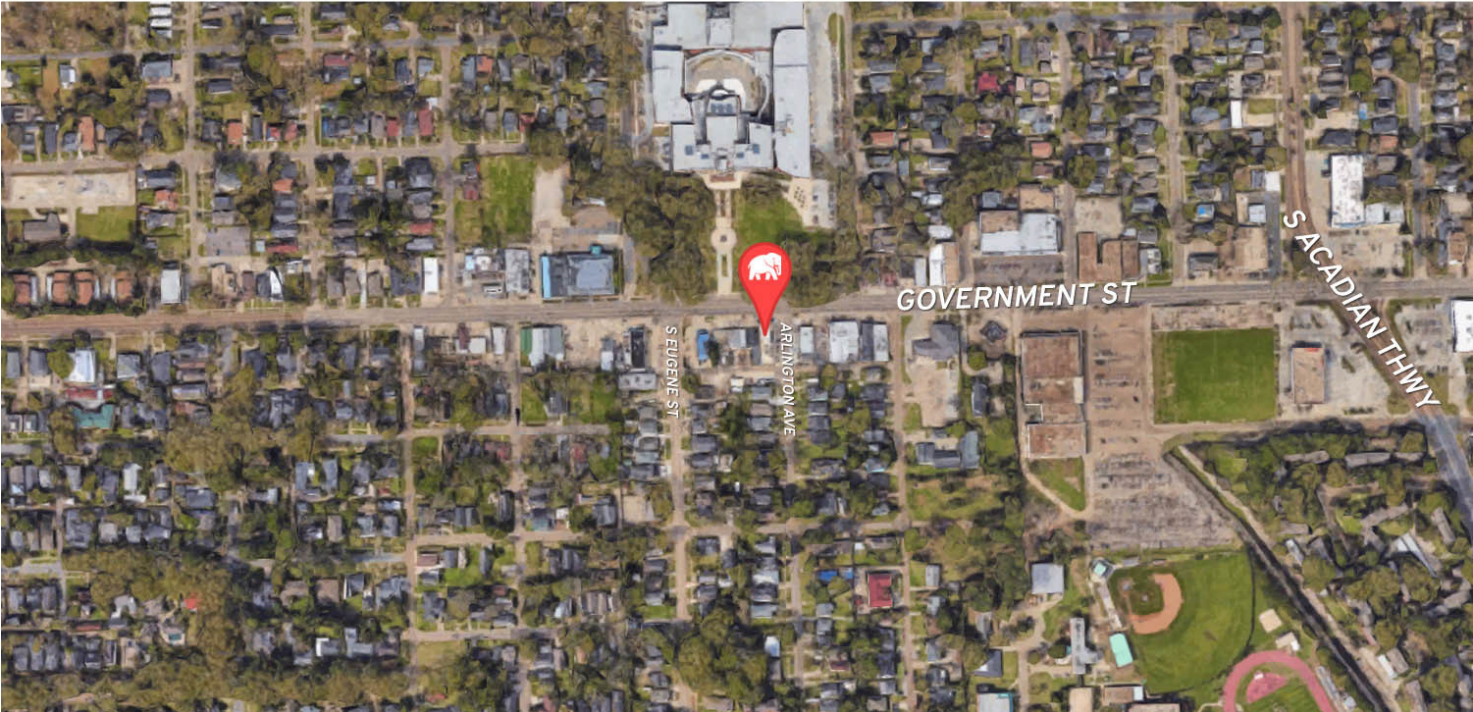
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MAP DATA ©2019 GOOGLE



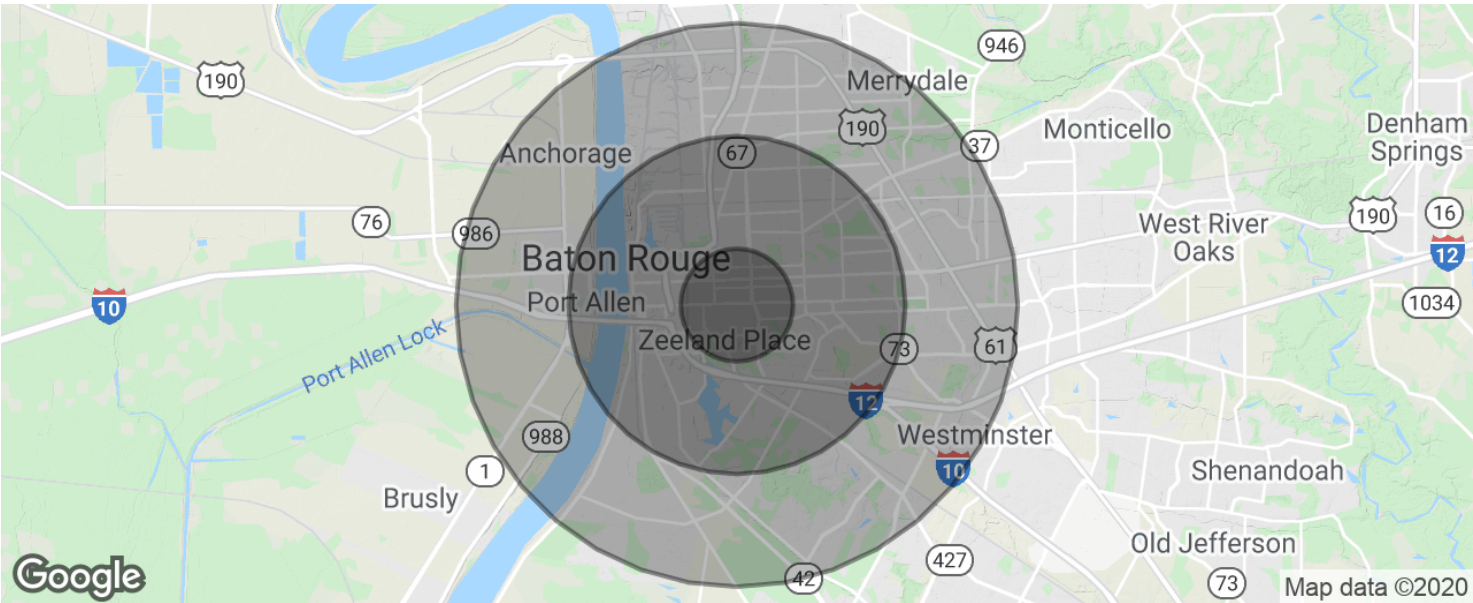
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,516	88,922	173,772
Median age	35.4	31.6	31.9
Median age (Male)	34.9	29.8	29.7
Median age (Female)	35.5	33.5	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,443	34,327	67,730
# of persons per HH	2.3	2.6	2.6
Average HH income	\$68,684	\$54,239	\$56,518
Average house value	\$220,779	\$234,284	\$250,324

* Demographic data derived from 2010 US Census