

5621 GOVERNMENT

BATON ROUGE, LA 70806

4,200 SF AVAILABLE



OFFERING SUMMARY

Lease Rate:	\$16.00 - 19.00 SF/yr (NNN)		
Available SF:	2,000 - 4,200 SF		
Total Building Size:	9,300 SF		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,400	35,845	85,410
Total Population	9,261	85,113	207,496
Average HH Income	\$78,587	\$73,550	\$67,998

PROPERTY HIGHLIGHTS

- 4,200 SqFt C1 Space located next door to Fleur de Lis Pizza. Space is part of a larger building and is between Cypress Coast Brewery (under construction) & a Restaurant (lease signed) to be announced soon. Only 4,200 SqFt remaining.
- Possible to split into two suites. Building is demo'd and clear span. Ready for tenant specific build out. Perfect for Office, Retail, Medical, etc. Government St. and Cloud Dr. signage available.
- This space is located in the "S. Foster / Jefferson Hwy Pocket" of Government St., which is home to Superior Grill, Bistro Byronz, Soji, Tiger Deauxnuts & Barbecue, Cypress Coast Brewery, Fleur de Lis, Victoria's Toy Station, Mid City Craft & Brew, JED's Local, Red Stick Spice etc.
- Lease Rate is dependent on TI dollars provided by owner.

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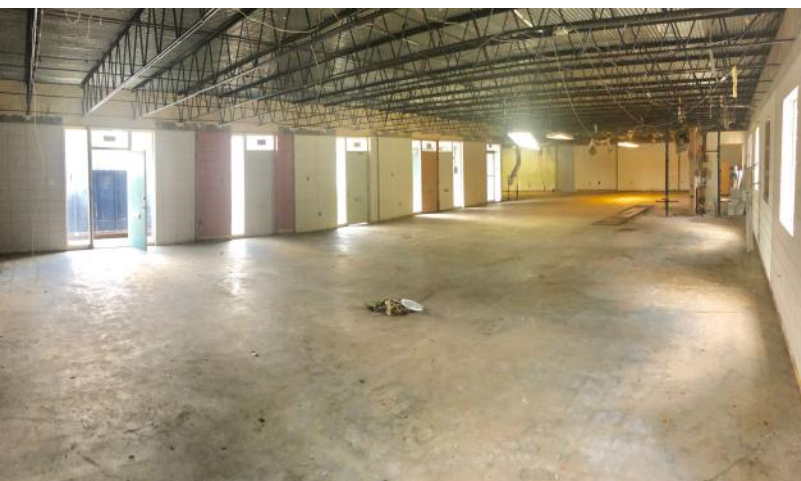
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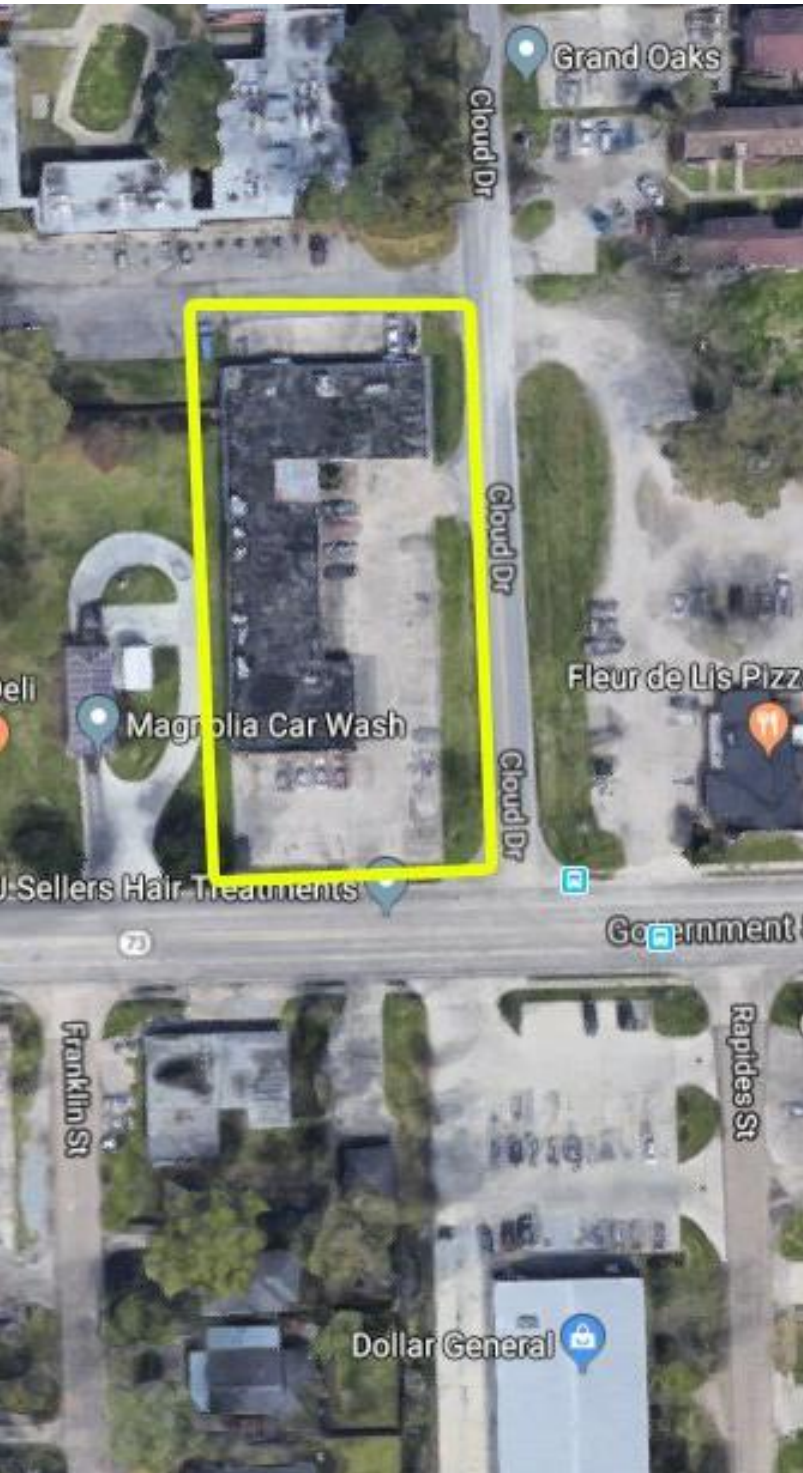
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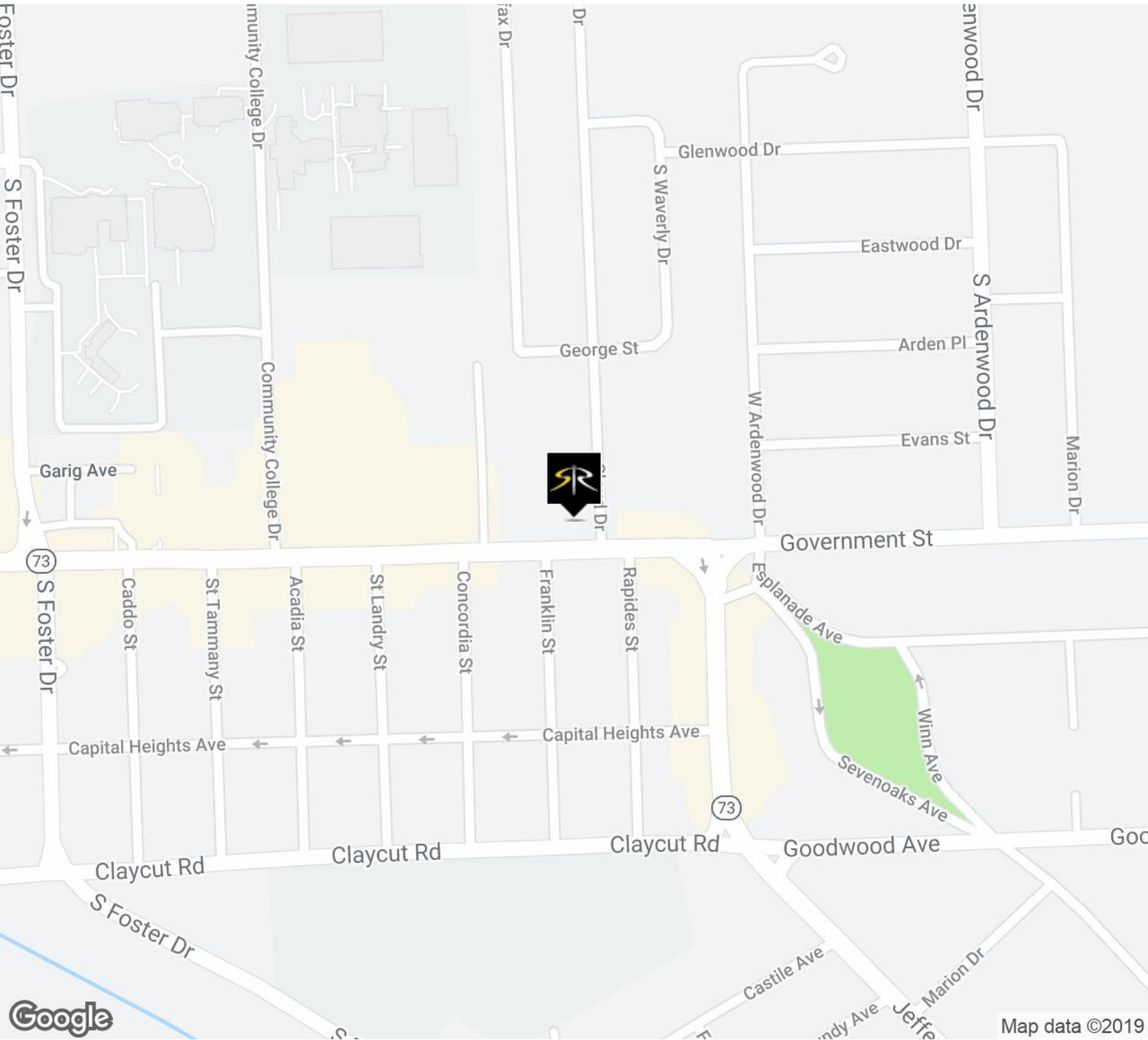
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Executive Summary

5621 Government St, Baton Rouge, Louisiana, 70806
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.44493
Longitude: -91.13225

	1 mile	3 miles	5 miles
Population			
2000 Population	8,777	85,021	204,669
2010 Population	9,181	84,207	203,949
2019 Population	9,261	85,113	207,496
2024 Population	9,297	85,666	209,461
2000-2010 Annual Rate	0.45%	-0.10%	-0.04%
2010-2019 Annual Rate	0.09%	0.12%	0.19%
2019-2024 Annual Rate	0.08%	0.13%	0.19%
2019 Male Population	48.1%	47.6%	47.9%
2019 Female Population	51.9%	52.4%	52.1%
2019 Median Age	36.6	36.2	33.2

In the identified area, the current year population is 207,496. In 2010, the Census count in the area was 203,949. The rate of change since 2010 was 0.19% annually. The five-year projection for the population in the area is 209,461 representing a change of 0.19% annually from 2019 to 2024. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	53.7%	37.5%	39.5%
2019 Black Alone	40.0%	57.8%	53.1%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.4%	2.0%	3.8%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	1.9%	1.1%	1.7%
2019 Two or More Races	1.7%	1.4%	1.7%
2019 Hispanic Origin (Any Race)	4.6%	3.0%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	83	82	72
2000 Households	4,131	35,265	82,265
2010 Households	4,378	35,434	83,929
2019 Total Households	4,400	35,845	85,410
2024 Total Households	4,416	36,096	86,275
2000-2010 Annual Rate	0.58%	0.05%	0.20%
2010-2019 Annual Rate	0.05%	0.12%	0.19%
2019-2024 Annual Rate	0.07%	0.14%	0.20%
2019 Average Household Size	2.06	2.32	2.36

The household count in this area has changed from 83,929 in 2010 to 85,410 in the current year, a change of 0.19% annually. The five-year projection of households is 86,275, a change of 0.20% annually from the current year total. Average household size is currently 2.36, compared to 2.36 in the year 2010. The number of families in the current year is 44,332 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2019 Percent of Income for Mortgage	21.3%	23.6%	20.8%
Median Household Income			
2019 Median Household Income	\$52,045	\$41,672	\$41,777
2024 Median Household Income	\$57,833	\$48,228	\$47,560
2019-2024 Annual Rate	2.13%	2.97%	2.63%
Average Household Income			
2019 Average Household Income	\$78,587	\$73,550	\$67,998
2024 Average Household Income	\$87,334	\$82,930	\$75,916
2019-2024 Annual Rate	2.13%	2.43%	2.23%
Per Capita Income			
2019 Per Capita Income	\$37,187	\$31,007	\$28,077
2024 Per Capita Income	\$41,344	\$34,969	\$31,347
2019-2024 Annual Rate	2.14%	2.43%	2.23%

Households by Income

Current median household income is \$41,777 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$47,560 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$67,998 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$75,916 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,077 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$31,347 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	120	109	123
2000 Total Housing Units	4,523	39,299	90,057
2000 Owner Occupied Housing Units	1,860	18,376	42,630
2000 Renter Occupied Housing Units	2,271	16,889	39,636
2000 Vacant Housing Units	392	4,034	7,791
2010 Total Housing Units	4,775	39,570	92,932
2010 Owner Occupied Housing Units	1,927	17,544	41,083
2010 Renter Occupied Housing Units	2,451	17,890	42,846
2010 Vacant Housing Units	397	4,136	9,003
2019 Total Housing Units	4,847	40,701	95,907
2019 Owner Occupied Housing Units	1,811	16,548	39,016
2019 Renter Occupied Housing Units	2,588	19,297	46,394
2019 Vacant Housing Units	447	4,856	10,497
2024 Total Housing Units	4,911	41,412	97,858
2024 Owner Occupied Housing Units	1,862	17,020	40,142
2024 Renter Occupied Housing Units	2,554	19,076	46,133
2024 Vacant Housing Units	495	5,316	11,583

Currently, 40.7% of the 95,907 housing units in the area are owner occupied; 48.4%, renter occupied; and 10.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 92,932 housing units in the area - 44.2% owner occupied, 46.1% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 1.41%. Median home value in the area is \$177,174, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.66% annually to \$192,390.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.