

New Retail for Lease

3384 Government St, Baton Rouge, LA 70806



Ben Stalter
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Drew Gonzales
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OVERVIEW

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MAESTRI·MURRELL INC.
REAL ESTATE

FOR LEASE

- ❑ Retail/Office Space Available
- ❑ Outparcels Available



S Acadian Thruway

Government St

RENDERINGS

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REAL ESTATE

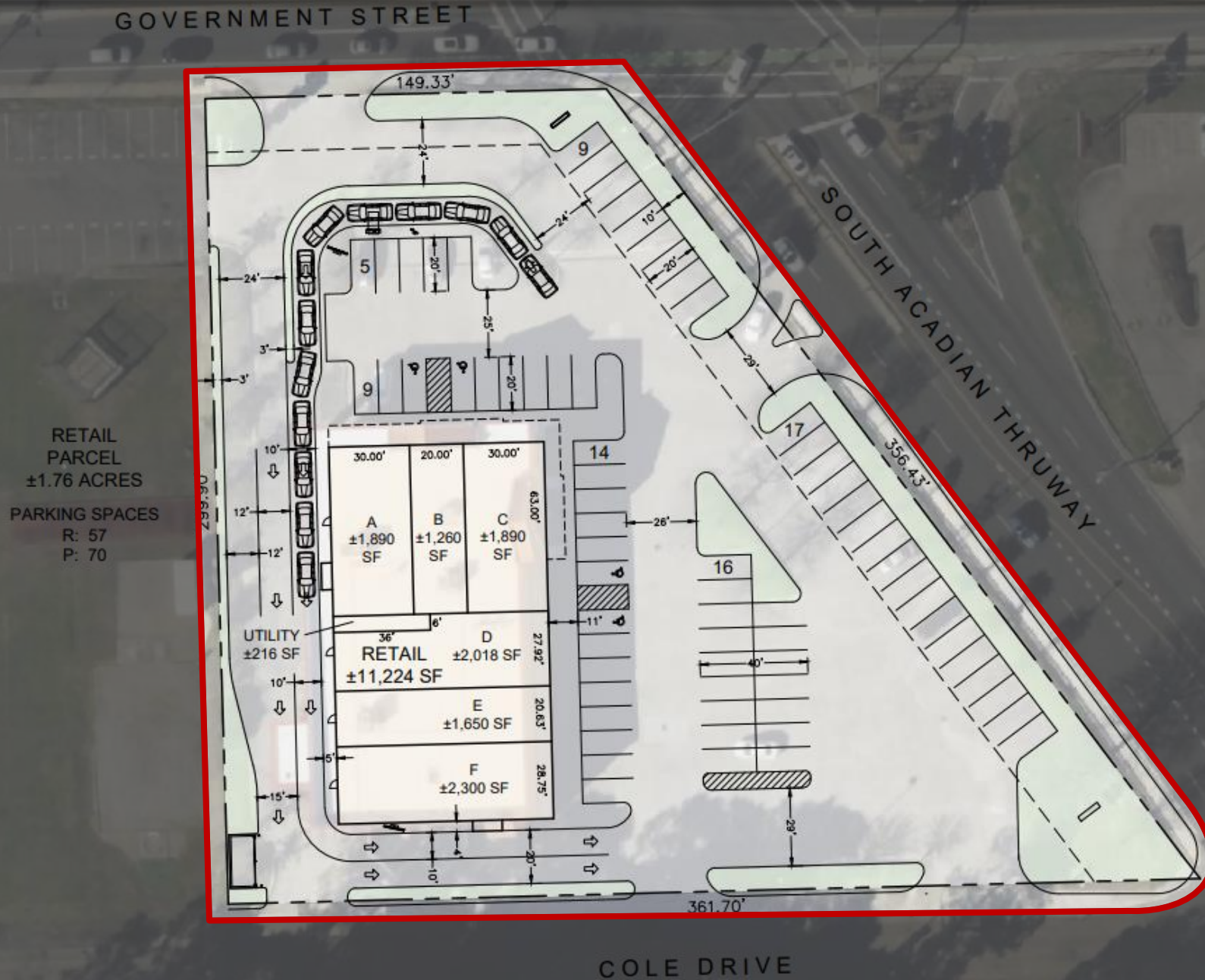


SITE PLAN

Ben Stalter
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MAESTRI MURRELL INC.
REAL ESTATE



Acadian Thruway



Walgreens



ROUSES
MARKETS

POPEYES
LOUISIANA KITCHEN

Government St

Subject
Property

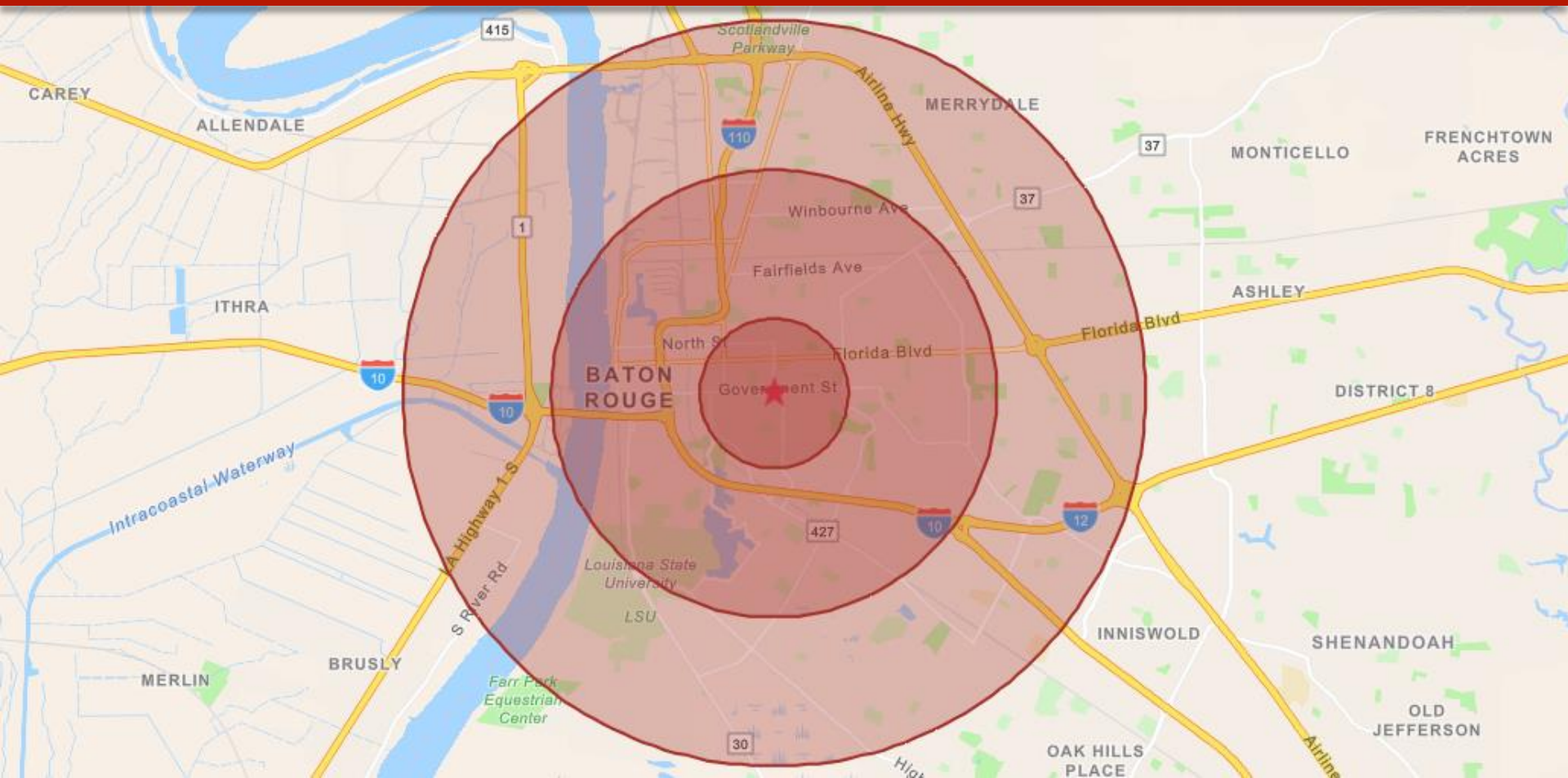


DEMOGRAPHICS

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MAESTRI MURRELL INC.
REAL ESTATE



	1 Mile	3 Mile	5 Mile
Total Population	11,932	85,080	171,193
Total Households	5,525	35,384	73,214
Average Household Income	\$88,803	\$76,273	\$76,056
Average Home Value	\$346,202	\$372,112	\$336,507