JULY 2025

DEVLOPMENT SITE FOR SALE

4615 GOVERNMENT STREET
BATON ROUGE, LA

stirling

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DEVELOPMENT SITE FOR SALE

4615 GOVERNMENT STREET BATON ROUGE, LA 70806

Land For Sale

PROPERTY DESCRIPTION

8.07-acre parcel with existing office building on Government Street presents a rare investment opportunity in a rapidly revitalizing area of Baton Rouge, LA. With Government Street undergoing major enhancements in infrastructure and business growth, 4615 Government Street is poised to benefit from increased foot traffic, local redevelopment initiatives, and the continuous expansion of Mid City's business and cultural footprint. Whether as an owner-occupant or an income-producing asset, this offering represents strong long-term upside potential due to its central location, adaptable structure, space for additional developments, and growing demand from both tenants and investors.

LOCATION DESCRIPTION

Located along the historic Government Street corridor, 4615 Government Street sits in the heart of Mid City, Baton Rouge's arts and cultural hub. The area is known for its walkability, eclectic blend of restaurants, retail shops, professional services, and proximity to residential neighborhoods such as Capital Heights and Ogden Park. The property enjoys easy access to Interstate 110, Downtown Baton Rouge, and LSU, making it a strategic location for businesses seeking visibility and convenience. Recent city investments in pedestrian-friendly infrastructure and public art installations have made Government Street a magnet for small businesses and creative enterprises.

PROPERTY HIGHLIGHTS

- Ideal for retail, office, studio, or live/work conversion
- Excellent visibility on Government Street with high traffic counts
- Ample on-site and nearby street parking available
- In proximity to popular businesses, local eateries, breweries, and art venues
- Minutes from I-110, Downtown, and major thoroughfares
- Located in a high-growth area with increasing commercial and residential demand

OFFERING SUMMARY

Sale Price:	$4,300,000
Lot Size:	8.07 Acres
Building Size	59,188 SF
Zoning:	C2 - Heavy Commercial

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Member of RETAIL BROKERS NETWORK

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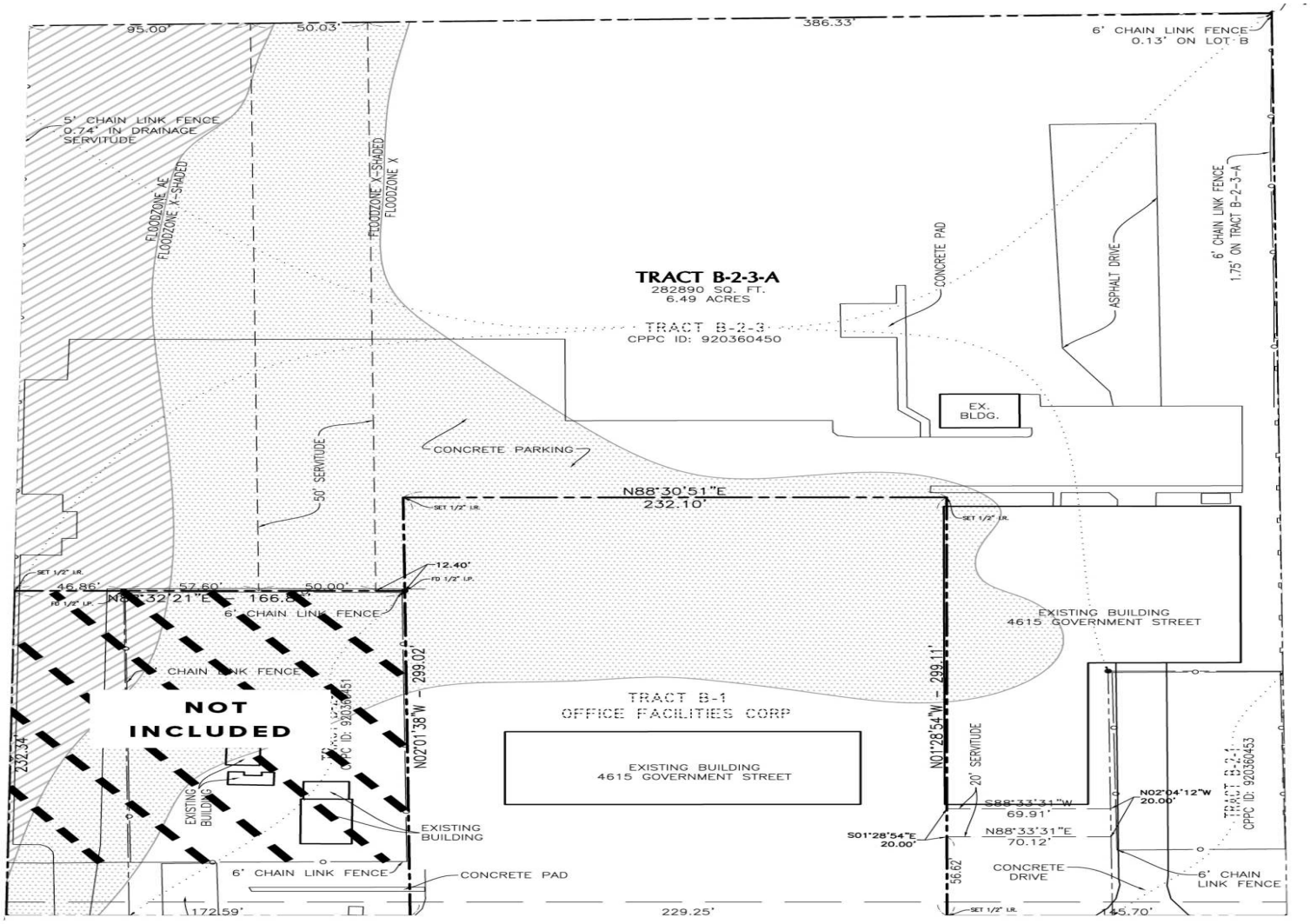

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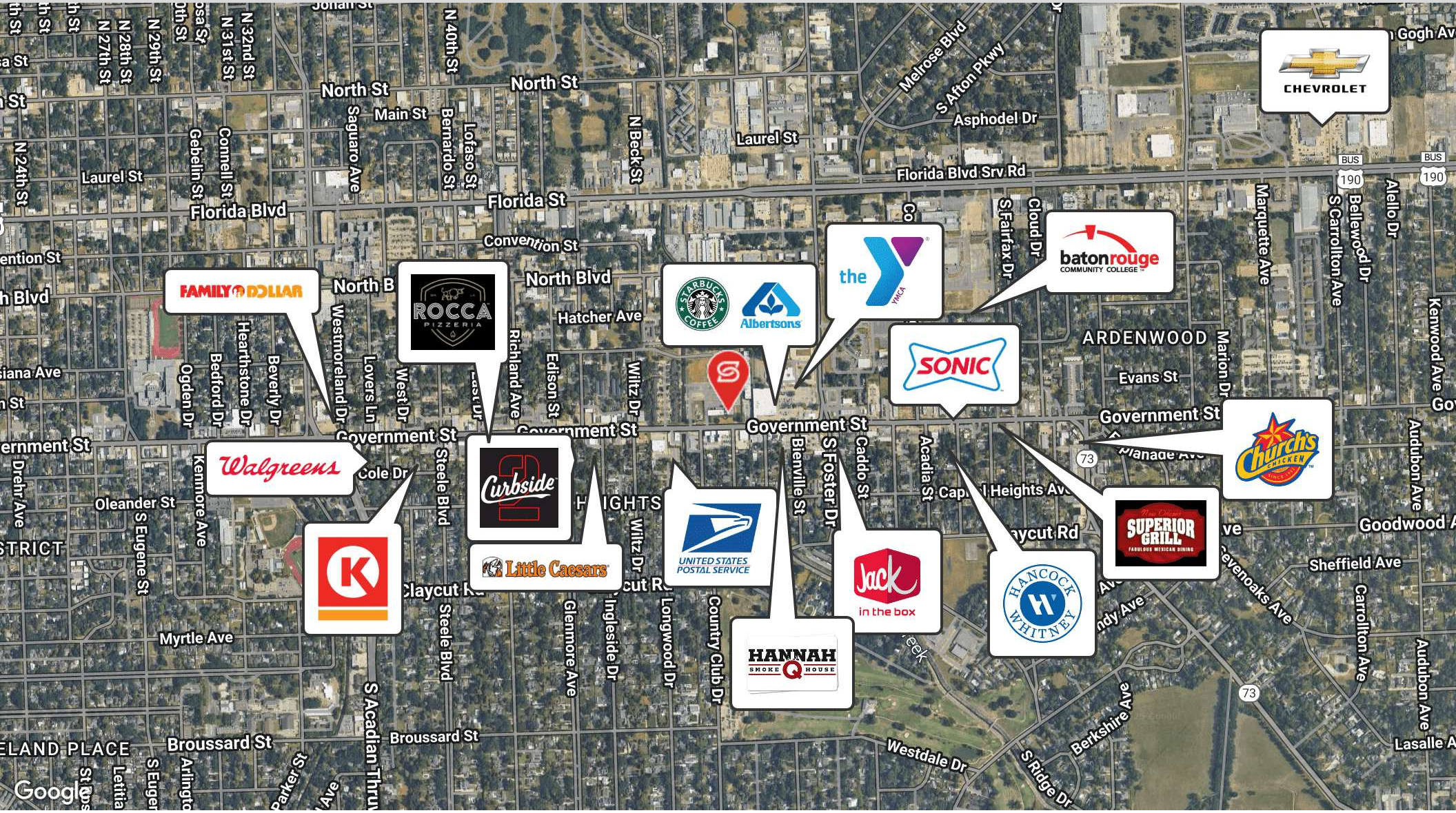

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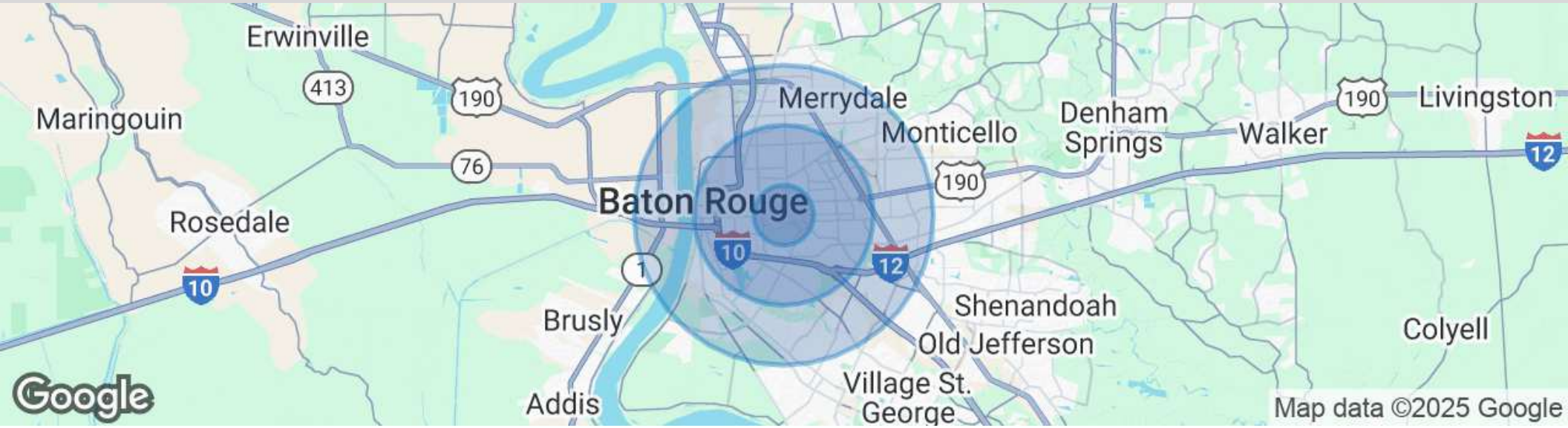

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,468	84,361	183,808
Average Age	42	38	38
Average Age (Male)	41	37	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,489	36,094	77,341
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$85,893	$71,175	$73,991
Average House Value	$346,230	$333,994	$301,438

Demographics data derived from AlphaMap

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