



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

2.61 ACRES - C1 - NO FLOOD - BUILD READY

5235 GOVERNMENT ST, BATON ROUGE, LA 70806

FOR SALE

2.61 ACRES

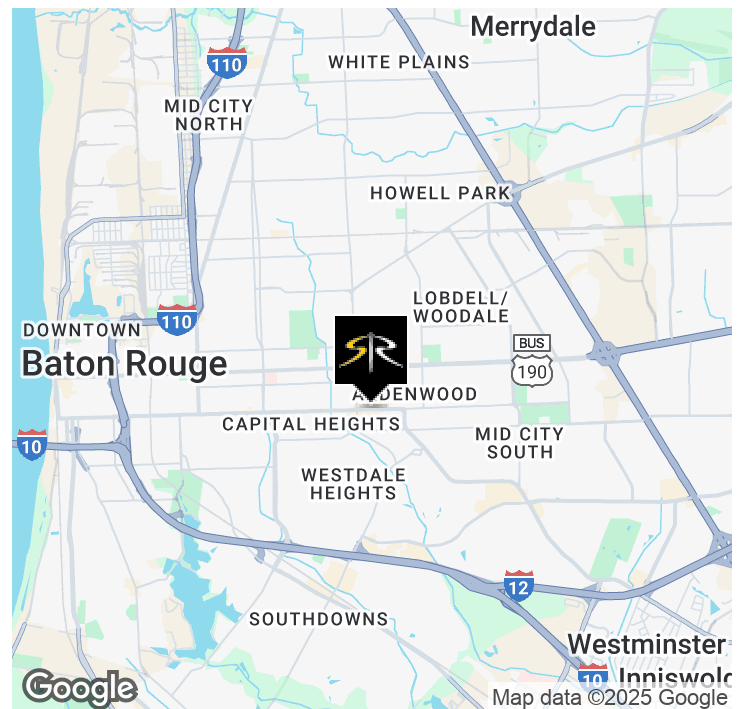


OFFERING SUMMARY

Sale Price:	\$1,672,000
Lot Size:	2.61 Acres
Price / Acre:	\$640,613
Zoning:	C1 (Light Commercial)

PROPERTY HIGHLIGHTS

- 2.61 Acres - Ready to Build
- Zoned C1
- All Utilities On-Site
- City Water/Sewer, Entergy, BR Water, Fiber
- \$14.72/ft.
- No Wetlands, No Flood



MATTHEW SHIRLEY
Associate Broker
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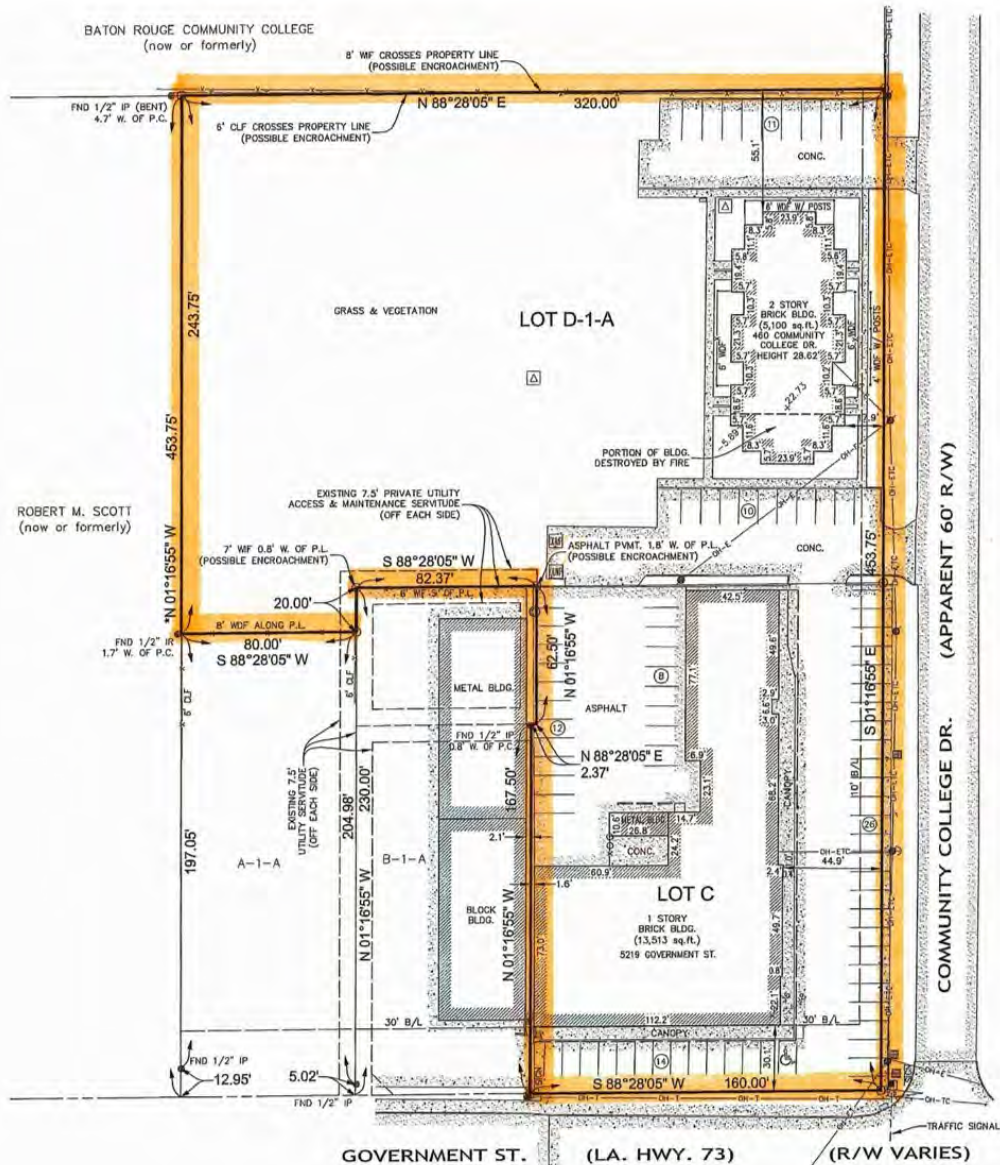
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MAP SHOWING ALTA/NSPS LAND TITLE SURVEY

OF
LOTS "C" & "D-1-A"

BEING A PORTION OF J.D. GARIG TRACT
LOCATED IN SECTION, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
TANNER STROHSCHIEIN



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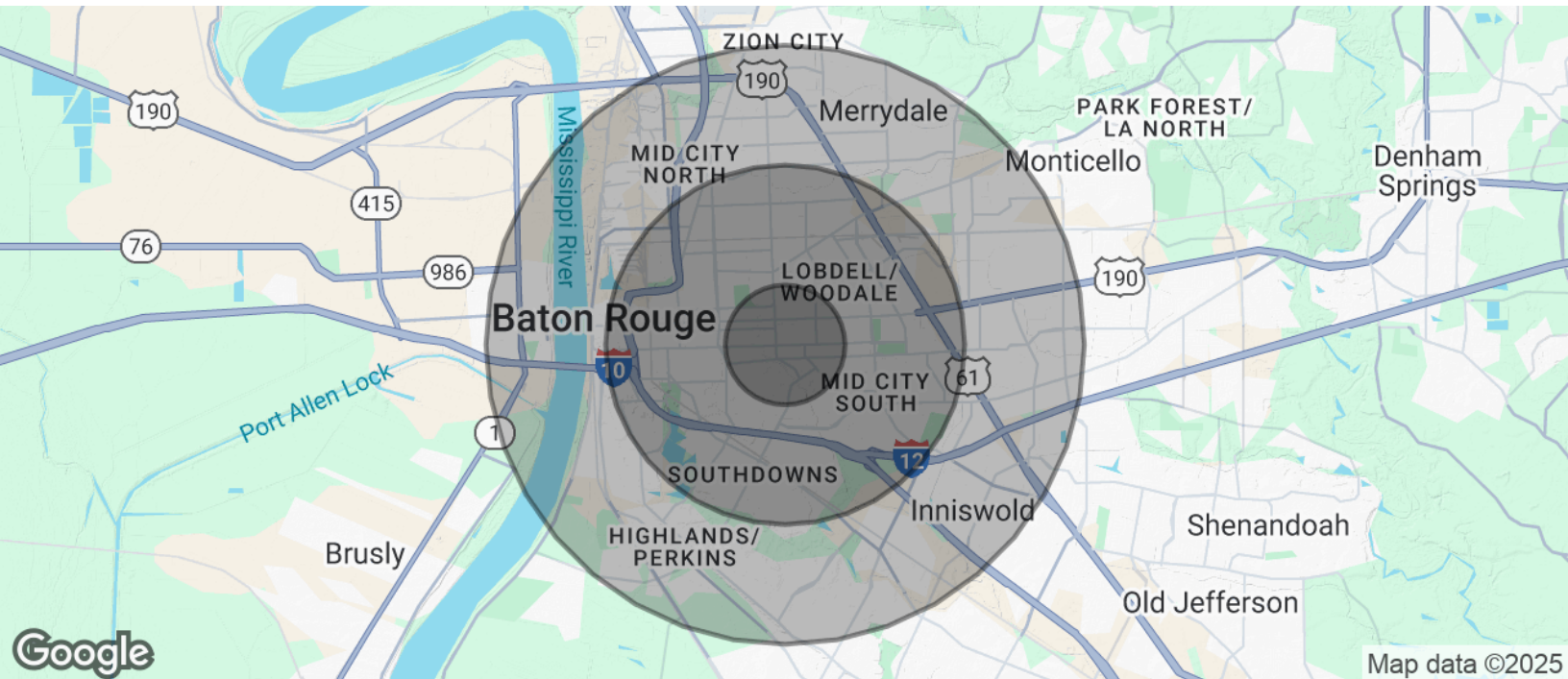
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,679	80,407	187,527
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,650	35,078	79,101
# Of Persons Per HH	2.1	2.3	2.4
Average HH Income	\$82,101	\$76,350	\$74,715
Average House Value	\$346,580	\$326,312	\$302,033

Demographics data derived from AlphaMap

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