



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

≈ 0.5 ACRE TRACT W. 100' FRONTAGE

4109 GOVERNMENT ST, BATON ROUGE, LA 70806

0.49 ACRES

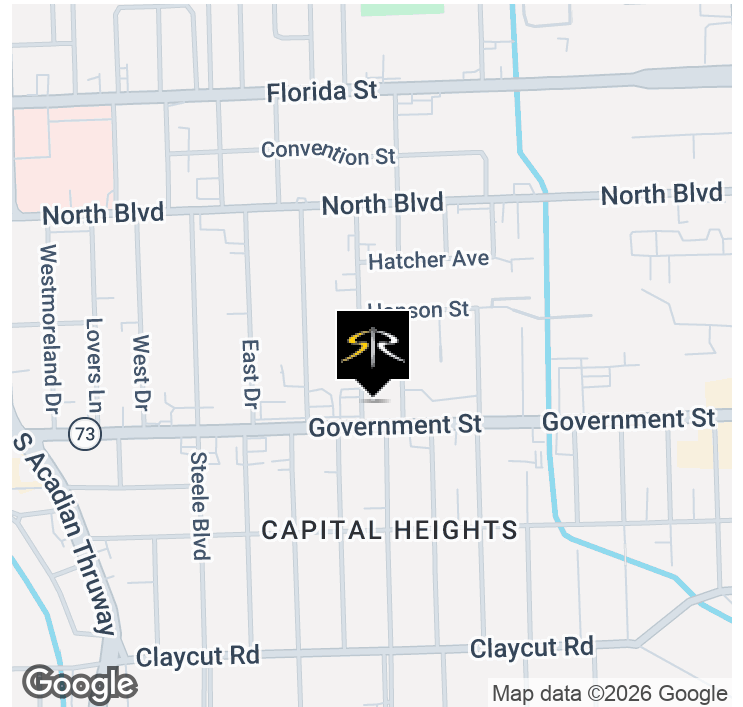


OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	0.49 Acres
Price / SF:	\$18.51/SF
Zoning:	*ISPUD & LC1
Flood Zone:	"X"
Frontage:	≈ 100'

PROPERTY OVERVIEW

- Lit Hard Corner located directly across from Calandro's Supermarket & Curbside Burger



MATTHEW SHIRLEY
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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COMPLETE HIGHLIGHTS

- Hard Corner - 0.49 Acre Lot
- ≈ 100' of Government St. frontage
- Lit Corner located directly across from Calandro's Supermarket & Curbside Burger
- Active Government St. pocket
- List Price: \$18.51/SF
- Ready to Build - All Utilities On-site
- Current Zoning: Majority of site is zoned ISPUD with a small strip zoned LC1 in the rear
- *Contact agent to discuss zoning in more detail - Note: the current ISPUD classification has expired. Development will require either a). rezoning based on planned use or b) updated ISPUD. Either option is achievable without major assumptions.
- Flood Zone X = not in flood zone
- Billboard is not located on the site



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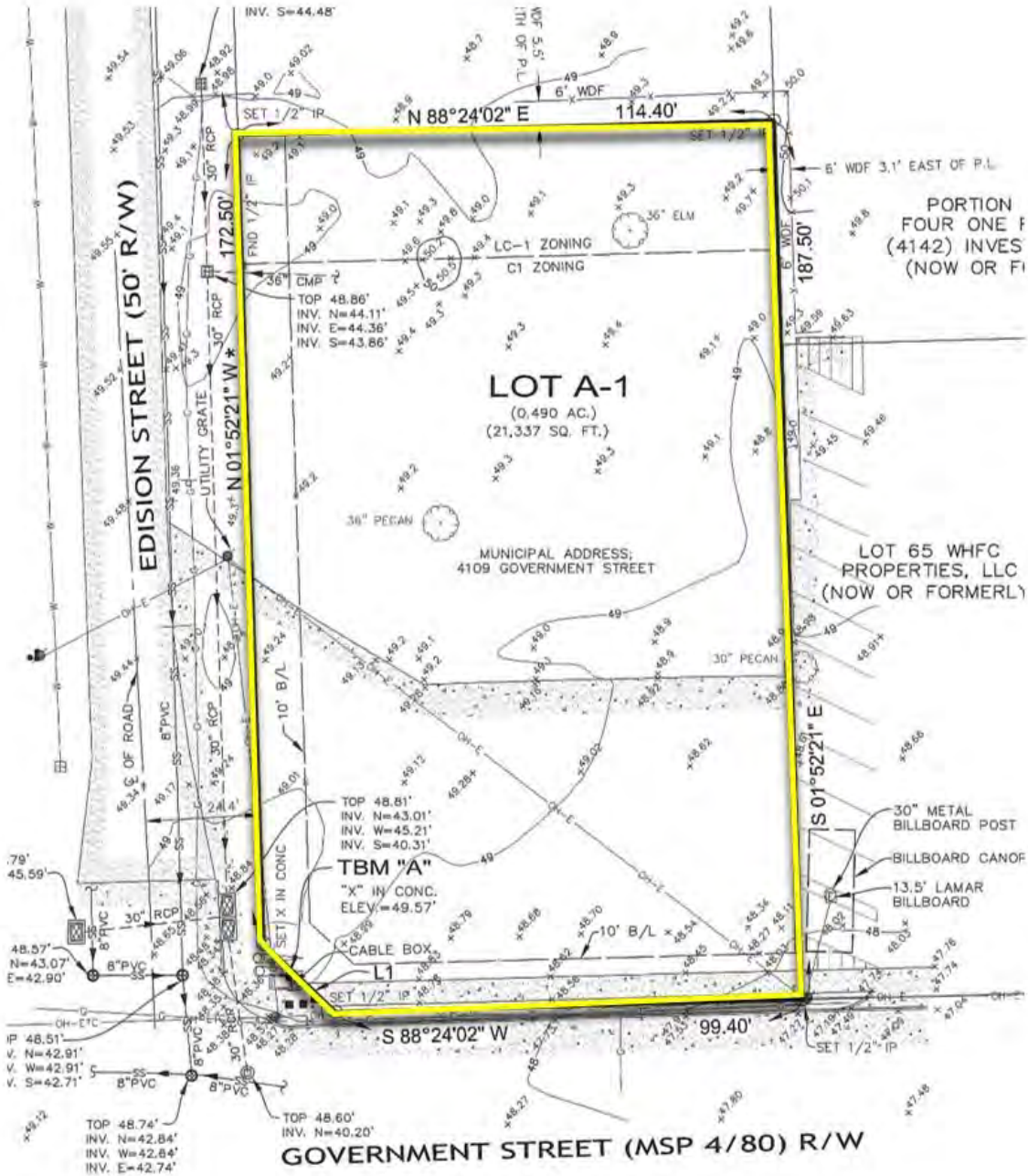
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SITE PLAN



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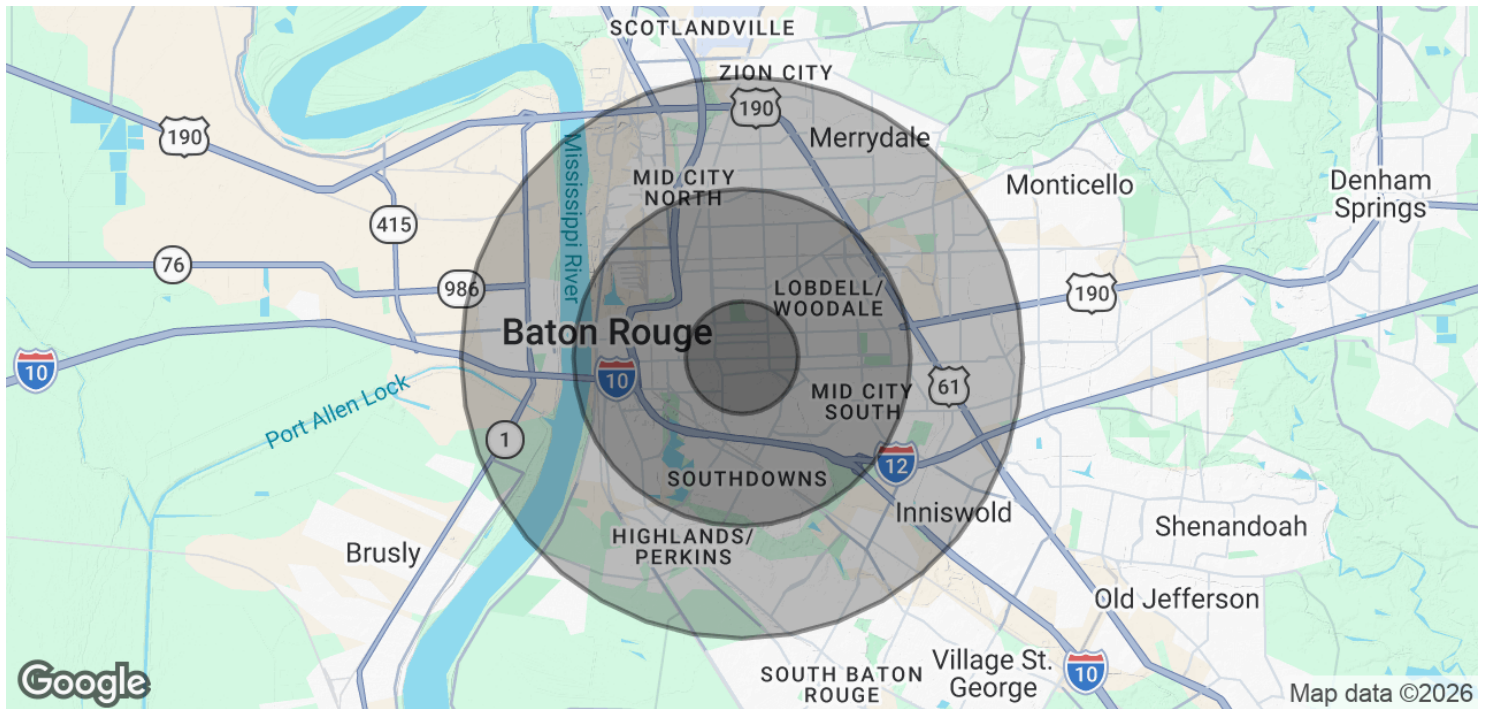
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,552	84,080	179,754
Average Age	38.7	35.4	35.1
Average Age (Male)	43.4	35.7	34.6
Average Age (Female)	37.7	35.9	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,738	35,186	73,210
# Of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$95,405	\$79,105	\$81,552
Average House Value	\$349,065	\$340,866	\$287,582

2023 American Community Survey (ACS)

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