



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

BTS ON 0.83 ACRES

5229 GOVERNMENT STREET, BATON ROUGE, LA 70806

10,000 - 15,000 SF

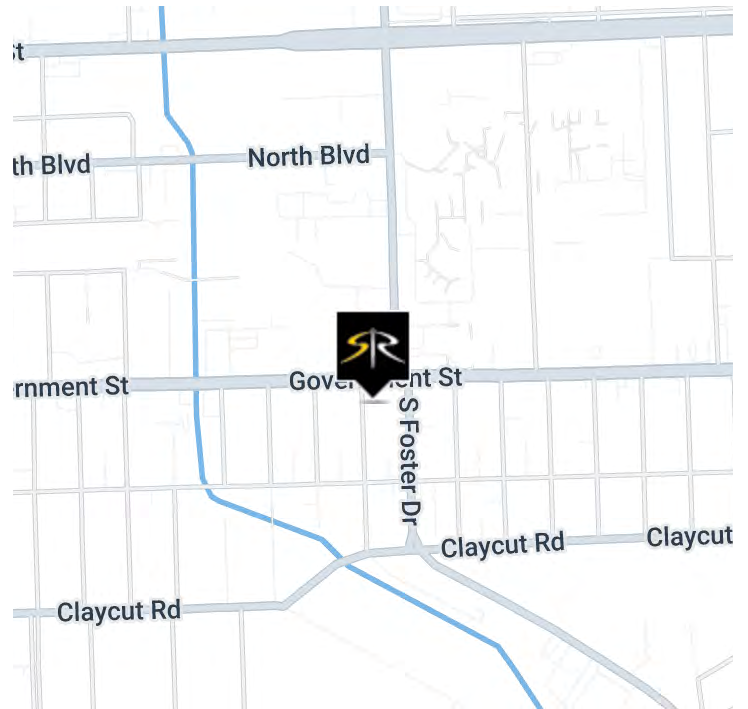


OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | Contact Agent |
| Available SF: | 10,000 - 15,000 SF |
| Lot Size: | 36,000 SF |
| Zoning: | C-1 |
| Traffic Count: | 35,706 Cars per Day |

PROPERTY HIGHLIGHTS

- 10,000 - 15,000 SqFt Building
- Total Site: Approx. 36,000 SqFt, Zoned C-1
- All Utilities On Site
- Final Lease Rate to be calculated based on mutually agreed upon deal terms between Owner/Landlord and Tenant



MATTHEW SHIRLEY

Associate Broker
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225.766.0000 | sauragerotenberg.com

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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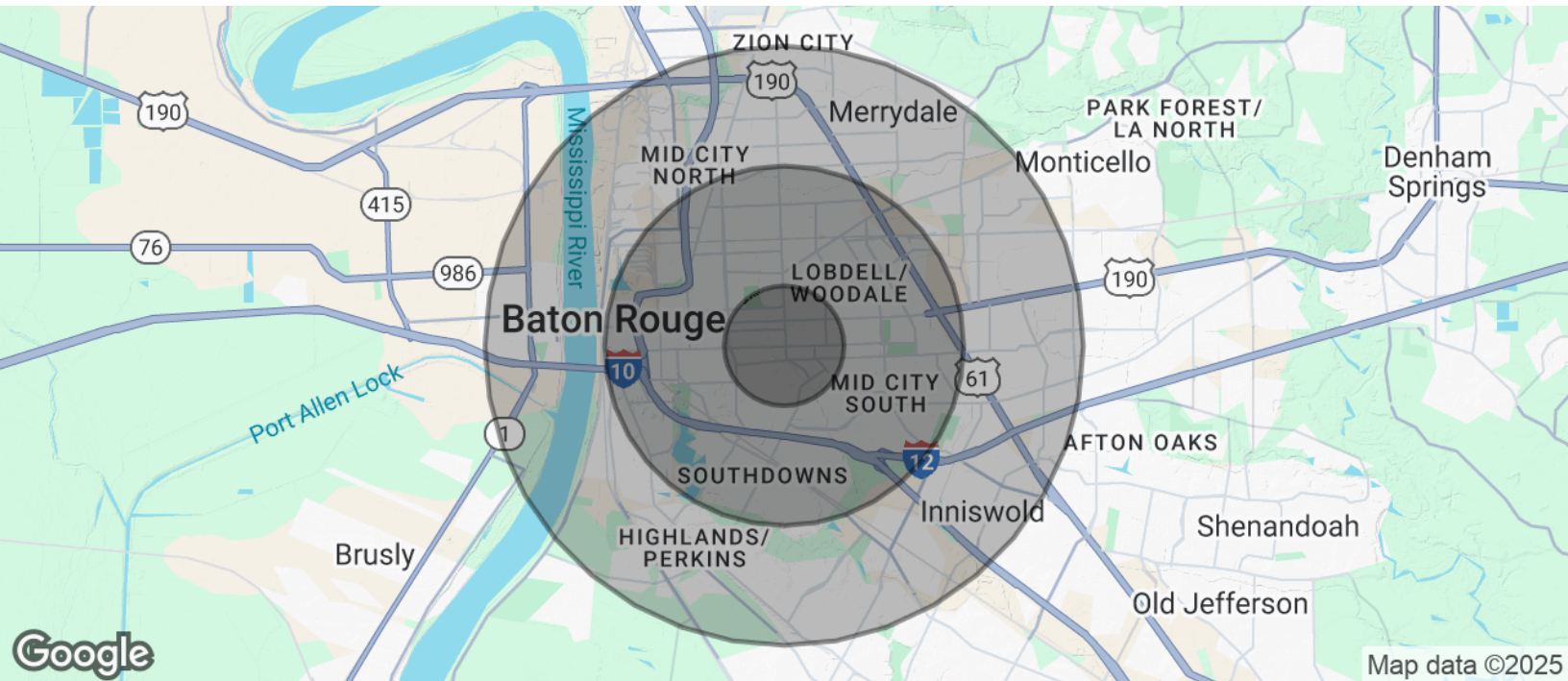
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POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|----------------------|-------|--------|---------|
| Total Population | 9,976 | 79,267 | 183,808 |
| 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 | 4,753 | 34,921 | 77,341 |
| # Of Persons Per HH | 2.1 | 2.3 | 2.4 |
| Average HH Income | \$86,034 | \$76,021 | \$73,991 |
| Average House Value | \$353,002 | \$328,033 | \$301,438 |

Demographics data derived from AlphaMap

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