

FOR SALE



GOVERNMENT ST SALON FOR SALE

4378 GOVERNMENT STREET • BATON ROUGE, LA 70806

SUMMARY

Building SF:	779
Lot Size:	0.13 Acres
Parking Ratio:	8 Spaces
Parking:	Surface Parking Lot
Price:	\$360,000
Year Built:	1980
Zoning:	C-1



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Income-Producing Multi-Tenant Salon | Mid-City

Prime investment opportunity in Baton Rouge's desirable Mid-City / Garden District. This income-producing salon features three private suites within a charming garden-style building that was recently renovated with modern, luxury finishes to create a warm, spa-like environment.

The property currently generates approximately \$36,000 in annual net income. For buyers interested in operating their own salon business, the current owner is willing to relocate and make one suite available for an owner-operator stylist upon request.

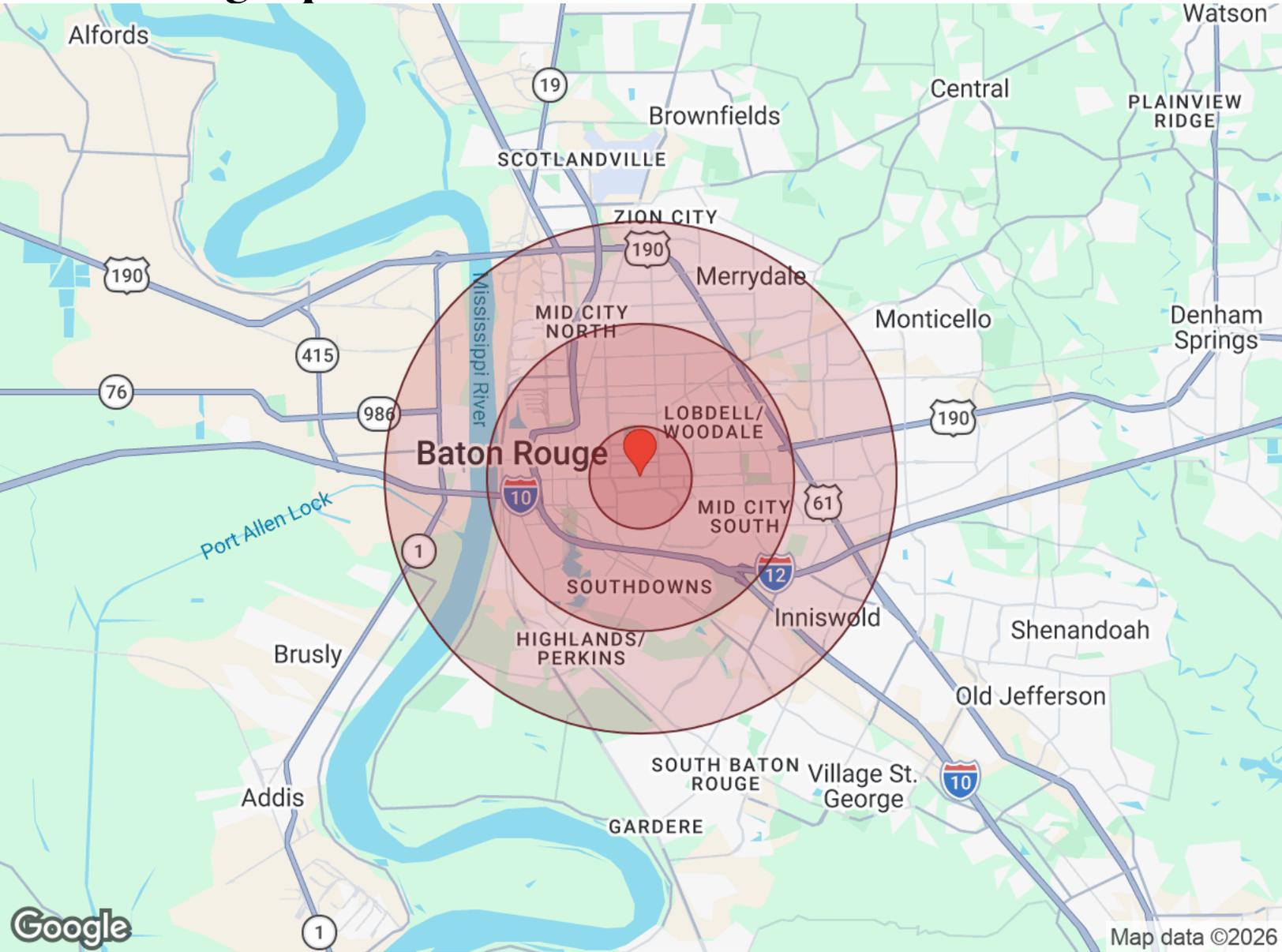
Ideally located in a quiet professional setting with convenient access to shopping, dining, and Mid-City attractions, this well-maintained property is an excellent fit for investors seeking stable income, professional tenants, and a strong Baton Rouge location.

Highlights

- 3 Private Suites
- Recently Renovated
- Ample Parking
- Covered Patio
- Key Card Access



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,348	46,977	93,975
Female	5,314	42,540	91,040
Total Population	10,663	89,517	185,015

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,426	35,395	71,971
Black	4,365	46,459	94,543
Am In/AK Nat	9	81	185
Hawaiian	1	18	37
Hispanic	577	4,359	9,824
Asian	127	1,880	5,698
Multiracial	151	1,226	2,590
Other	7	90	204

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,798	44,416	90,848
Occupied	4,864	36,715	76,111
Owner Occupied	2,398	15,417	33,936
Renter Occupied	2,466	21,298	42,175
Vacant	934	7,702	14,737

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,720	14,820	31,350
Ages 15 - 24	1,356	19,948	41,559
Ages 25 - 54	4,258	32,119	65,195
Ages 55 - 64	1,353	9,221	18,318
Ages 65+	1,975	13,410	28,593

Income	1 Mile	3 Miles	5 Miles
Median	\$59,456	\$48,394	\$50,685
Under \$15k	462	6,713	12,787
\$15k - \$25k	332	3,693	7,632
\$25k - \$35k	635	4,404	8,282
\$35k - \$50k	542	4,017	8,931
\$50k - \$75k	756	5,465	12,408
\$75k - \$100k	379	3,349	7,159
\$100k - \$150k	838	4,015	8,404
\$150k - \$200k	279	1,749	4,097
Over \$200k	642	3,311	6,412

Interior



Exterior

