



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

0.84 ACRES - C1 - NO FLOOD - BUILD-READY

5229 GOVERNMENT STREET, BATON ROUGE, LA 70806

0.84 ACRES

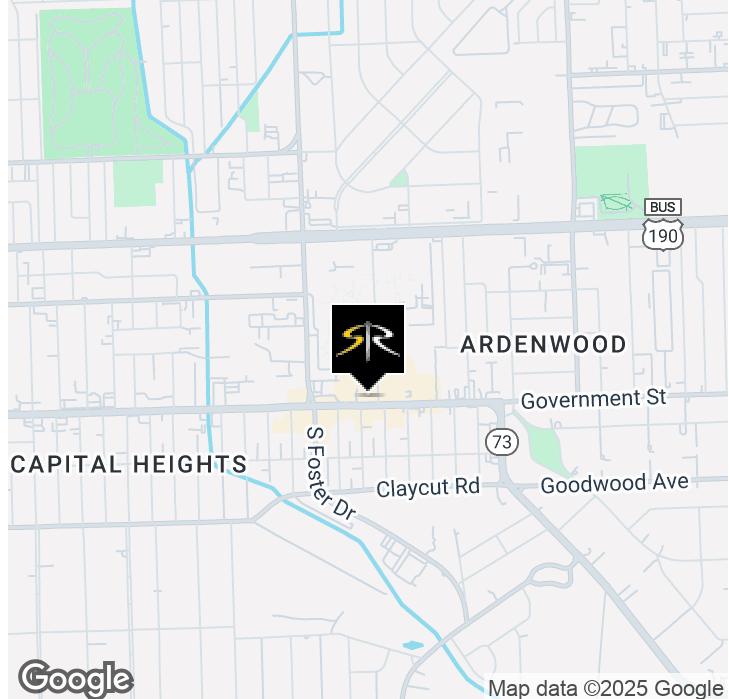


OFFERING SUMMARY

Sale Price:	\$797,000
Lot Size:	0.84 Acres
Price / Acre:	\$948,810
Zoning:	C-1 (Light Commercial)

PROPERTY HIGHLIGHTS

- \$797,000 (\$21.75/ft)
- 160' of Government St. frontage
- Zoned C1
- Not in Flood. No fill/detention required. No wetlands
- All utilities on Site
- Ability to Add Additional 1.77 Acre Adjacent Parcel to the North to Create 2.61 Acres Total Contiguous (Price at \$14.72/ft)
- See 2.61 Acre Combined Listing [HERE](#)



MATTHEW SHIRLEY

Associate Broker

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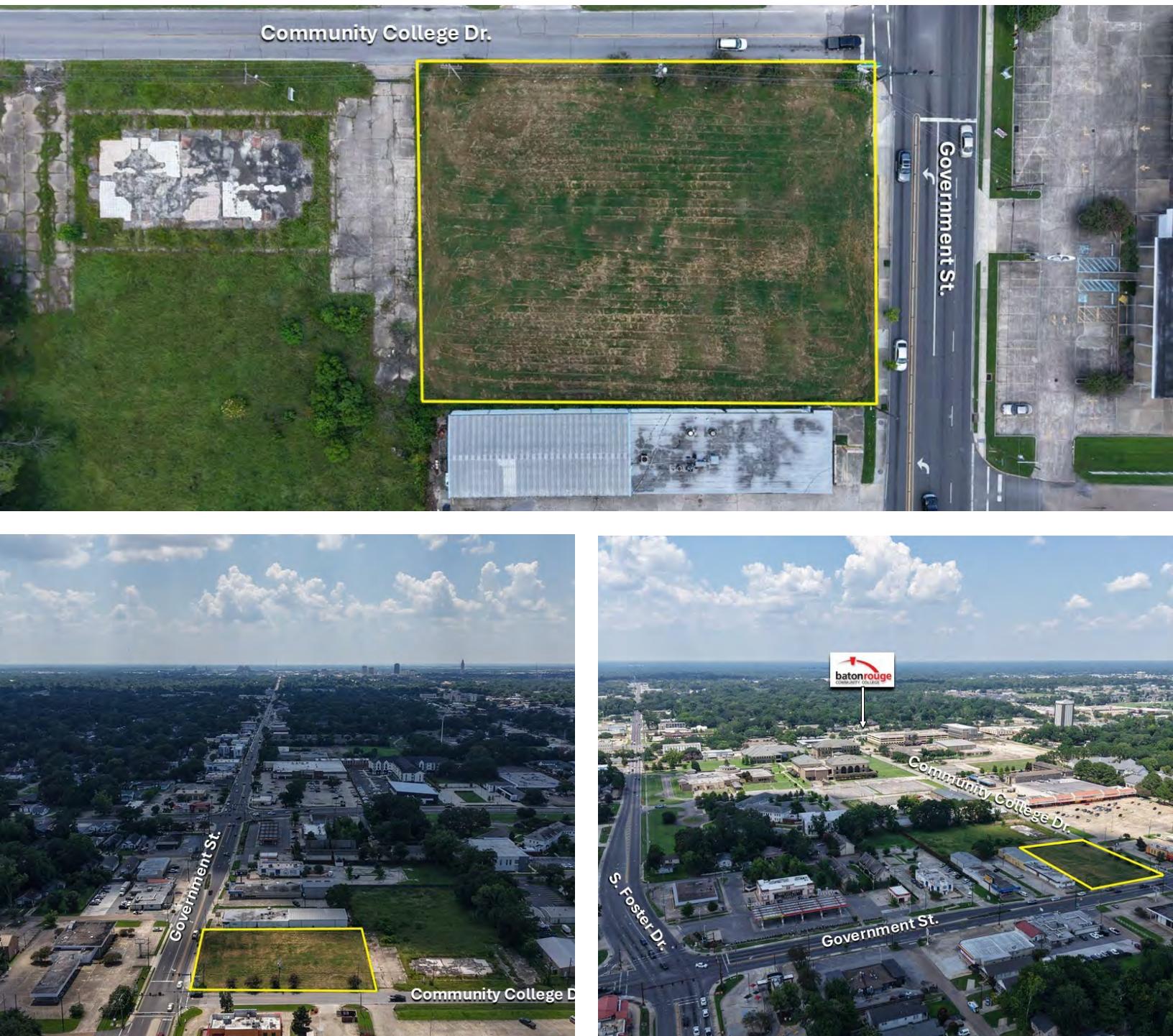
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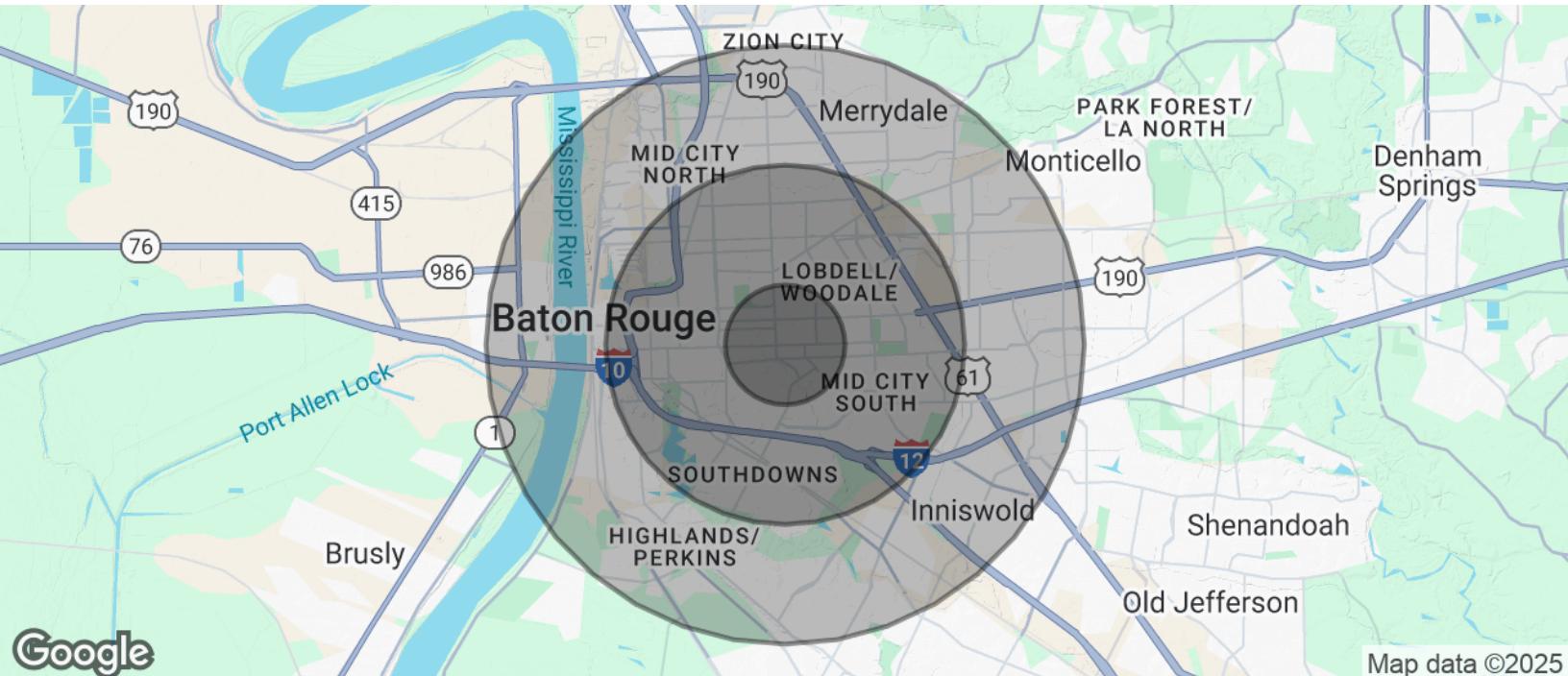
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0.84 ACRES

**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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