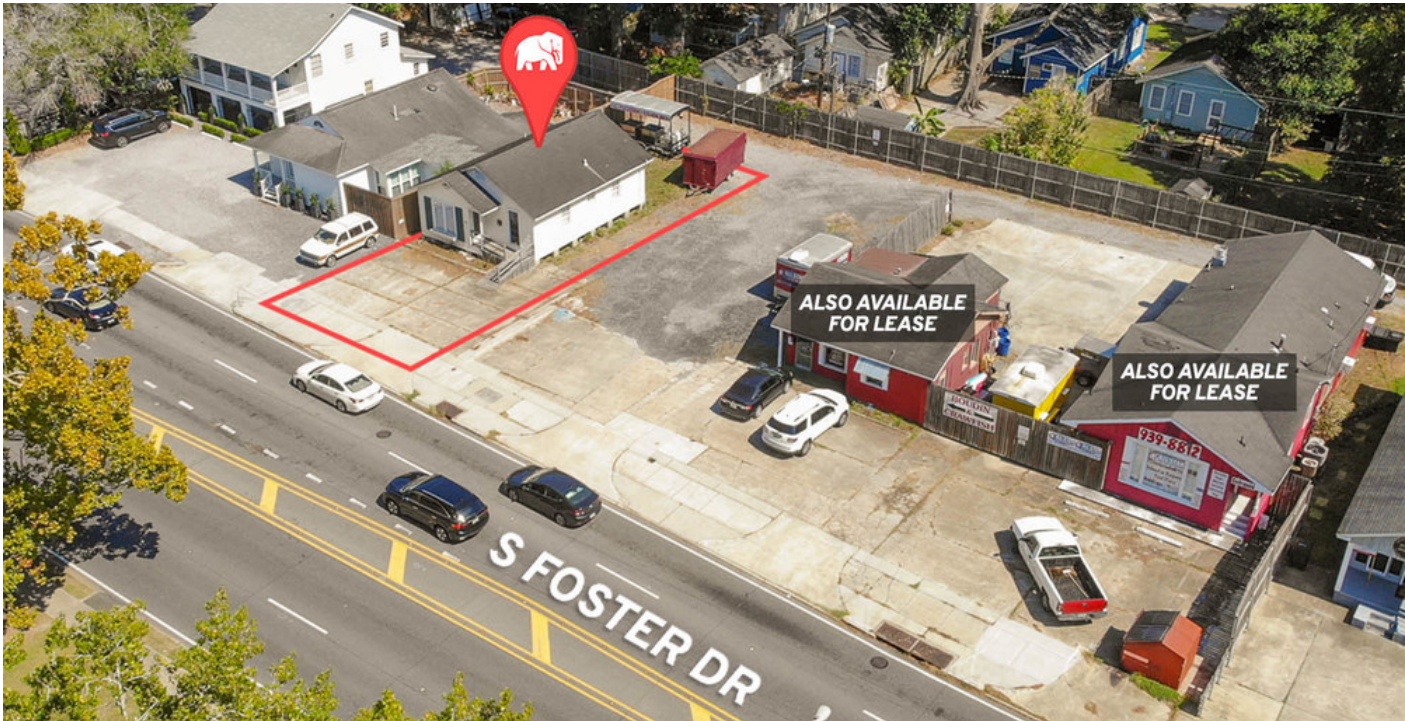


OFFICE / RETAIL CONVENIENTLY LOCATED IN MID CITY



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.1 Acres
Market:	LA-Baton Rouge

PROPERTY OVERVIEW

This ±872 SF office/retail building is a quality space with a great location. Previously used as a salon, the property is surrounded by high-profile retailers on Government St and sees high traffic along S Foster Dr. Two other nearby buildings (625 and 633 S Foster Dr) are also available for lease. The adjacent parking lot is included with 633 S Foster Dr.

This property is also listed for sale. The sale listing includes 567, 613 (parking lot), 625, and 633 S Foster Dr.

PROPERTY HIGHLIGHTS

- ±872 SF office/retail space
- Surrounded by Government St retailers
- High traffic along S Foster Dr
- Also listed for sale

OFFICE / RETAIL CONVENIENTLY LOCATED IN MID CITY



Jacob Loveland (C) 225.460.0877



ELIFIN

225.460.0877 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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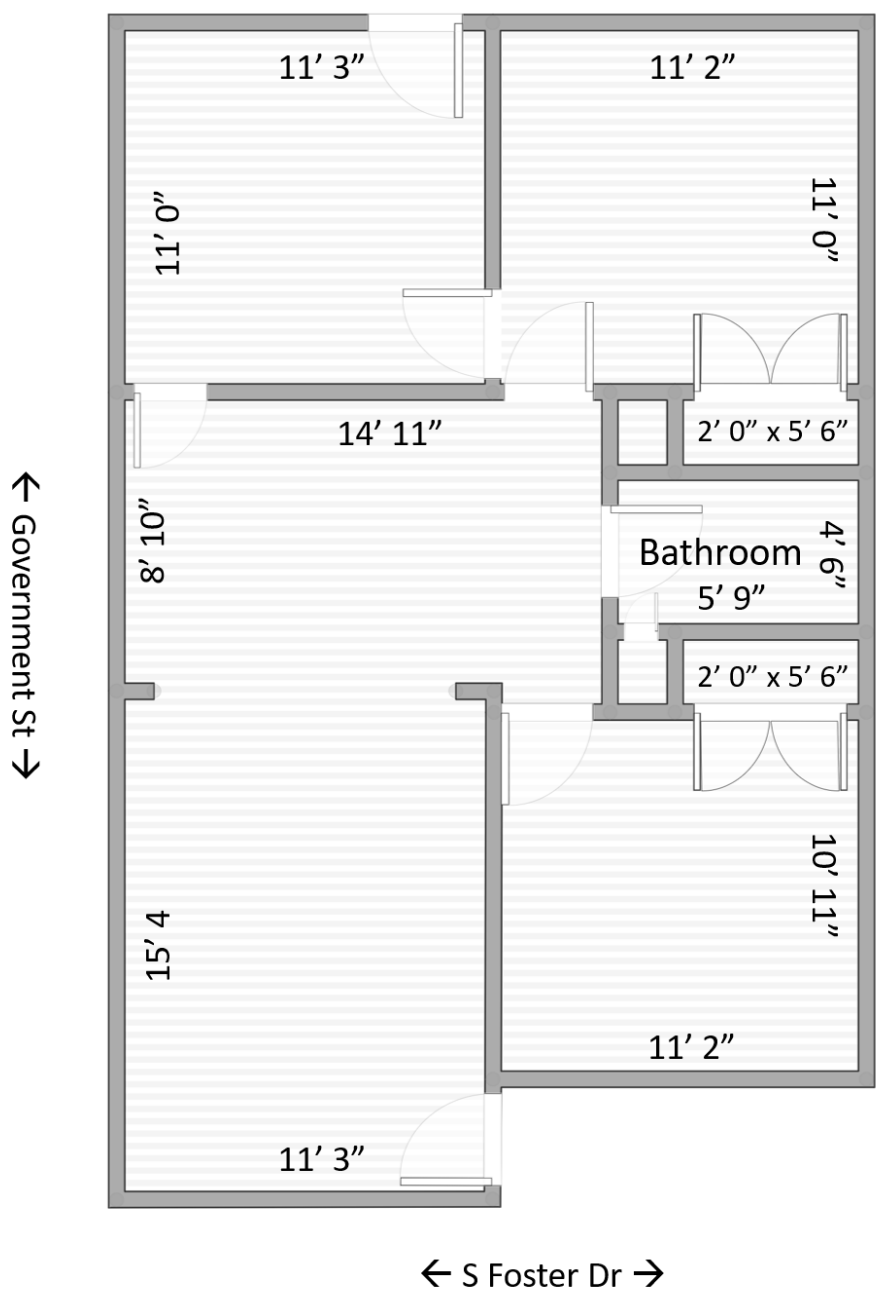
P. 4

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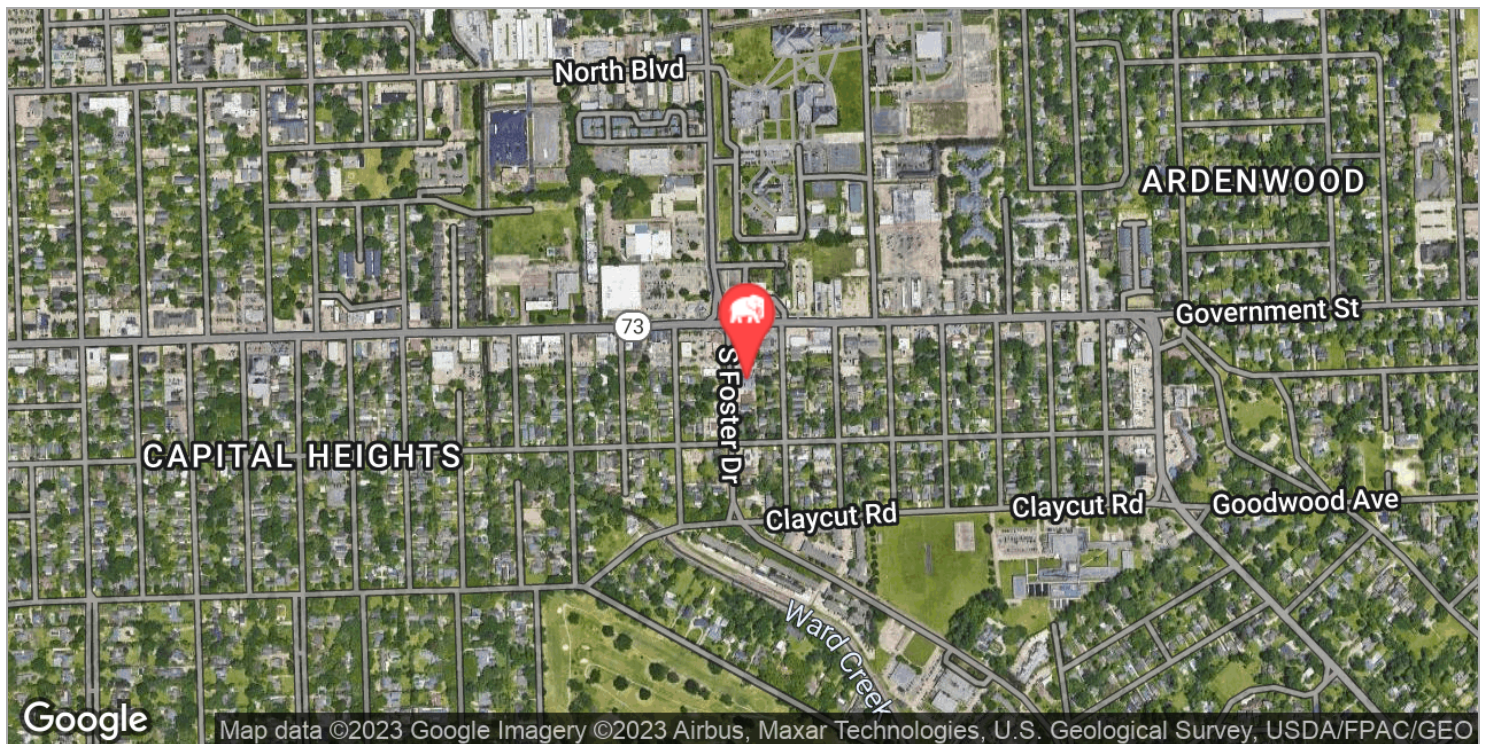
October 25, 2023

OFFICE / RETAIL CONVENIENTLY LOCATED IN MID CITY

567 S Foster Dr



OFFICE / RETAIL CONVENIENTLY LOCATED IN MID CITY



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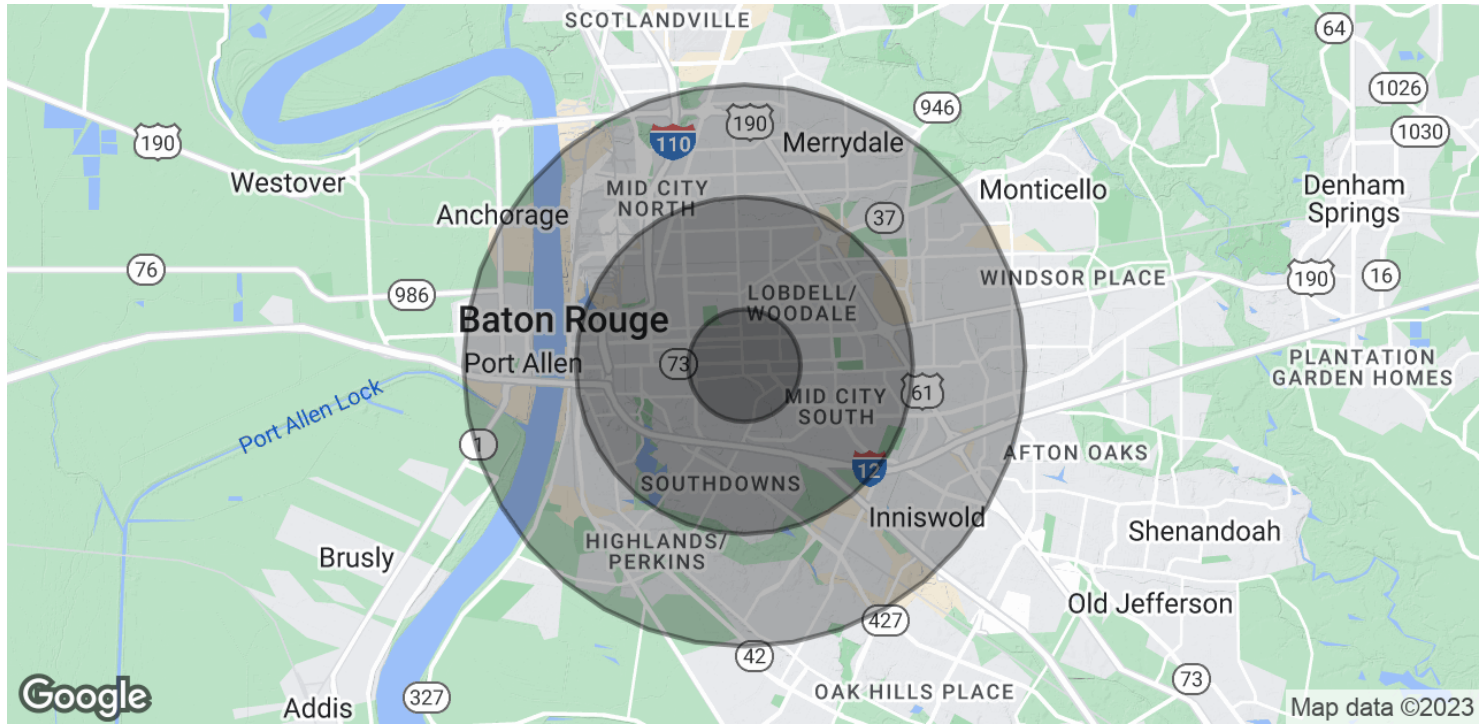


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OFFICE / RETAIL CONVENIENTLY LOCATED IN MID CITY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,459	89,567	199,529
Median age	37.2	33.4	33.1
Median age (Male)	36.3	30.9	30.5
Median age (Female)	38.4	35.9	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,560	35,784	78,647
# of persons per HH	2.3	2.5	2.5
Average HH income	\$75,863	\$59,984	\$59,121
Average house value	\$291,465	\$258,024	\$248,023

* Demographic data derived from 2020 ACS - US Census