

MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Building Size:	1,616 SF
Zoning:	C1
Market:	LA-Baton Rouge

PROPERTY OVERVIEW

This ±1,616 SF space is conveniently located with great potential for business in Mid City Baton Rouge. This property is surrounded by high-profile retailers on Government St and sees high traffic along S Foster Dr. The building is equipped with a large grease trap and hood.

The adjacent building at 625 S Foster Dr (719 SF) is also available for lease. The parking lot in between 567 and 625 S Foster Dr is included with this property.

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

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
633 S Foster Dr	\$16.00 SF/yr	1,616 - 2,335 SF
625 S Foster Dr	\$16.00 SF/yr	719 - 2,335 SF

Jacob Loveland (C) 225.460.0877

MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT

Jacob Loveland (C) 225.460.0877



ELIFIN

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

P. 2

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

October 25, 2023

MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT

Jacob Loveland (C) 225.460.0877



ELIFIN

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

P. 3

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

October 25, 2023

MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT

Jacob Loveland (C) 225.460.0877



ELIFIN

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

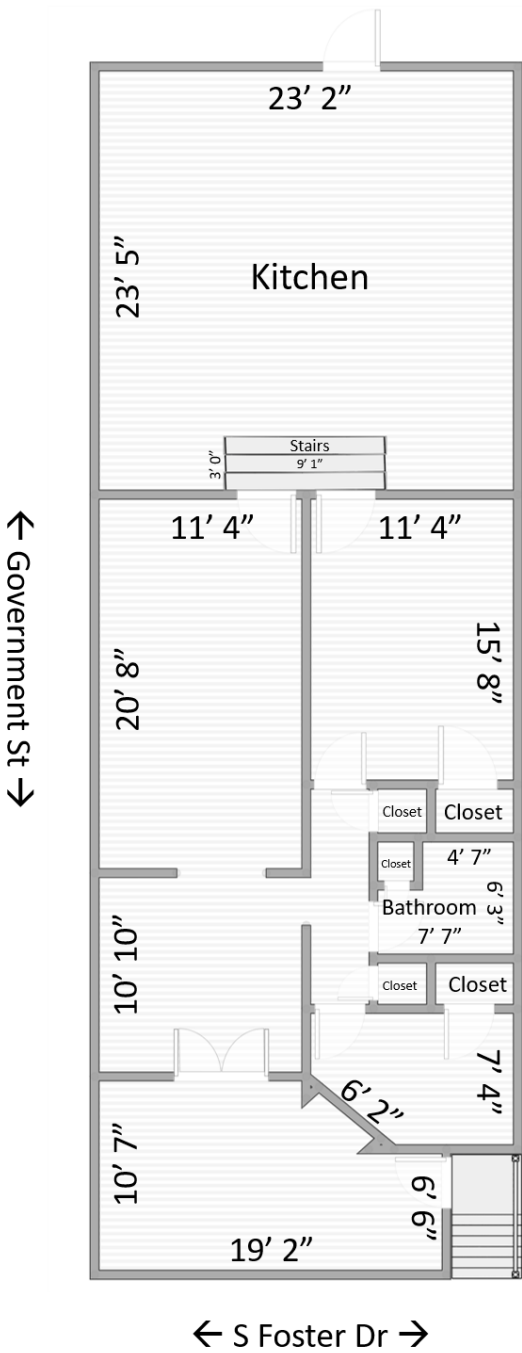
P. 4

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

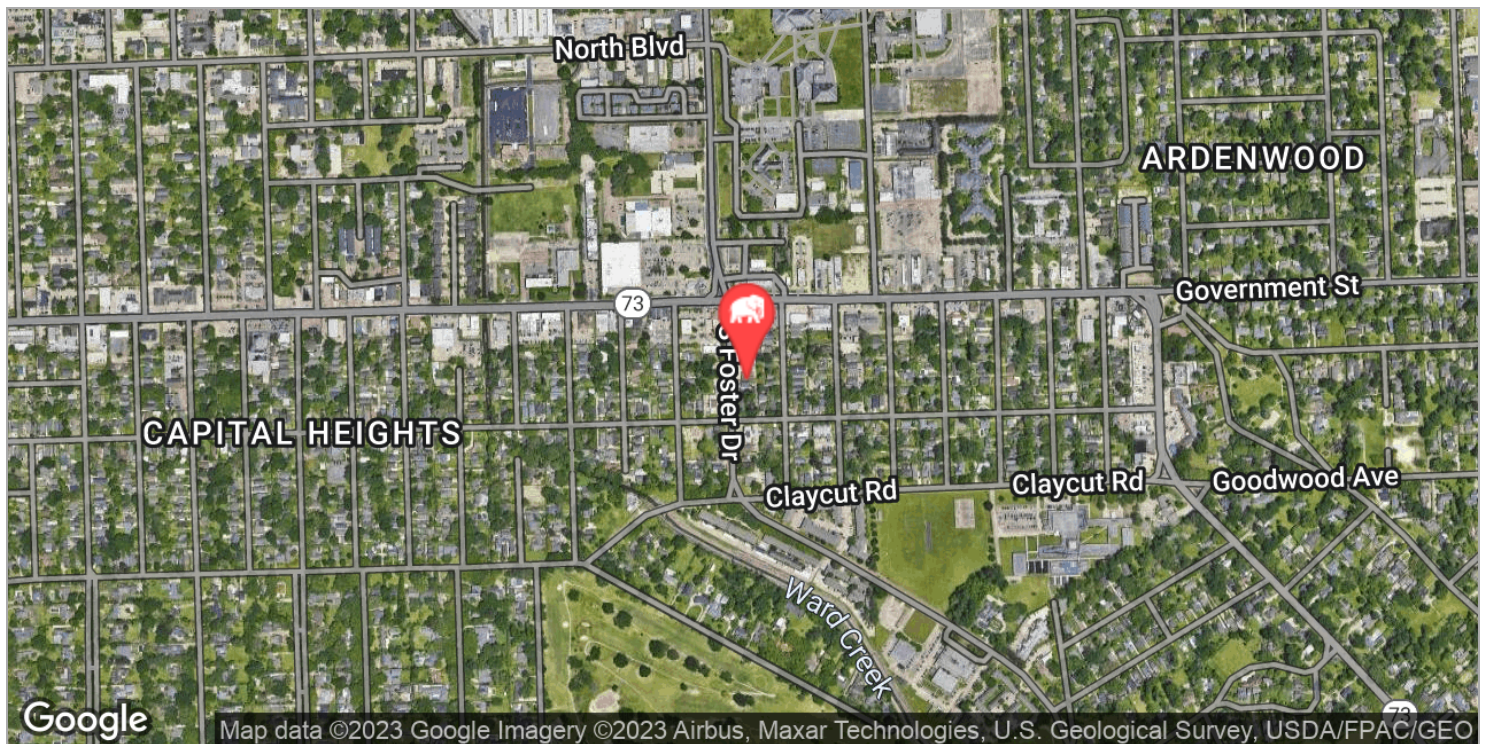
October 25, 2023

MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT

633 S Foster Dr



MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT



Jacob Loveland (C) 225.460.0877

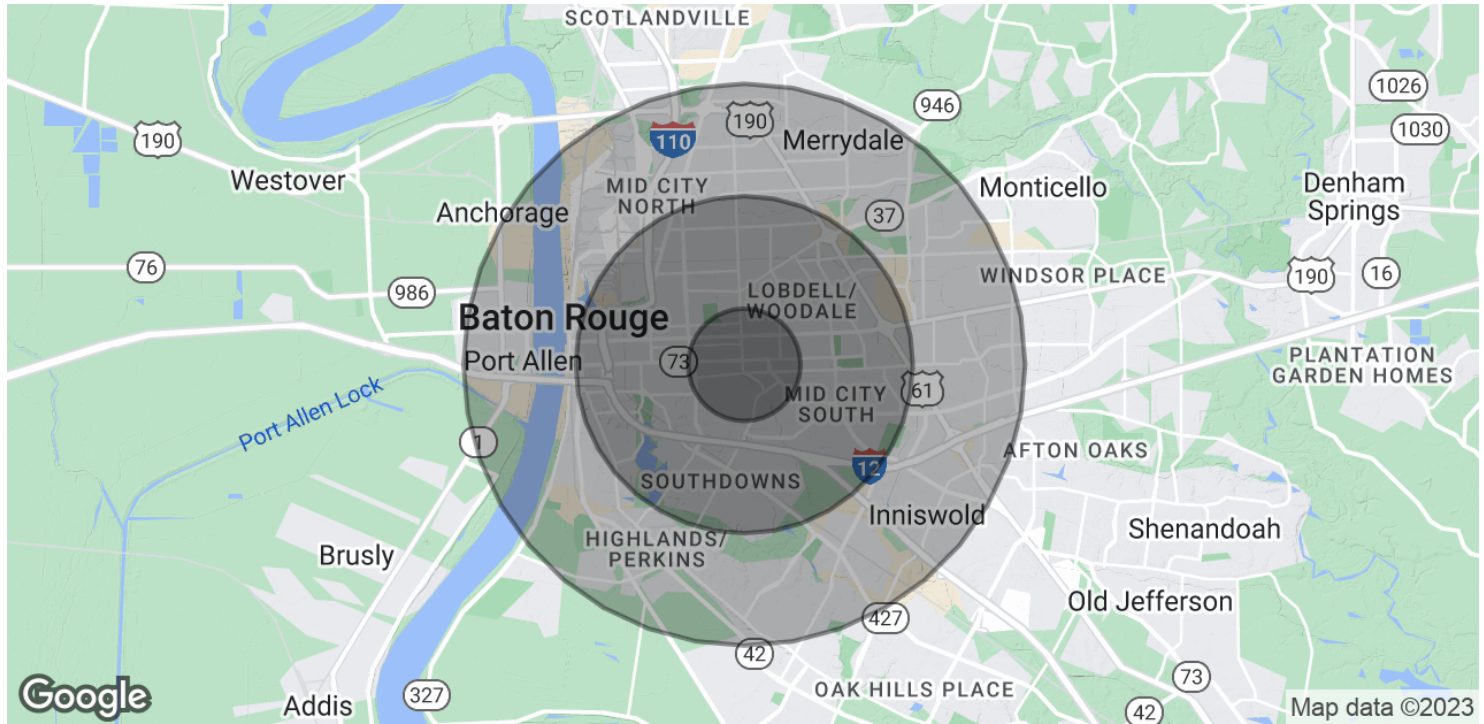


ELIFIN

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

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

MID CITY RETAIL/RESTAURANT SPACE WITH PARKING LOT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,372	89,482	199,515
Median age	37.3	33.4	33.0
Median age (Male)	36.4	30.9	30.5
Median age (Female)	38.4	35.8	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,535	35,761	78,721
# of persons per HH	2.3	2.5	2.5
Average HH income	\$76,544	\$60,173	\$59,124
Average house value	\$293,139	\$260,065	\$247,876

* Demographic data derived from 2020 ACS - US Census

