

MID CITY RETAIL SPACE NEAR GOVERNMENT ST



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Building Size:	719 SF
Zoning:	C1
Market:	LA-Baton Rouge

PROPERTY OVERVIEW

This ±719 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 adjacent building at 633 S Foster Dr (1,616 SF) is 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

- Surrounded by Government St retailers
- High traffic along S Foster Dr
- Adjacent building also for lease (1,616 SF / \$2154/mo)
- Also listed for sale

MID CITY RETAIL SPACE NEAR GOVERNMENT ST



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**ELIFIN**

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640 Main St, Suite A, Baton Rouge, LA 70801

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October 28, 2023

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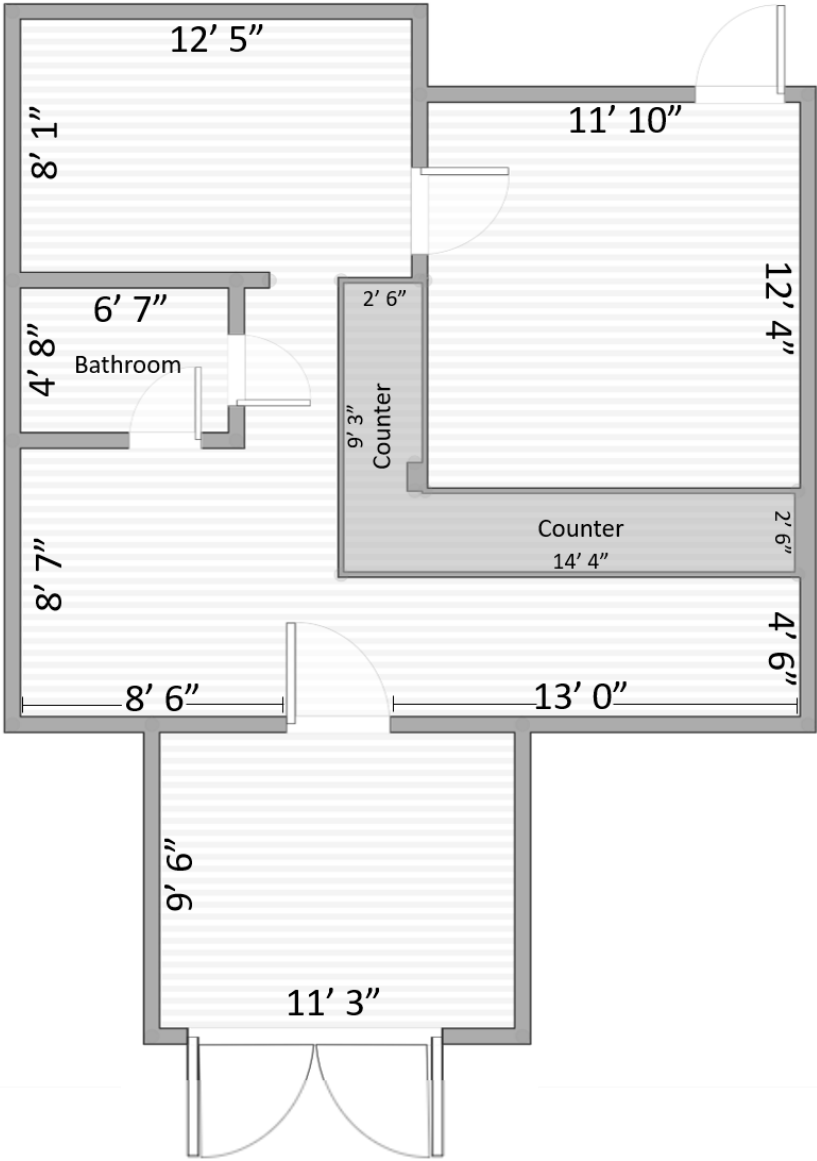
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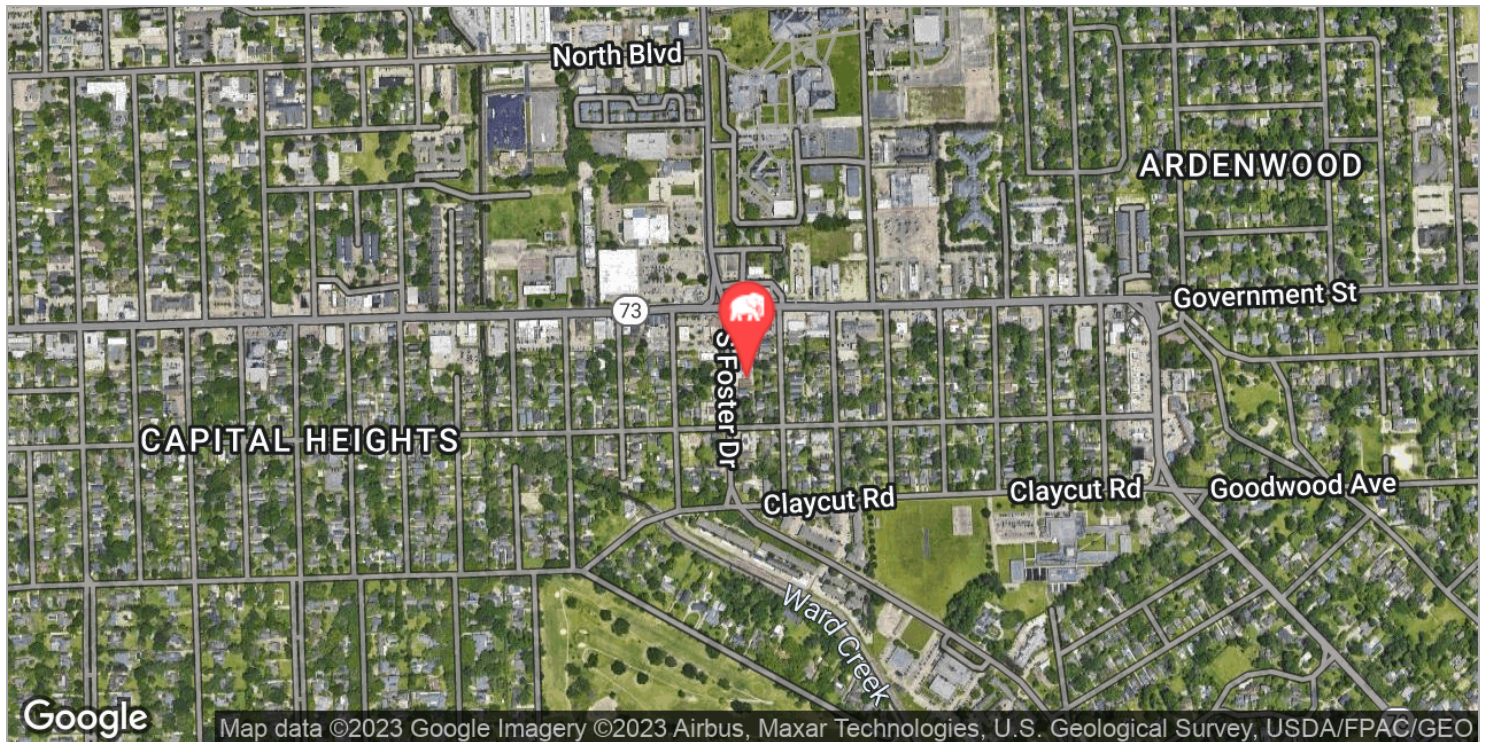
625 S Foster Dr

← S Foster Dr →



← Government St →

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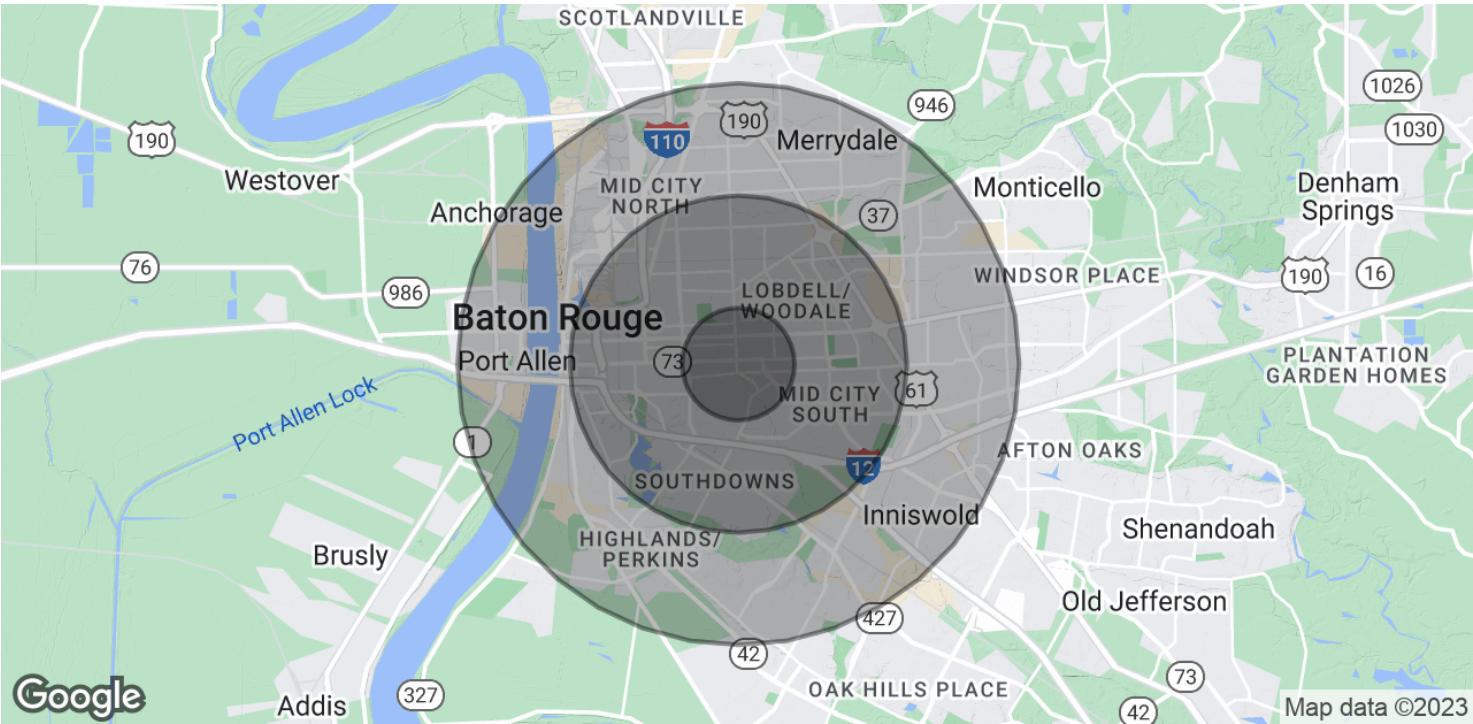


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,372	89,482	199,515
Median age	37.3	33.4	33.0
Median age (Male)	36.4	30.9	30.5
Median age (Female)	38.4	35.8	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,535	35,761	78,721
# 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