



MID CITY RETAIL INVESTMENT PORTFOLIO

567, 613, 625, 633 S FOSTER DR BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$495,000

- Three buildings totaling 3,207 SF + 4,800 SF parking lot available for sale
- Individual buildings also available for lease
- Surrounded by Government St retailers
- High traffic along S Foster Dr

CONTACT:

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225.460.0877

800.895.9329 | <https://elifinrealty.com> | December 2023

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

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OFFERING SUMMARY



PROPERTY DESCRIPTION

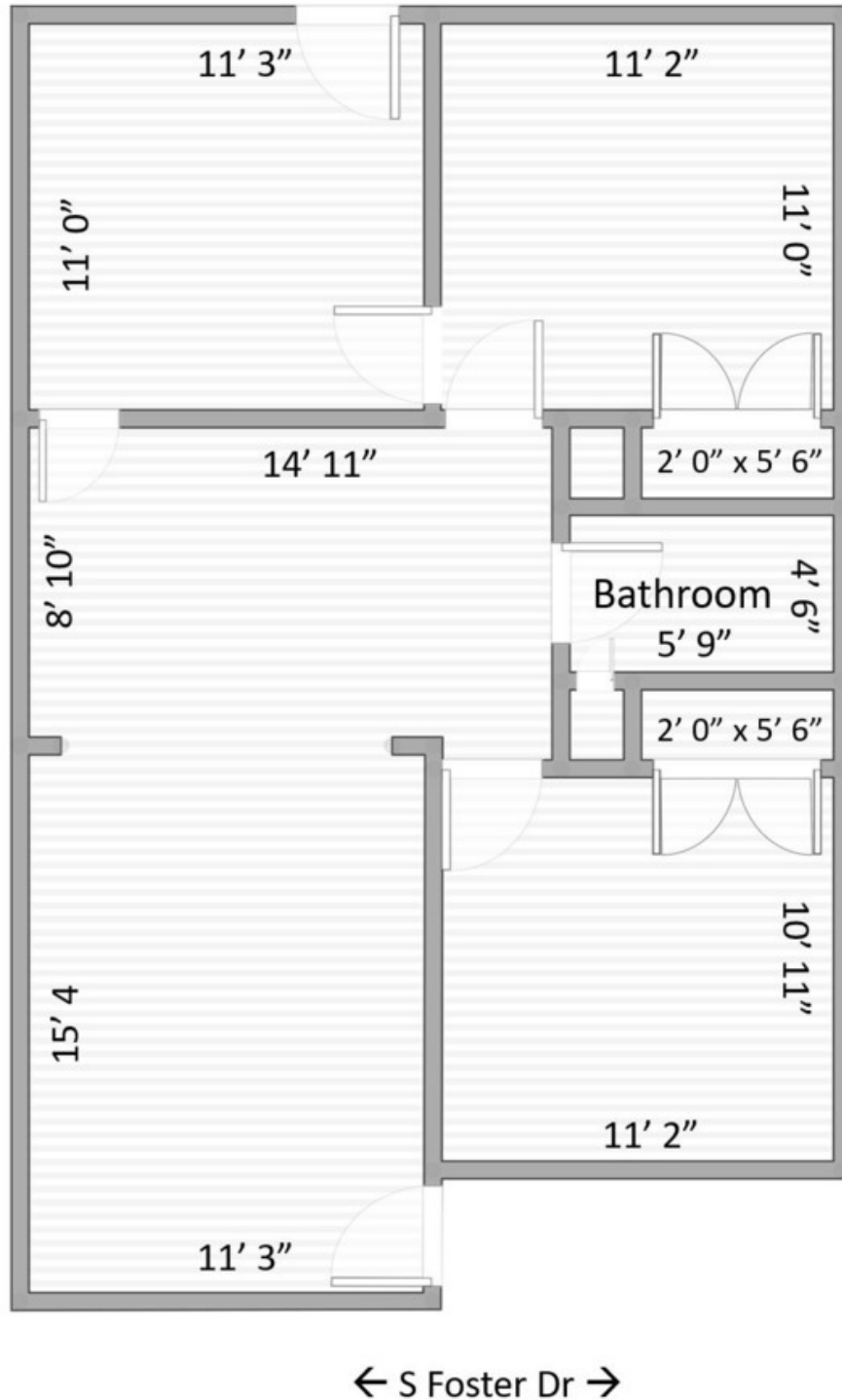
- This portfolio on S Foster Dr is conveniently located with great potential for business in Mid City Baton Rouge.
- The property is surrounded by high-profile retailers on Government St and sees high traffic along S Foster Dr. Individual buildings also available for lease.
- 567 S Foster Dr is a ±872 SF office/retail building that was previously used as a salon.
- 625 S Foster Dr is a versatile ±719 SF retail space.
- 633 S Foster Dr is a ±1,616 SF building previously used for a catering business, equipped with a large grease trap and hood.

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FLOOR PLAN - 567 S FOSTER DR

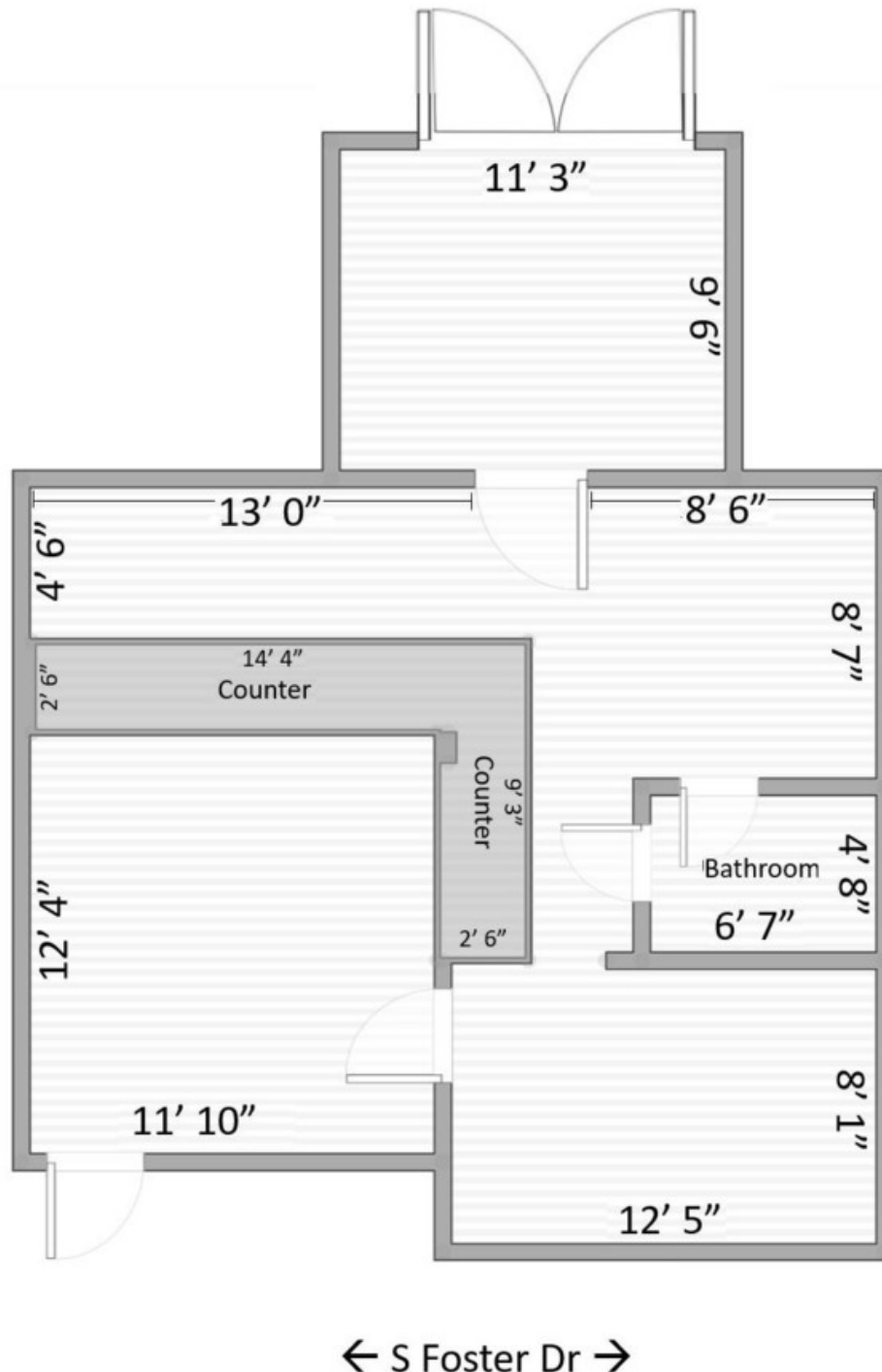


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FLOOR PLAN - 625 S FOSTER DR

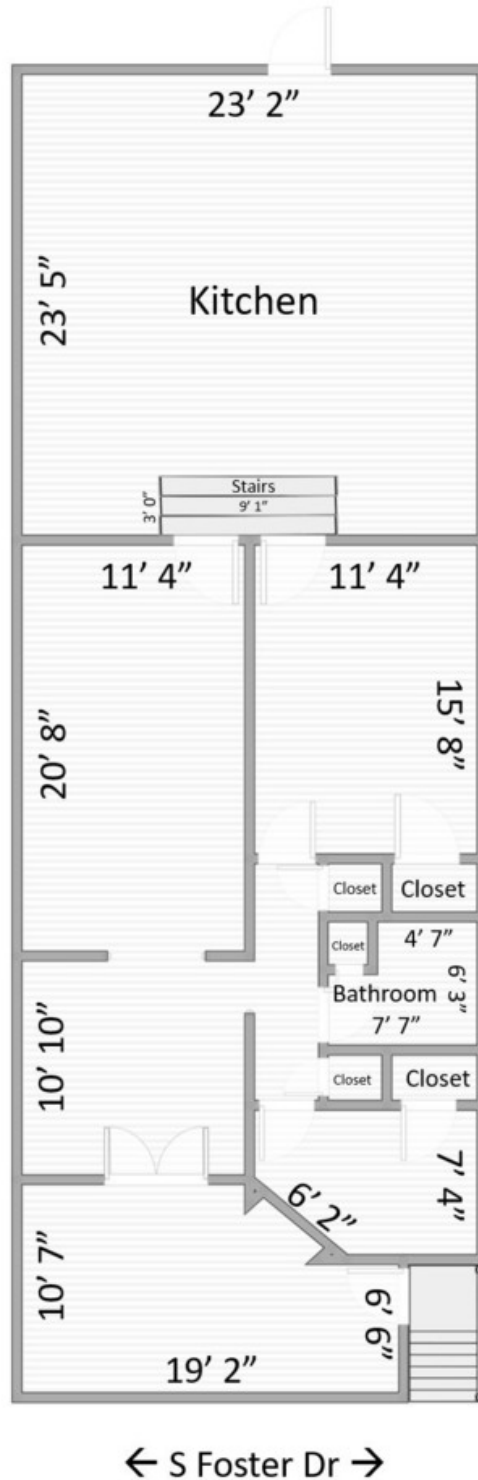


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FLOOR PLAN - 633 S FOSTER DR



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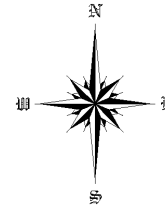
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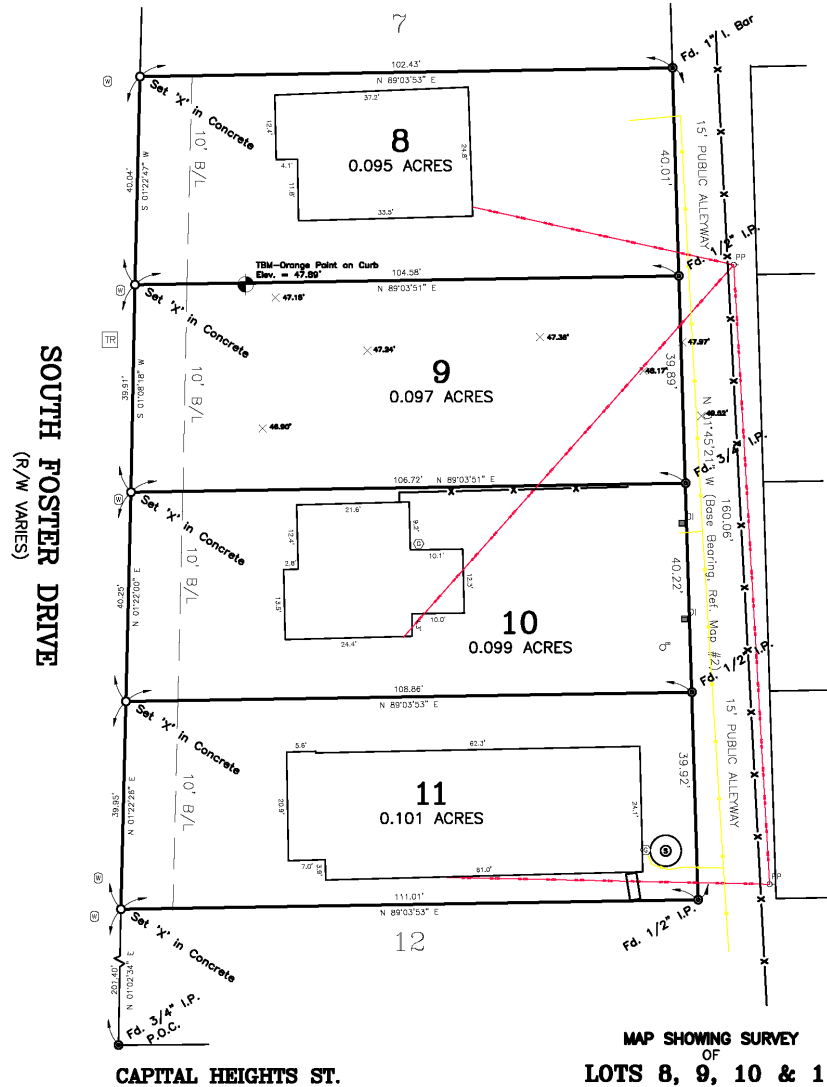
SURVEY

REFERENCE:

1. MAP OF CAPITAL HEIGHTS BY R. S. SWART, C.E., PLAN BOOK 3, PAGE 32.
2. RIGHT OF WAY MAP, CITY PARISH PROJECT NO. 06-TL-HC-0032, INTERSECTION IMPROVEMENTS, FOSTER DRIVE AT GOVERNMENT STREET, EAST BATON ROUGE PARISH, BY JAMES JOFFRION, P.L.S., DATED 5/22/08.
3. MAP SHOWING SURVEY OF LOT 11, SQUARE 14, CAPITAL HEIGHTS, EAST BATON ROUGE PARISH, BY PHILLIP J. THOMAS, P.L.S., DATED 1/25/2010.



BASE BEARING: N 09°12'50" W (PER REF. #2)
 FLOOD ZONE: X BASE FLOOD ELEVATION: 43.0' (ADJ.)
 F.E.M.A. F.I.R.M. MAP NO. 22033C 0235 E DATED: 5/2/08



NOTE: BUILDING LINE SETBACKS SHOWN HEREON WERE TAKEN FROM THE RECORDED SUBDIVISION PLAT AND THE PARISH REQUIREMENTS FOR C-1 ZONING USE. OWNER SHOULD VERIFY THESE RESTRICTIONS WITH HIS ARCHITECT/BUILDER AND THE SUBDIVISION RESTRICTIONS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS FIRM MADE A FIELD SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS MADE IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY, RECORD PLATS AND/OR DESCRIPTIONS. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD, LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART 1:14507 & 2809 AND MEETS THE REQUIREMENTS FOR A CLASS C SURVEY.



MAP SHOWING SURVEY
 OF
LOTS 8, 9, 10 & 11
BLOCK 14
CAPITAL HEIGHTS
 LOCATED IN SECTION 82, T7S-R1E
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH, LOUISIANA

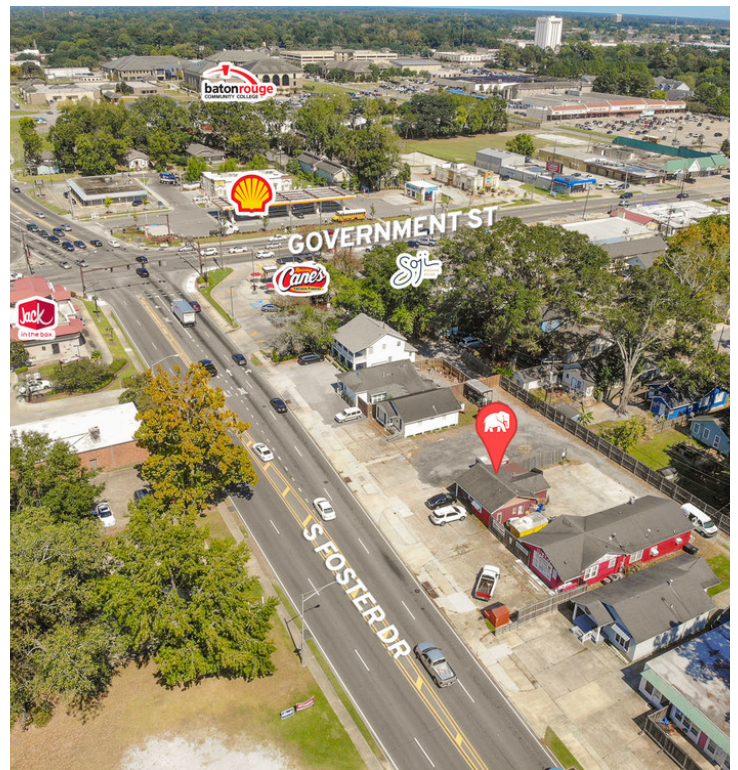
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AERIAL PHOTOS



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INTERIOR PHOTOS - 633 S FOSTER DR

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INTERIOR PHOTOS - 625 S FOSTER DR

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ADDITIONAL PHOTOS - 567 S FOSTER DR

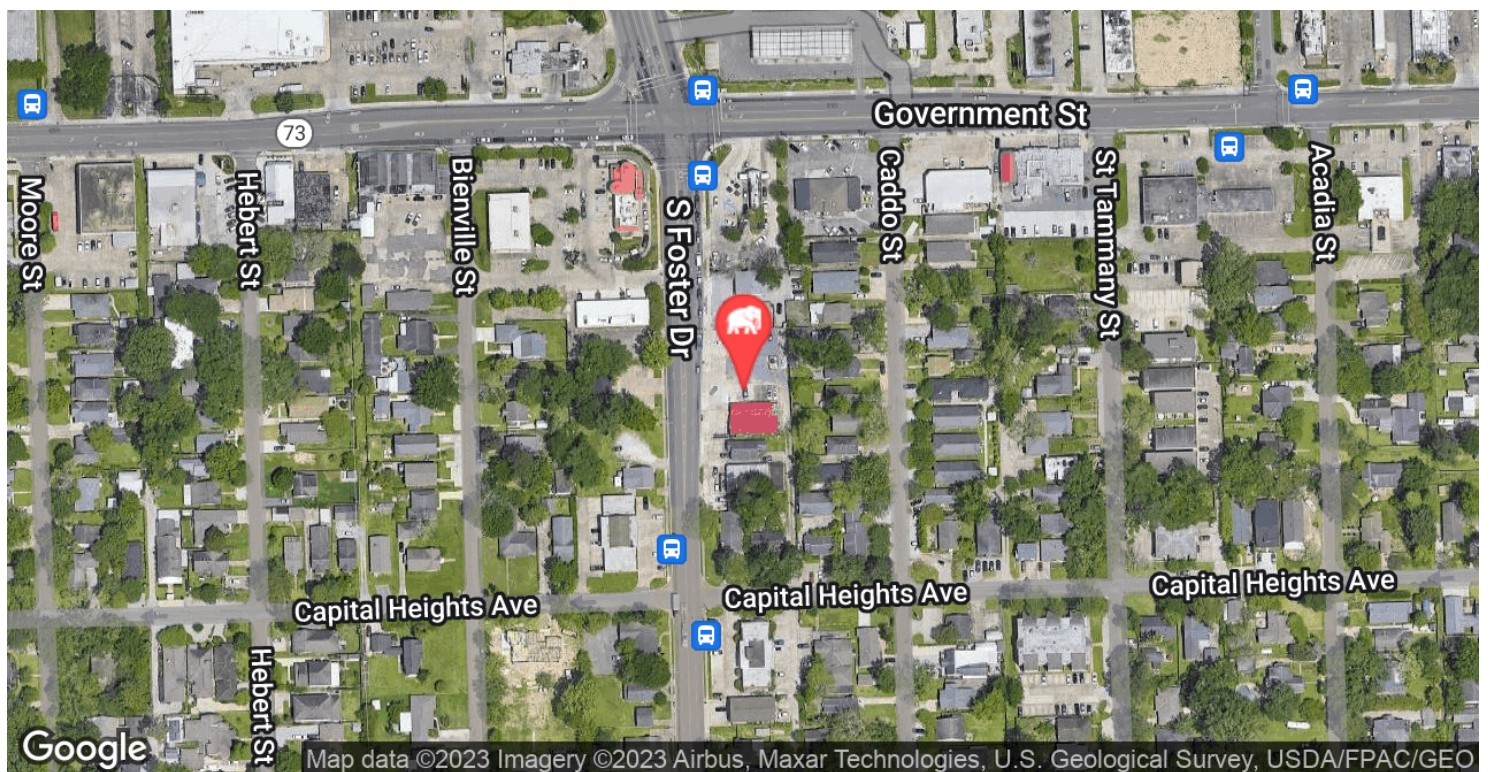
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LOCATION MAPS

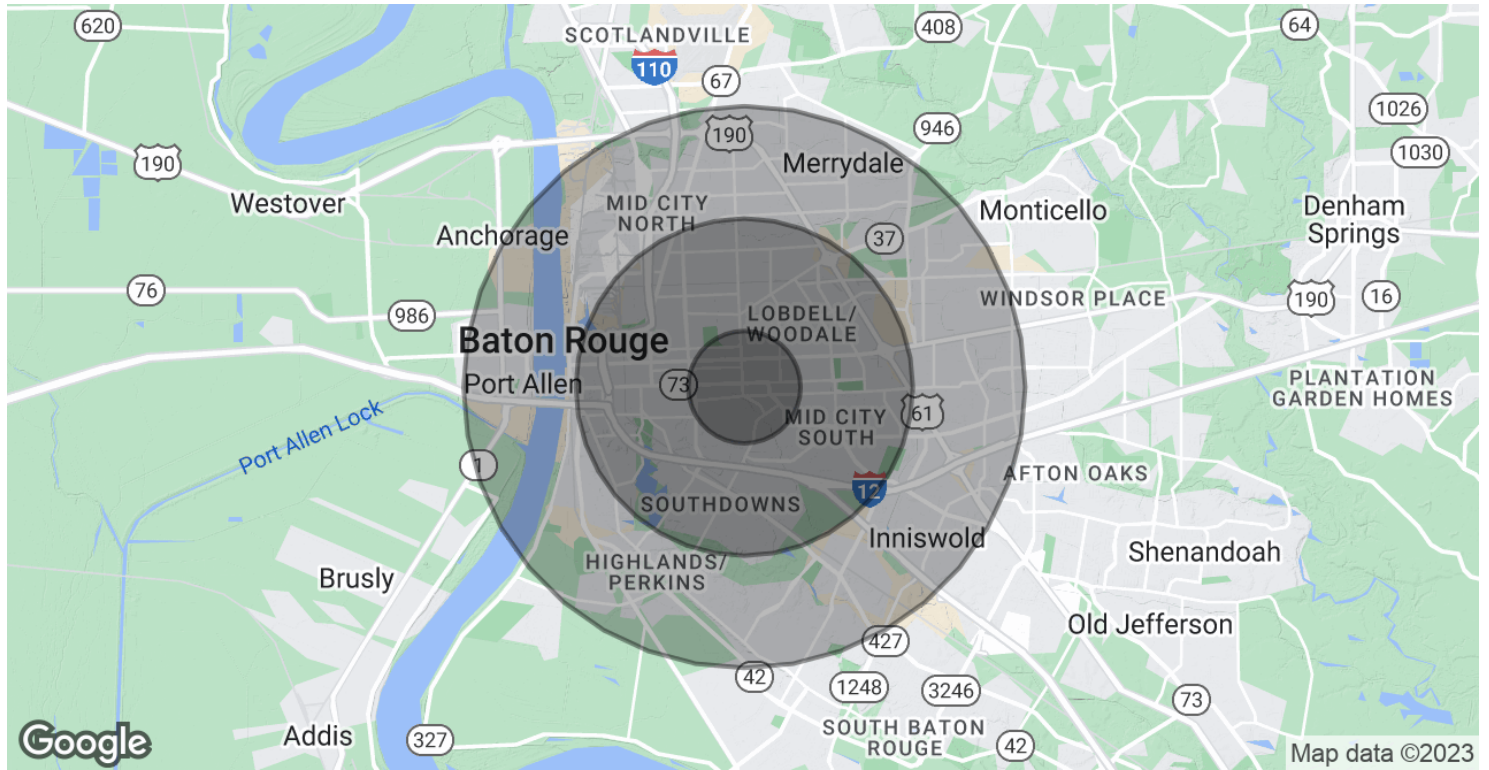
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DEMOGRAPHICS MAP & REPORT



POPULATION

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

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