



4222 GOVERNMENT STREET, BATON ROUGE, LA 70806

2,053 SF



Little Caesars®

Little Caesars

\$778,400 | 5.0%

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GOVERNMENT STREET



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

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HIGHLIGHTS

- Free Standing Little Caesar's Restaurant with Drive-Thru
- Located in Booming Mid-City
- Known as the Magazine St. of Baton Rouge, LA, with Tenant's Profit / Sales on a Steady Rise
- Corner Lot with Easy Access to Capital Heights Neighborhood and Government St.
- 133' Frontage on Government St. & 134' on Glenmore
- Located Near Curbside Burgers, Calandro's, and LaCaretta
- High Traffic Site at 21K+ CPD

GOVERNMENT STREET RETAIL MAP

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FLORIDA BLVD

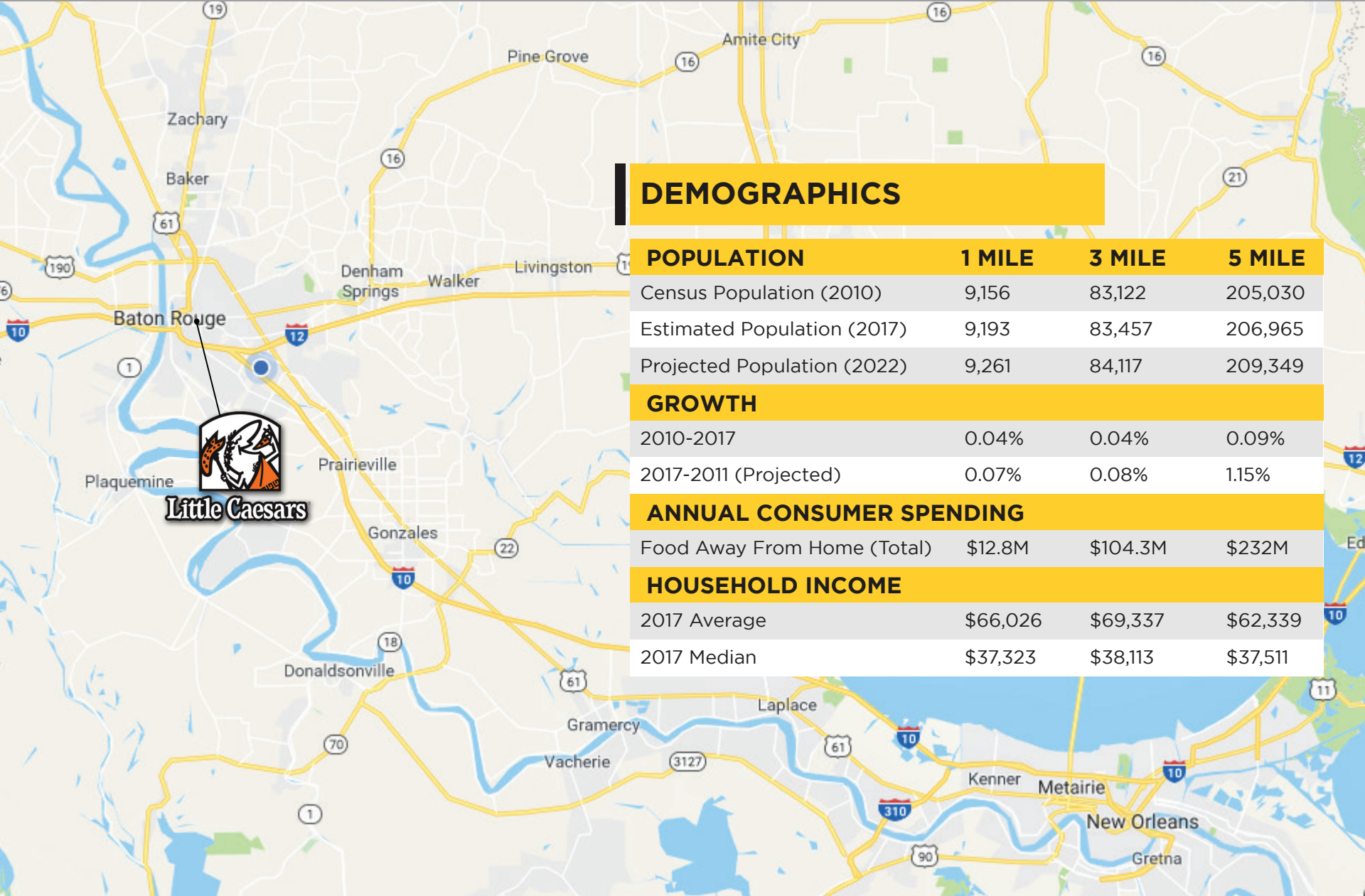
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GOVERNMENT ST



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	9,156	83,122	205,030
Estimated Population (2017)	9,193	83,457	206,965
Projected Population (2022)	9,261	84,117	209,349
GROWTH			
2010-2017	0.04%	0.04%	0.09%
2017-2011 (Projected)	0.07%	0.08%	1.15%
ANNUAL CONSUMER SPENDING			
Food Away From Home (Total)	\$12.8M	\$104.3M	\$232M
HOUSEHOLD INCOME			
2017 Average	\$66,026	\$69,337	\$62,339
2017 Median	\$37,323	\$38,113	\$37,511

For more information, please contact:

CARMEN R. AUSTIN, MBA, CCIM

DIRECT: +1 225 930 6256

MOBILE: +1 225 328 1778

OFFICE: +1 225 766 0000

EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL +1 225 766 0000

WEB SAURAGEROTENBERG.COM

FAX +1 225 766 2229

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