



## REDEVELOPMENT OPPORTUNITY ACROSS GOVERNMENT STREET FROM ELECTRIC DEPOT

1700 GOVERNMENT ST BATON ROUGE, LA 70802



# OFFERED: FOR SALE

## SALE PRICE: \$299,000

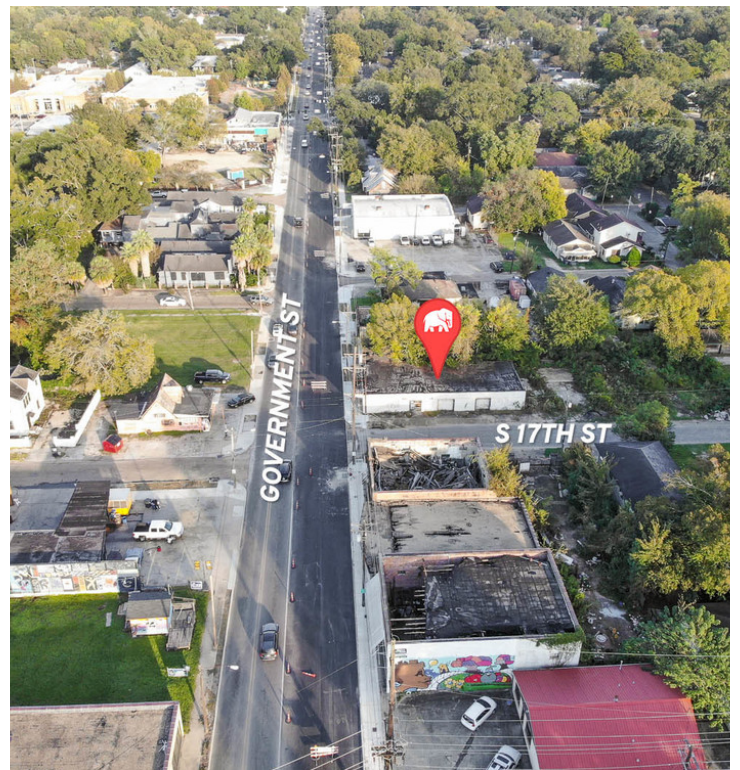
- Government Street frontage
- Corner lot
- Excellent revitalization opportunity
- ±4,708 SF building
- Located in Opportunity Zone

### CONTACT:

**WILL CHADWICK**    **MATHEW LABORDE**  
225.659.8657      800.895.9329

800.895.9329 | elifinrealty.com | December 2020  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

# AERIAL PHOTOS



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# PROPERTY INFORMATION



## PROPERTY SUMMARY

- ▶ This Government Street property is located on a ±0.18 acre lot along the revitalization efforts of Mid City Baton Rouge. The lot is improved with a ±4,708 SF commercial building formerly used as DeConge's Upholstery. The property is located on the hard corner of Government & S 17th St, across from Electric Depot. Just 0.4 mi from I-110 and downtown Baton Rouge, this older building is ideal for a revitalization opportunity.

## LOCATION INFORMATION

Street Address	1700 Government St
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Market	LA-Baton Rouge

## PROPERTY INFORMATION

Lot Size	±0.18 acres
Building Size	±4,708 SF
Site Description	Test

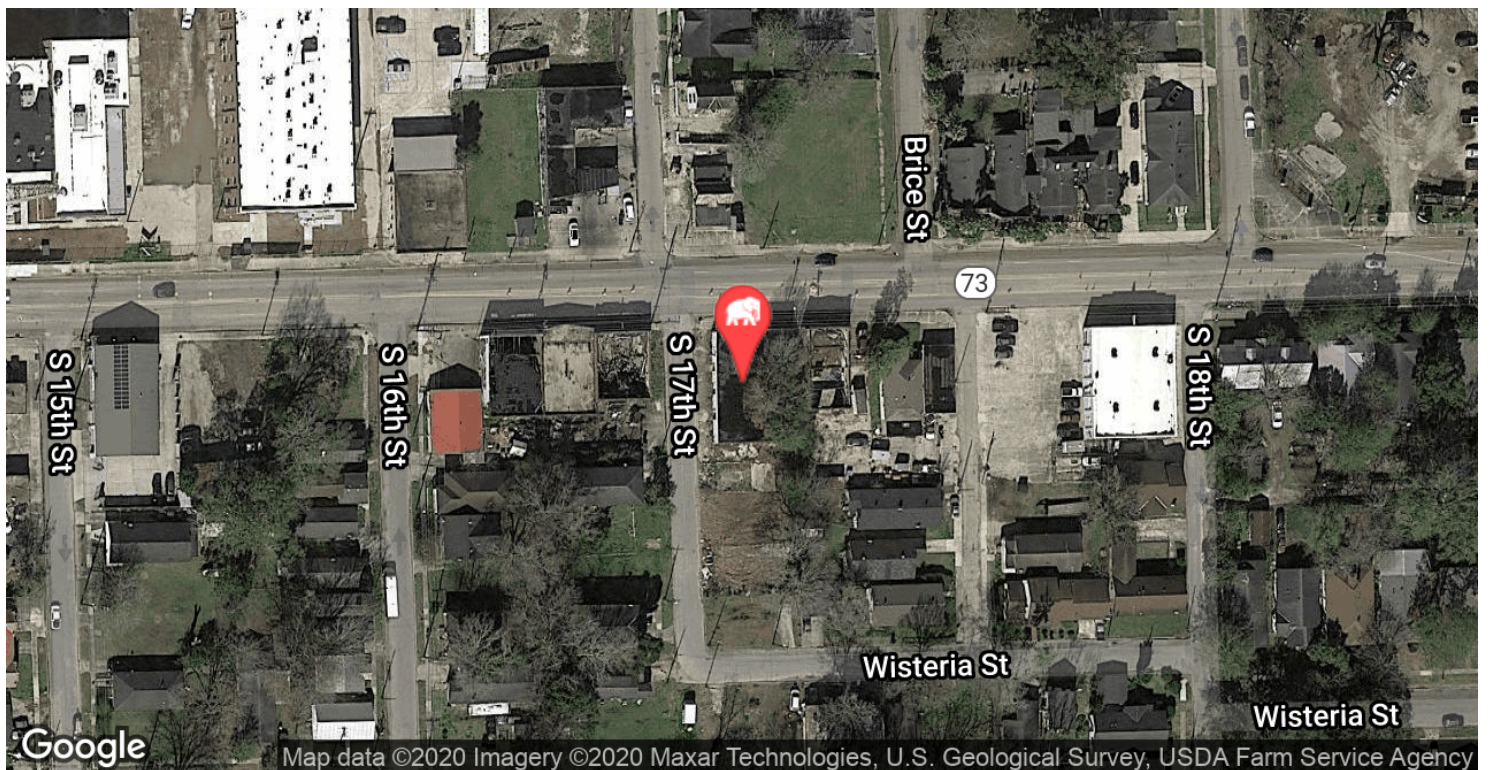
## BUILDING INFORMATION

Free Standing	Yes
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# LOCATION MAPS

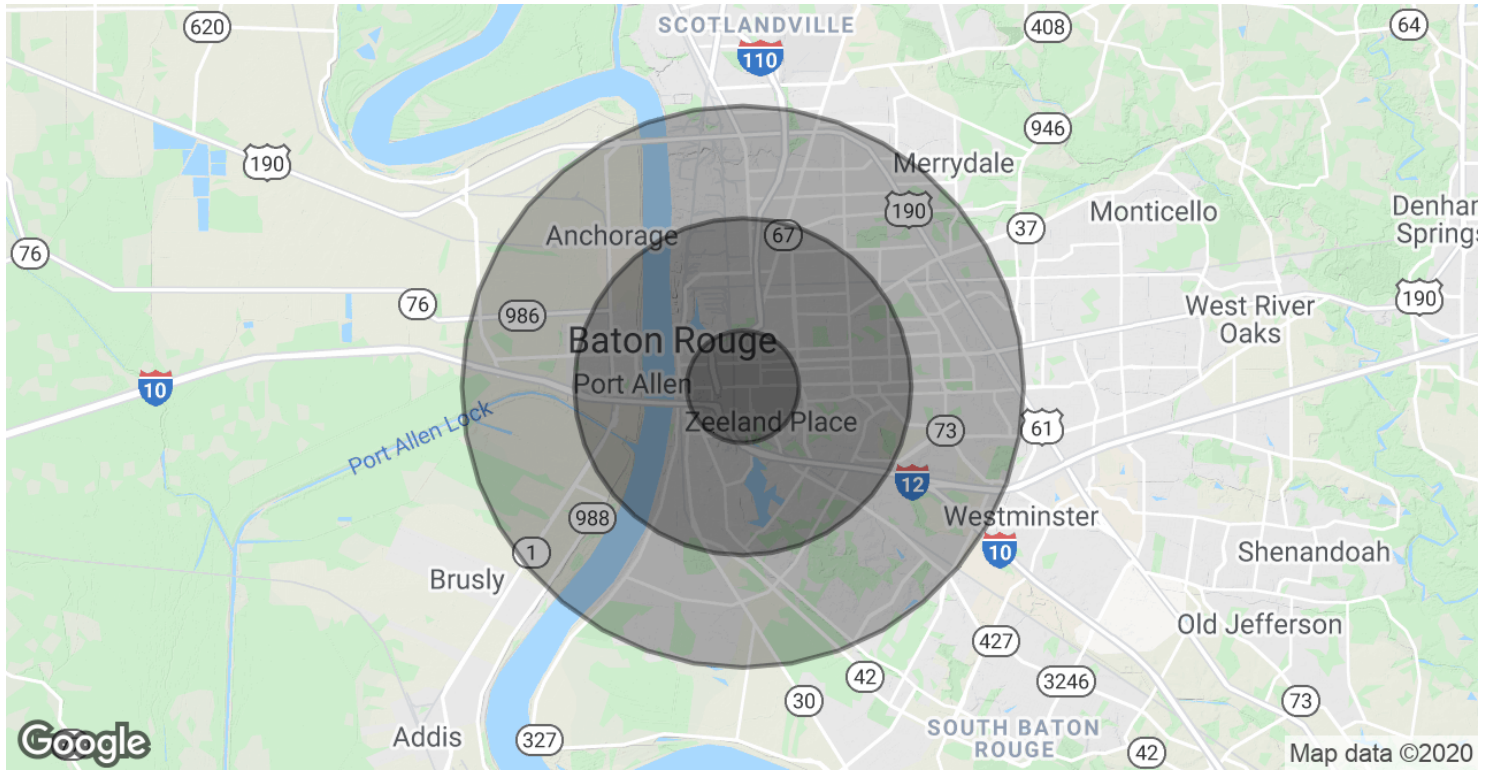


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,764	79,361	159,076
Median age	31.5	31.5	31.1
Median age (Male)	31.8	29.9	29.1
Median age (Female)	31.4	33.3	33.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,417	30,233	61,578
# of persons per HH	2.4	2.6	2.6
Average HH income	\$51,045	\$52,411	\$54,832
Average house value	\$176,104	\$205,166	\$248,326

\* Demographic data derived from 2010 US Census

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# BROKER BIOS



## WILL CHADWICK

VP - RETAIL SALES & LEASING

wchadwick@elifinrealty.com

**Direct:** 225.659.8657

**Cell:** 318.510.8161

### PROFESSIONAL BACKGROUND

Will is a Louisiana native, growing up in Shreveport before moving to Baton Rouge to attend Louisiana State University where he graduated with a Marketing Degree. Will then went on to graduate from the LSU Flores MBA Program with a concentration in International Business. Upon graduation, Will moved to Houston to work with Chevron USA. During his time with Chevron, Will negotiated oil and gas leases in the Permian Basin to grow Chevron's acreage portfolio.

Will took an opportunity to move back to Baton Rouge to work with Premier Health where he focused on site selection for the growing urgent care operator. During his time with Premier Health, Will was responsible for analyzing markets across the country to locate growth opportunities and negotiate lease agreements for the company's 15+ partnerships. This insight into Tenant representation, demographic analysis, and contract negotiation provided Will a perfect foundation to make a move into Brokerage where he focuses on Retail Real Estate deals.

Will is an active member of the International Council of Shopping Centers (ICSC), the retail real estate industry's largest network. He attends both regional and national networking and deal making events. Will was awarded a scholarship to attend the 2018 John T Riordan School for Retail Real Estate Professionals and graduated the Development, Design, and Construction Institute.



## MATHEW LABORDE

PRESIDENT AND CEO

mlaborde@elifinrealty.com

**Direct:** 800.895.9329

**Cell:** 337.326.1368

### PROFESSIONAL BACKGROUND

Elifin Realty won the 2020 Business Growth Award given by the Baton Rouge Area Chamber for 200% job growth from 2017 to 2019.

Greater Baton Rouge Association of Realtors

- Board of Directors (2019-current)

Greater Baton Rouge Association of Realtors, Commercial Investment Division (CID)

- Vice President (2019-2020)

- Board of Directors (2017-2020)

Louisiana Commercial Database (LACDB.com)

- Board of Directors (2013, 2019-2020)

Named 40 under 40 by the Baton Rouge Business Report (2017)

Founded Elifin Realty (2016)

Hired as Master broker by \$30+ billion financial institution to right size their facilities portfolio through dispositions, sale leasebacks, lease-up of vacant space (Florida, Tennessee, Arkansas, Mississippi, Louisiana, Alabama).

Commercial Real Estate Agent at Beau Box Commercial Real Estate

- #1 Top Producer (2015), #3 Top Producer (2014), #3 Top Producer (2013), #2 Top Producer (2012)

Baton Rouge TRENDS in Real Estate Conference, Industrial Committee

- Co-Chair, Co-Presenter (2015-2016), Co-Chair(2014), Committee Member (2011-2013)

Earned CCIM designation at the age of 23, becoming one of the youngest people in the world to do so (2013)

### MEMBERSHIPS

Emerge Center - Volunteer Activist Award Recipient (2019)

Baton Rouge Area Foundation - Board Member (2017-2018) & Civic Initiatives Committee Member (2019-current)

South LA Super Region Committee - Member (2016-current)

Alzheimer's Services/Charlie's Place - Board Member (2019-current)

Theatre Baton Rouge - Board Member, Finance Chair (2016-current)

Baton Rouge Area Chamber - Leadership Class Graduate (2017)

Rotary Club of Baton Rouge - Social Media Committee Chair (2018-current)

Forum 35, Young Professionals - President (2017-2018)

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