

Price Reduced!



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# ESSEN CROSSING SHOPPING CENTER

5735 ESSEN LANE, BATON ROUGE, LA 70810

FOR LEASE

**1,869 SF**



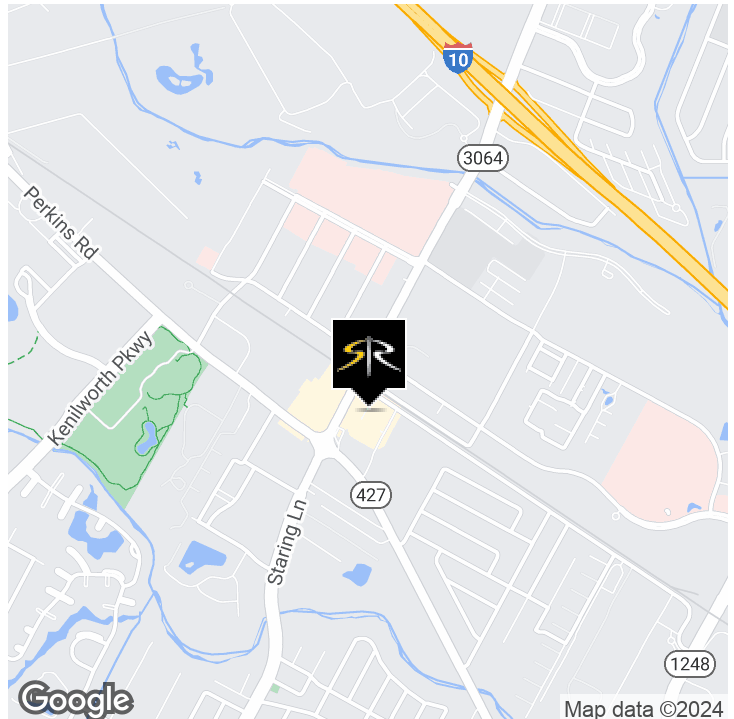
### AVAILABLE:

Suite 200: 1,869 SF

**\$2,000/Mo. \$20 SF/yr**

### PROPERTY HIGHLIGHTS

- Excellent Location near busy corner of Essen Lane and Perkins Rd.
- Located in the Health District; surrounded by OLOL Hospital, Baton Rouge Clinic, and the new Children's Hospital
- Very Healthy Day Time Traffic and Lunch Business
- Join Ichiban, Zorbias, The Little Gym, and Bonjour Dessert Shop, Sushi Masa, Healthy U, etc.
- Great Busy Location with Outdoor Courtyard
- Cross Access Parking to 3 Surrounding Developments
- Strong Demographics and Signage Opportunities
- Perfect for Financial Office, Insurance Agency, a Boutique, a variety of Retail Uses
- Modified Gross Lease



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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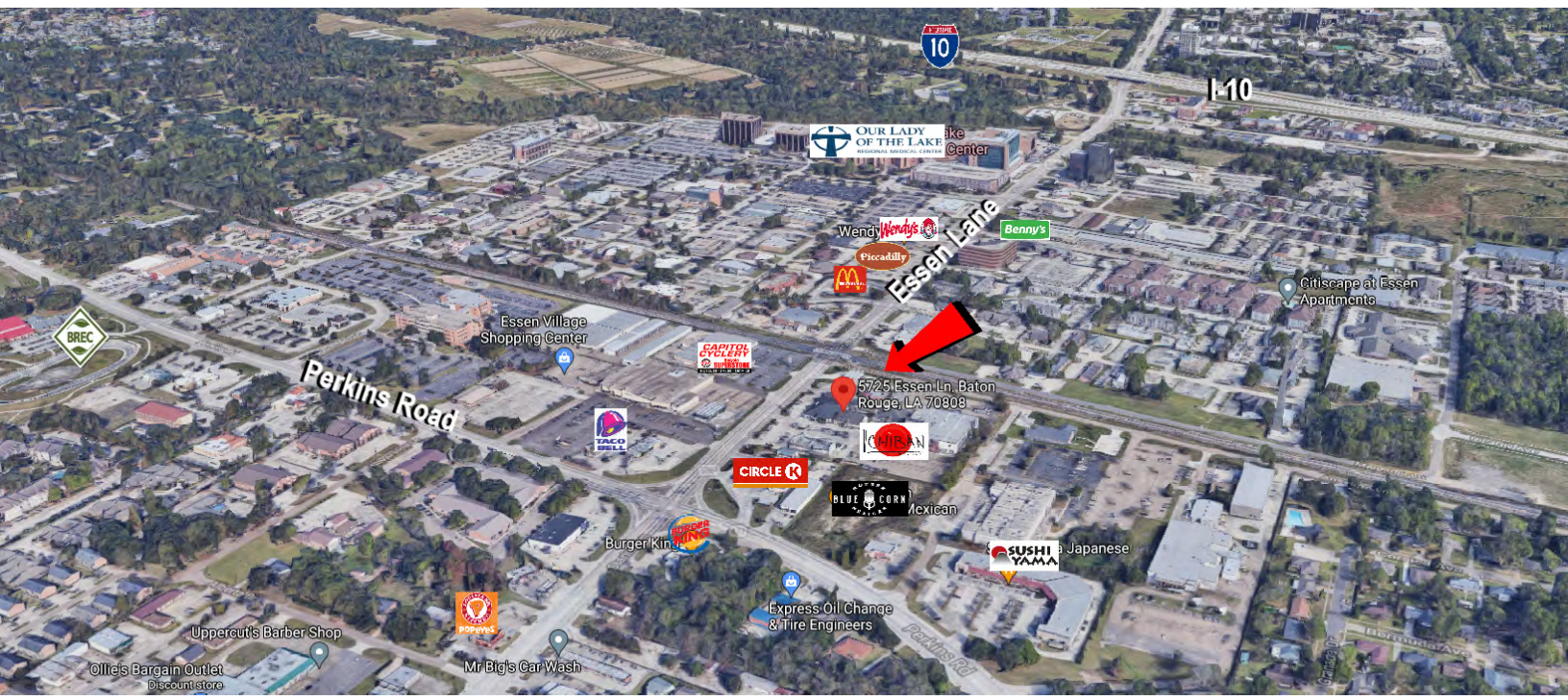
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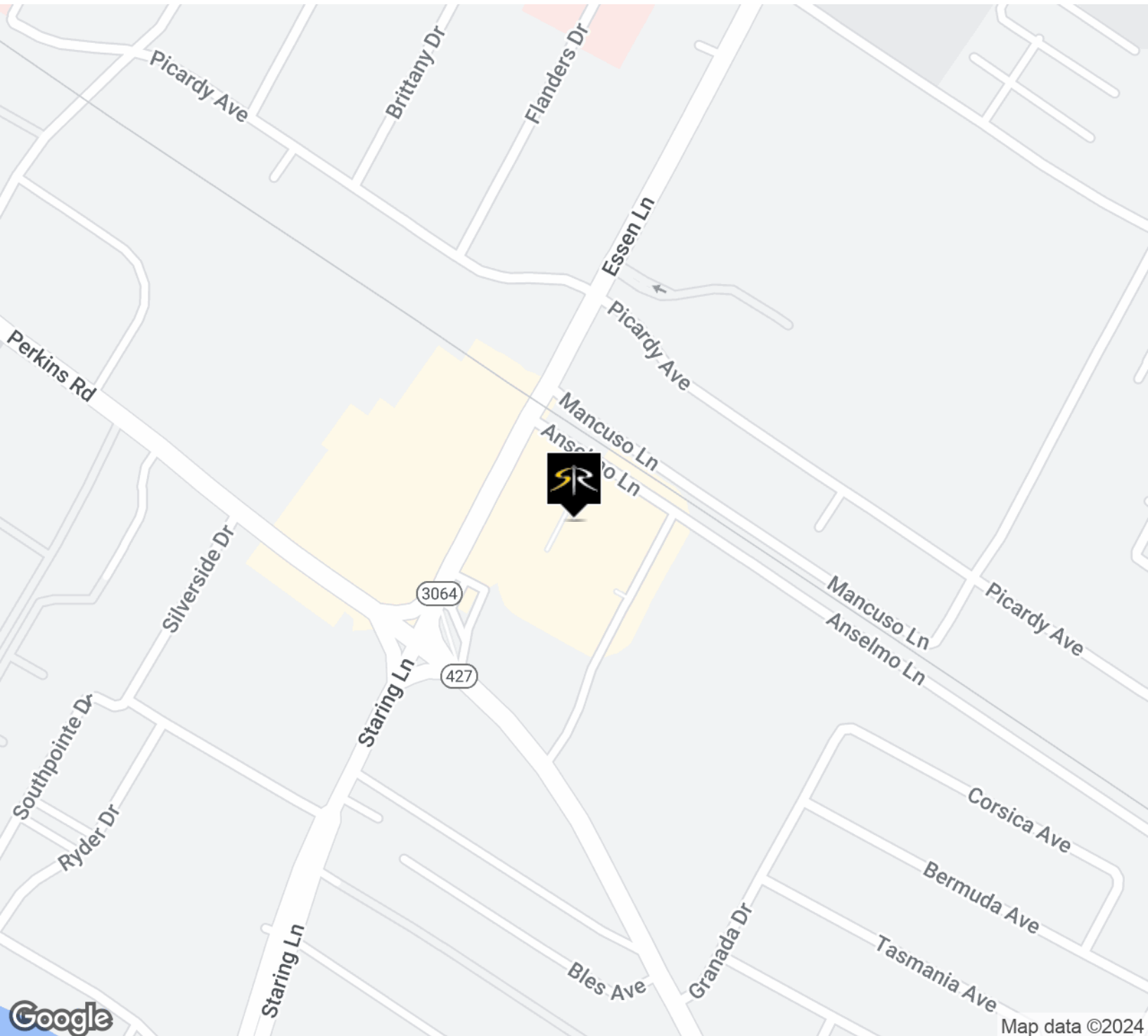
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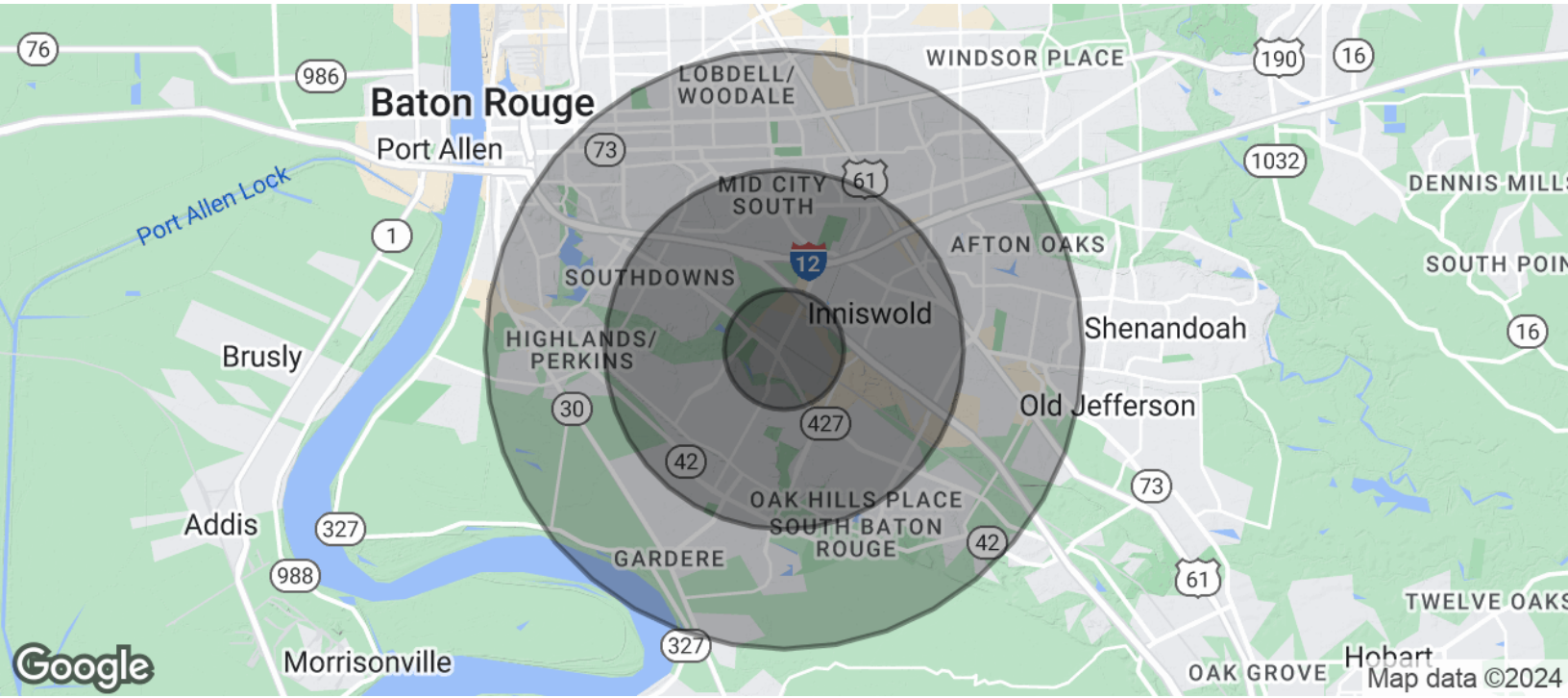
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,186	63,145	186,711
Average Age	39.6	39.6	37.0
Average Age (Male)	42.6	39.0	35.7
Average Age (Female)	40.4	40.3	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,454	31,810	91,883
# Of Persons Per HH	2.1	2.0	2.0
Average HH Income	\$63,206	\$90,410	\$77,907
Average House Value	\$212,609	\$253,102	\$220,644

\* Demographic data derived from 2020 ACS - US Census

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