



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE MEDICAL OFFICE WITH TWO PARKING LOTS

5702 MANCUSO LN, BATON ROUGE, LA 70809

3,456 SF

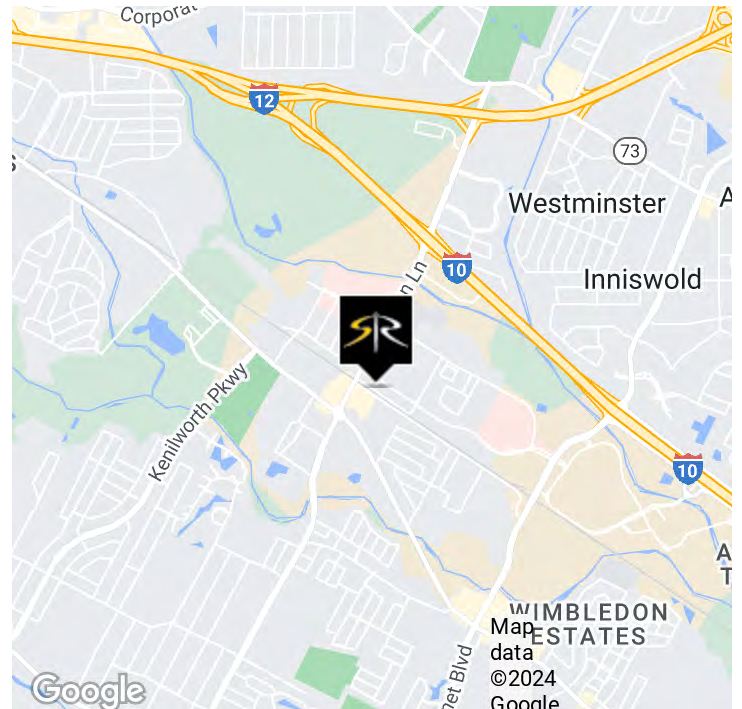


OFFERING SUMMARY

Sale Price:	\$895,000.00
Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	3,456 SF

PROPERTY HIGHLIGHTS

- Medical Office for Sale or Lease with 2 Parking Lots
- Located in the Heart of the Baton Rouge Health District
- Surrounded by OLOL, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, OLOL Children's Hospital
- New Enhanced Access from new Bluebonnet Blvd - OLOL Children's Hospital Rd.
- Easy Access to Essen Ln., Bluebonnet Blvd., I-10, OLOL and Baton Rouge General
- 4-5 Offices, Conference Room, Reception Area, Waiting Room/ Lobby, Copy and Supply Room, 1-2 Work Stations, Kitchenette
- 2 Parking Lots; 37 Spaces
- Ideal for Medical Sales, Counseling Office, or Hospital Related Administration
- Tenant Responsible for Utilities, Janitorial
- Landlord Responsible for Taxes, Insurance, and Maintenance



MIKE STINSON, CCIM

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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BATON ROUGE HEALTH DISTRICT MAP MEDICAL OFFICE WITH TWO PARKING LOTS

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BATON ROUGE HEALTH DISTRICT / 2015 MASTER PLAN / FUTURE STREET AND LANDSCAPE FRAMEWORK PLAN*



* Street network updated from Master Plan to reflect planned construction of streets in and around the new Our Lady of the Lake Children's Hospital (OLOLCH) campus

Baton Rouge Health District Map provided courtesy of Baton Rouge Health District. www.brhealthdistrict.com

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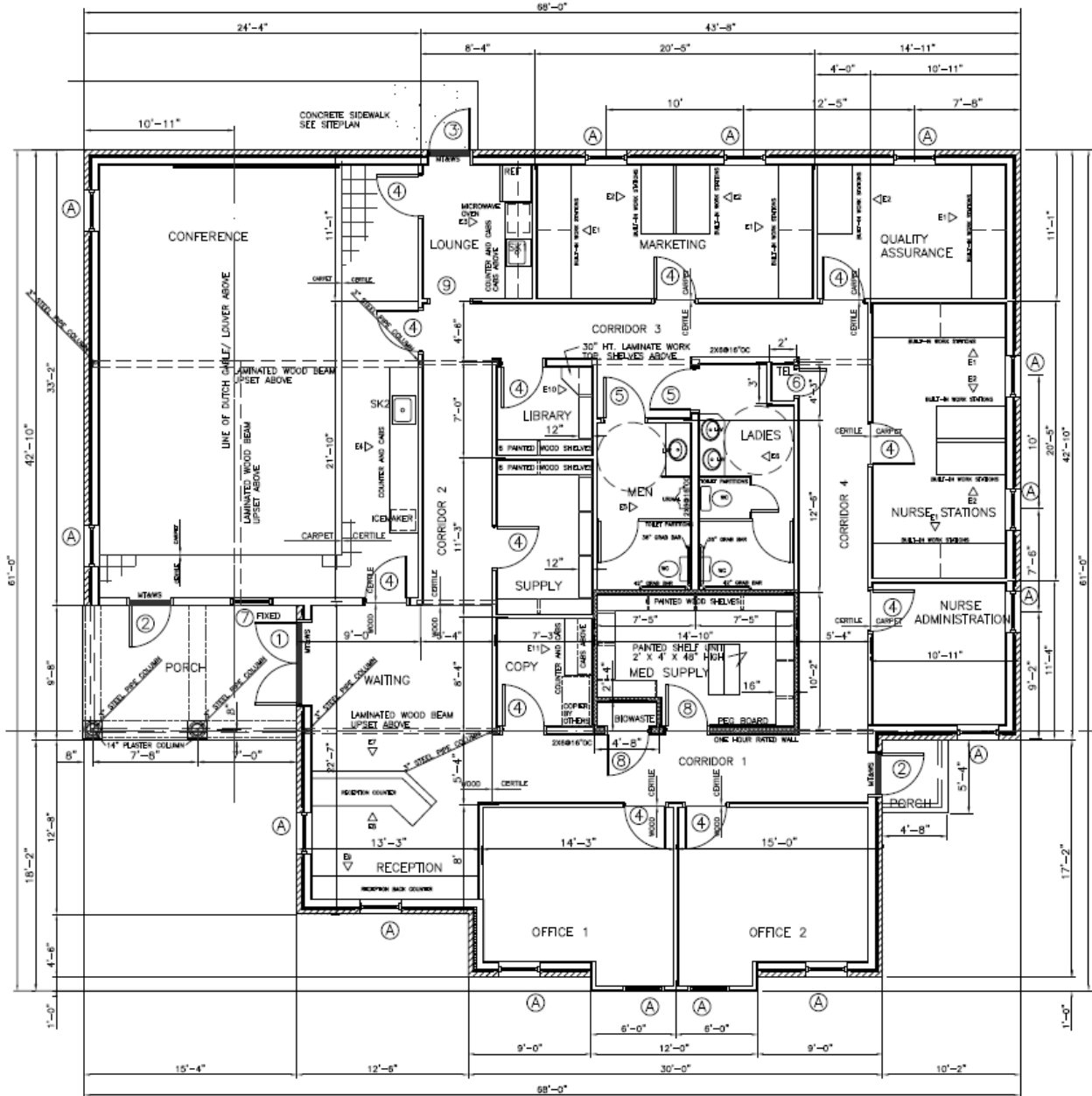
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FLOOR PLAN

1/4" = 1'-0"

3,456 SQUARE FEET AIR CONDITIONED

3,620 SQUARE FEET UNDER

Floor Plan

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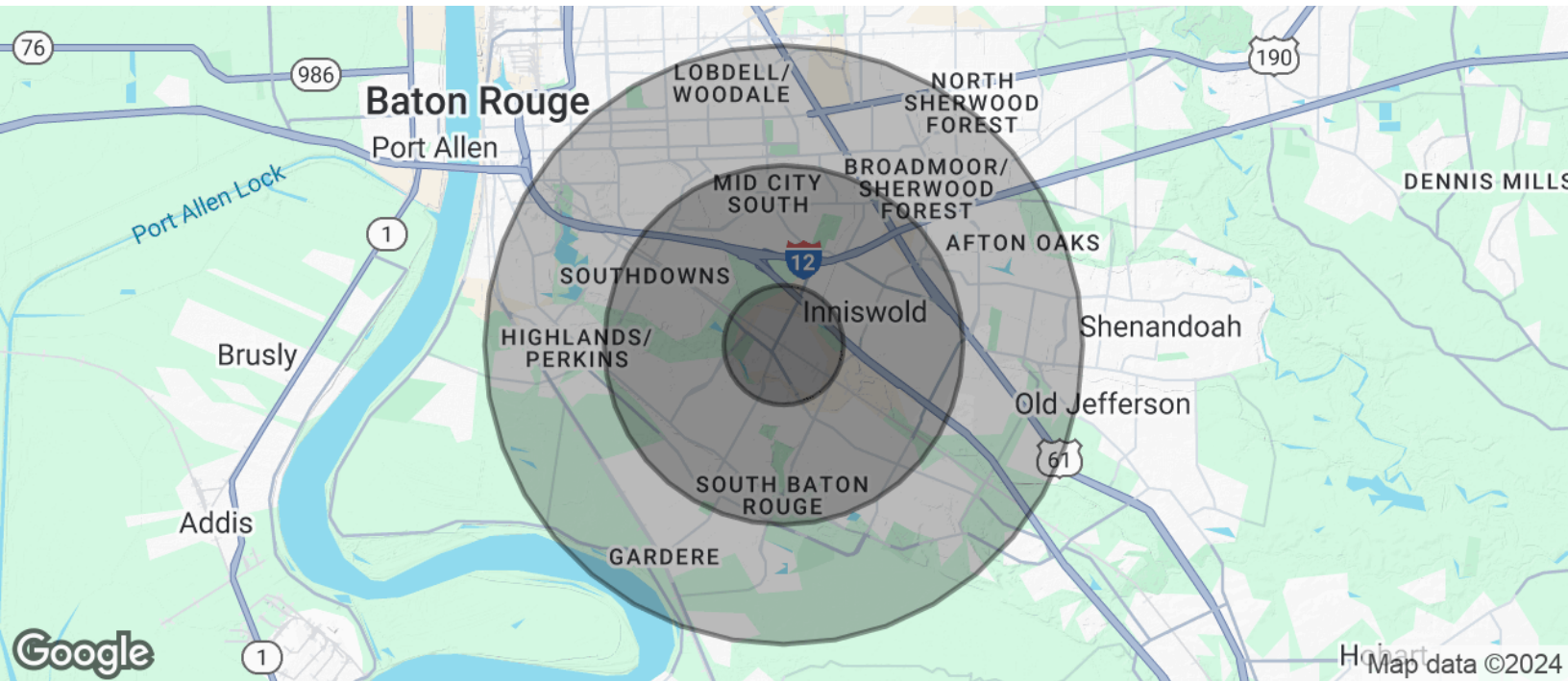
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,206	63,359	187,900
Average Age	39.5	39.6	37.1
Average Age (Male)	42.8	39.0	35.7
Average Age (Female)	40.2	40.3	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,484	31,886	92,335
# Of Persons Per HH	2.1	2.0	2.0
Average HH Income	\$62,680	\$90,437	\$77,970
Average House Value	\$209,103	\$252,189	\$220,445

* Demographic data derived from 2020 ACS - US Census

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