



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE
385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT
8377 PICARDY AVENUE, BATON ROUGE, LA 70809

\$565,250

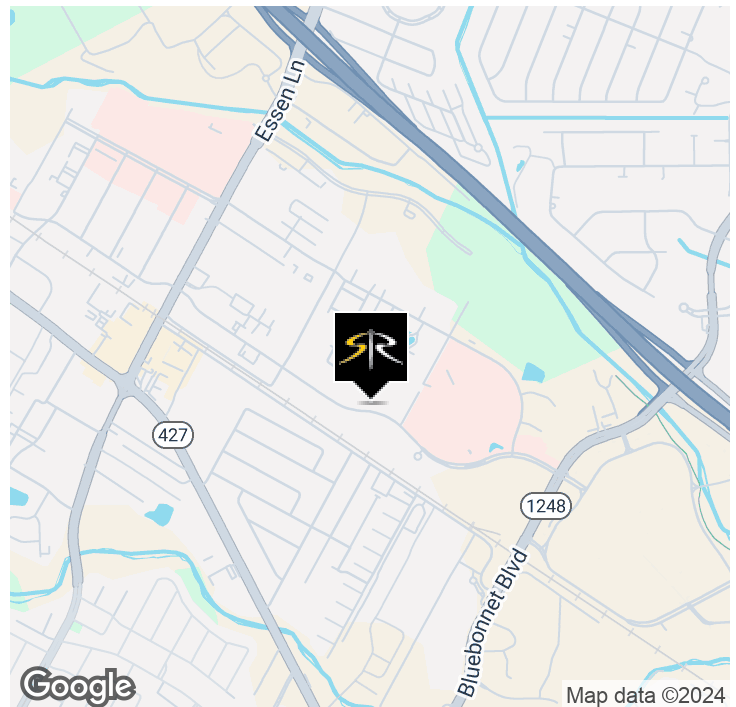


OFFERING SUMMARY

Sale Price:	\$565,250
Lot Size:	0.894 Acres
Zoning:	M-1

PROPERTY HIGHLIGHTS

- 0.894 Acres (38,943 SF) Vacant Land available in the heart of 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 road
- 175' Depth @ West Boundary, 60' Depth @ East Boundary
- Adjacent 8,633 SF Office/Warehouse w/ 3,880 SF Covered Canopy also Available:
- Seller will consider splitting cost of a Drive/Access road from Picardy to Office/Warehouse Building
- Seller will consider Owner Financing
- Seller will consider leasing Office/Warehouse for \$12.00/sf (NNN) to suitable tenant



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COMPLETE PROPERTY HIGHLIGHTS

0.894 Acres (38,943 SF) Vacant Land available in the heart of 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.
- Perfect for additional space for existing Medical Facilities, or for any Medical Related Business, Medical Equipment Sales, Distribution

VACANT LOT:

- 385' Frontage on Picardy Ave.
- 175' Depth @ West Boundary
- 60' Depth @ East Boundary

****ADJACENT 8,633 SF Office/Warehouse with 3,880 SF Covered Canopy on 0.852 Acre Lot also Available**

- 12,513 SF Total Space
- 8,633 SF Office/Warehouse
- 3,880 SF Canopy Space
- Renovated in 2015, including HVAC
- Fully Insulated Warehouse
- Secure Fenced in Yard
- Large Reception Area
- Large Kitchen/ Break Area
- Large Lockable Storage Cage for Equipment, Instruments 36 Parking Spaces
- Zoned M-1, Light Industrial
- Seller will consider leasing for \$12.00/sf to suitable tenant

*****Seller will consider splitting cost of a Drive/Access road from Picardy to Office/Warehouse Building**

- Contact Agent for more information

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**Office/Warehouse
0.852 Acres
Also Available
For Sale or Lease**

**SUBJECT PROPERTY
0.894 Acre Lot
385' Picardy Ave. Frontage**

Cardiovascular Institute
OF THE SOUTH

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AERIAL OVERVIEW: BATON ROUGE HEALTH DISTRICT
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Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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BATON ROUGE HEALTH DISTRICT MAP
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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
Infrastructure Implementation Plan

2018 EXPANDED DISTRICT

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

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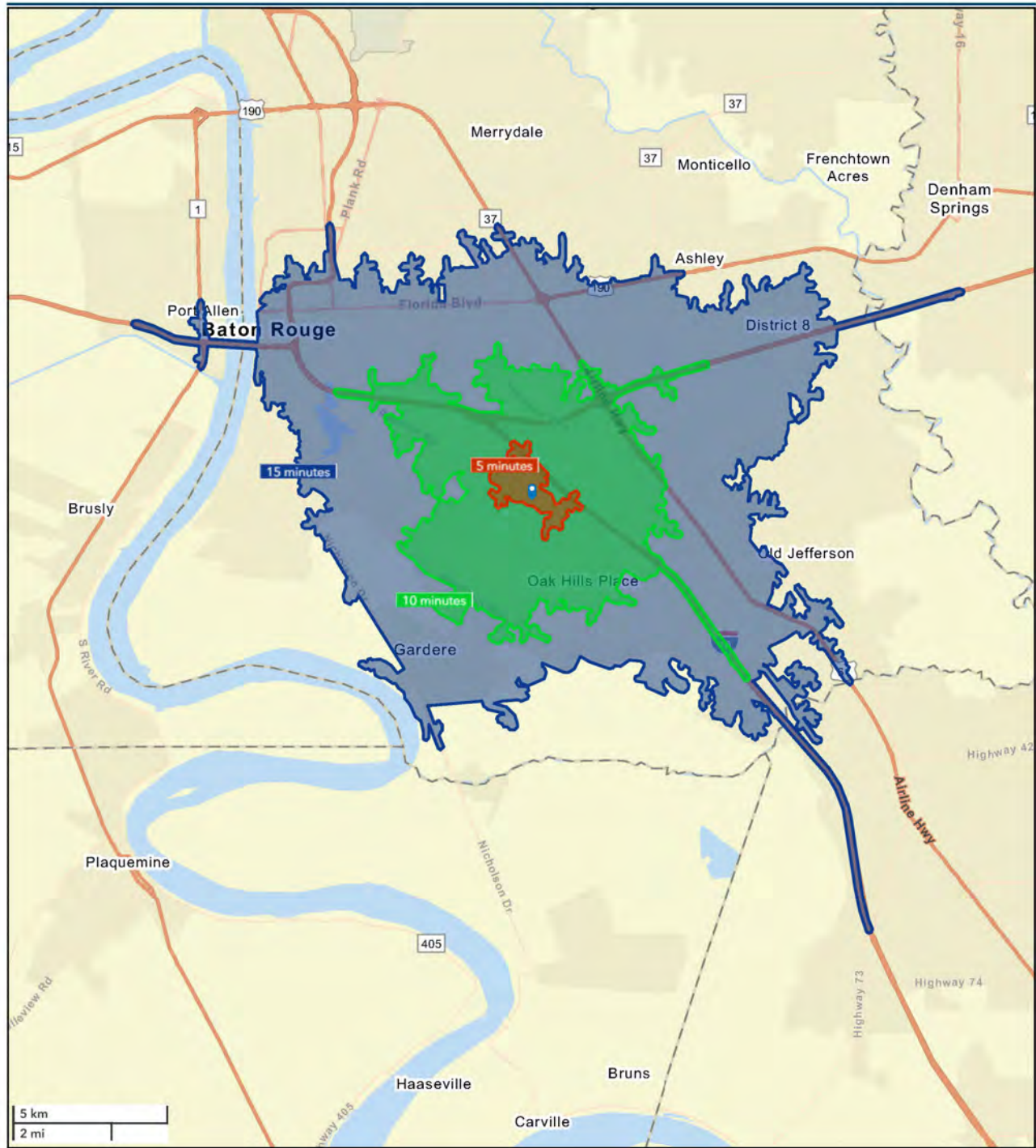
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DRIVE TIME MAP: 5, 10, 15 MINUTES
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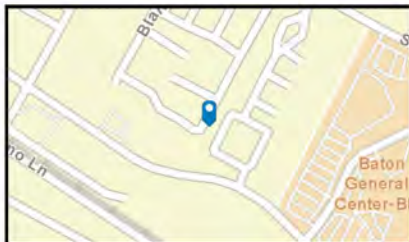
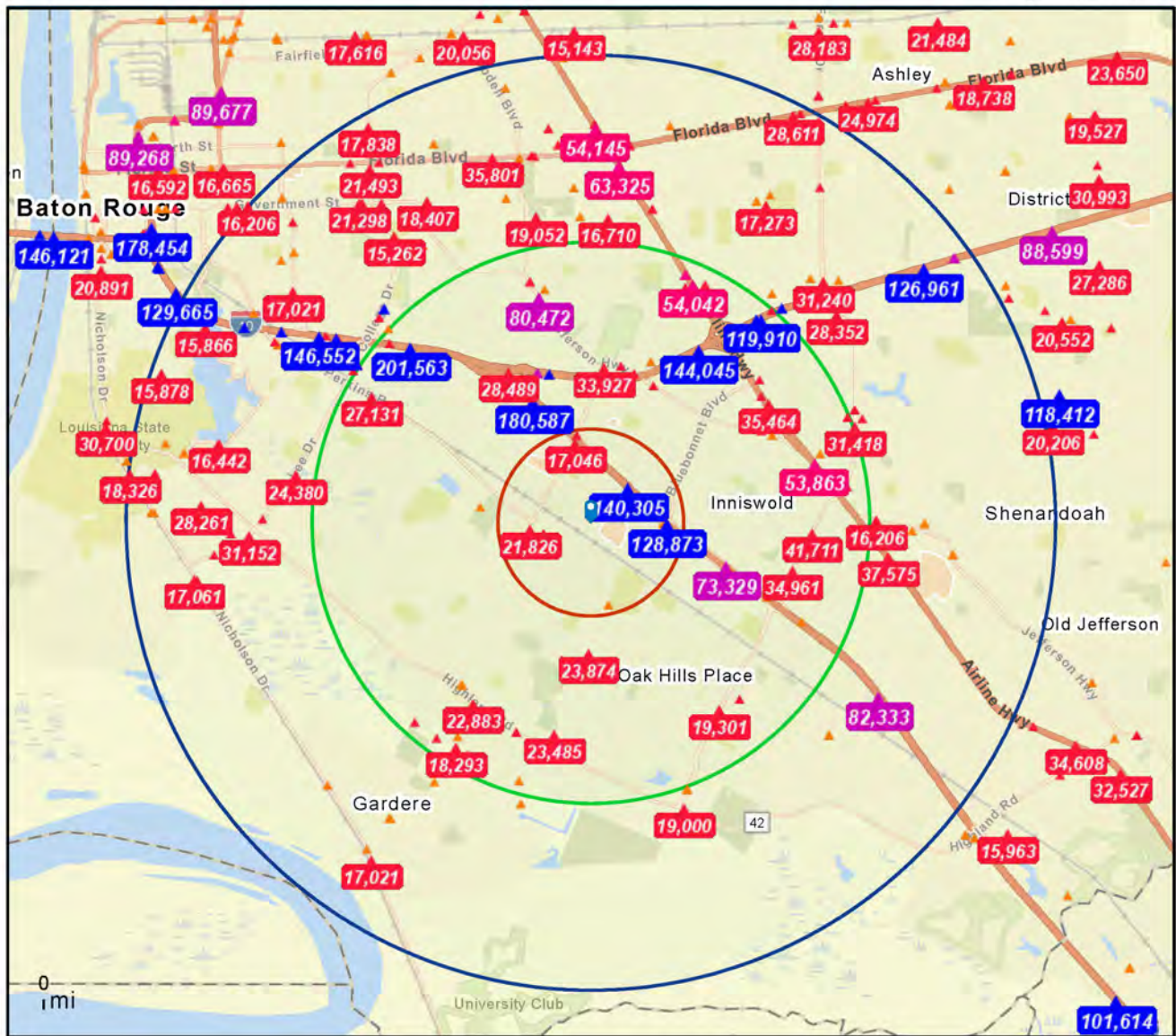


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TRAFFIC COUNT MAP 385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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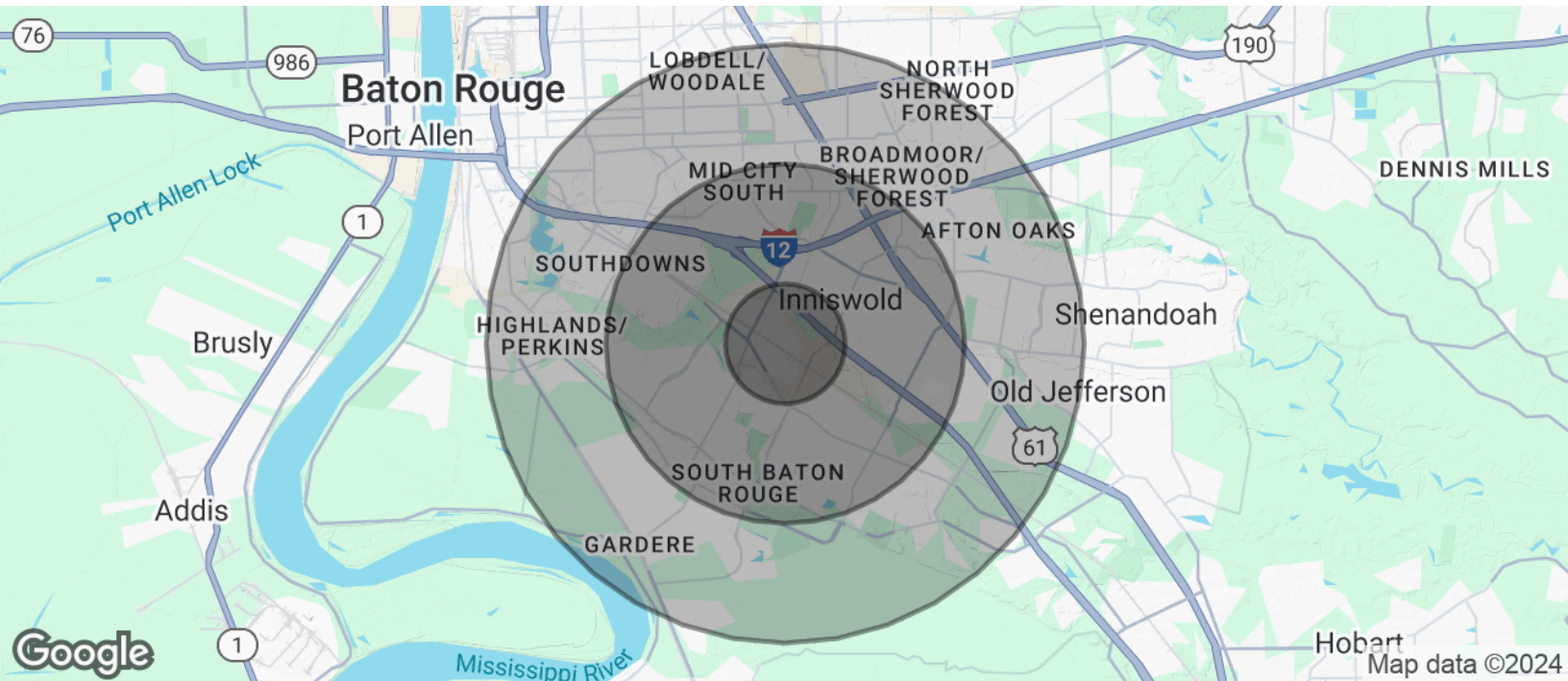
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,565	64,072	181,778
Average Age	40.1	39.4	37.5
Average Age (Male)	43.9	38.6	36.1
Average Age (Female)	40.6	40.2	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,839	31,633	88,707
# Of Persons Per HH	2.0	2.0	2.0
Average HH Income	\$62,774	\$89,896	\$81,225
Average House Value	\$199,890	\$244,438	\$228,335

2020 American Community Survey (ACS)

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