



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**VACANT LAND FOR SALE**  
**385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT**

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$525,000**



**OFFERING SUMMARY**

<b>Sale Price:</b>	<b>\$525,000</b>
<b>Lot Size:</b>	<b>0.894 Acres</b>
<b>Zoning:</b>	<b>M-1</b>

**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 \$11.50/sf (NNN) to suitable tenant



**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

## VACANT LAND FOR SALE

### 385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$525,000**



#### 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 \$11.50/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

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

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

**\$525,000**



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

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



Google

Map data ©2024 Google Imagery ©2024 Airbus,  
Maxar Technologies

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

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

**\$525,000**



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies.

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# AERIAL OVERVIEW: BATON ROUGE HEALTH DISTRICT 385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$525,000**



Google

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

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# BATON ROUGE HEALTH DISTRICT MAP

## 385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$525,000**

**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](http://www.brhealthdistrict.com)

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
[mike@sr-cre.com](mailto:mike@sr-cre.com)

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | [sauragerotenberg.com](http://sauragerotenberg.com)

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.

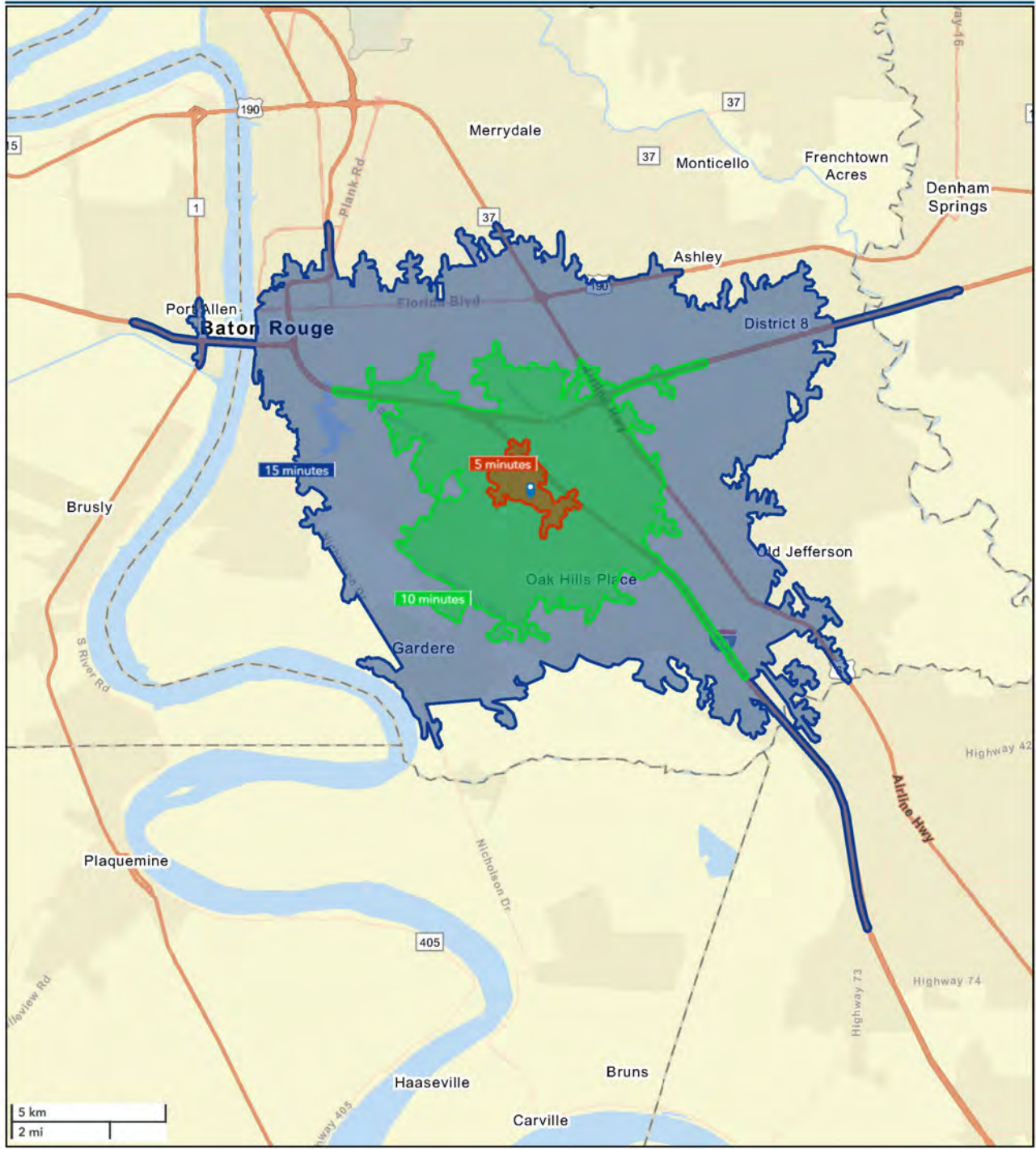


**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**DRIVE TIME MAP: 5, 10, 15 MINUTES**  
**385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT**

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$525,000**



**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.

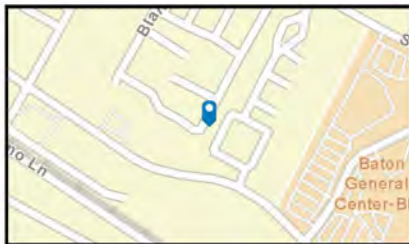
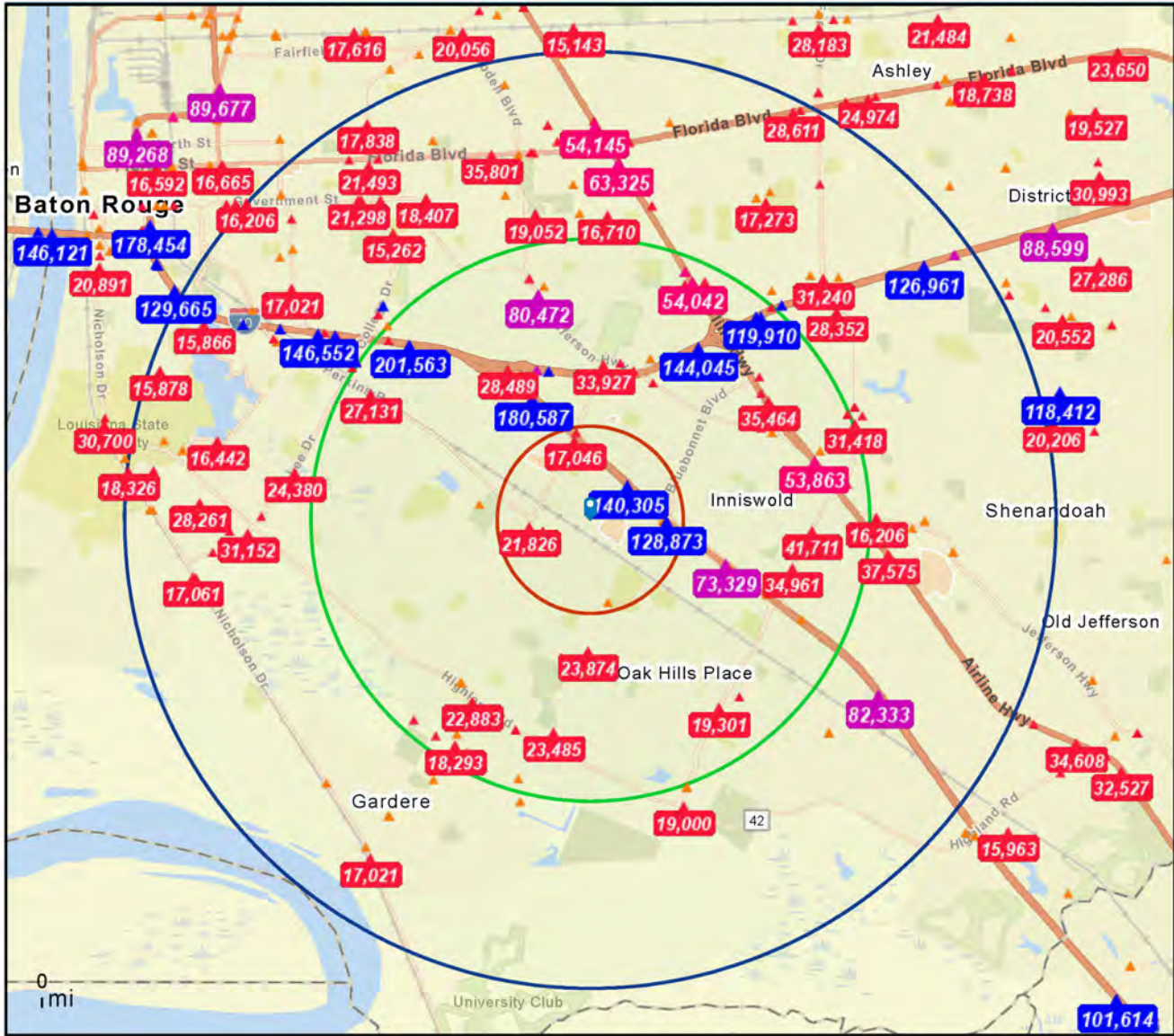


**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

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

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

**\$525,000**



**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



**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.



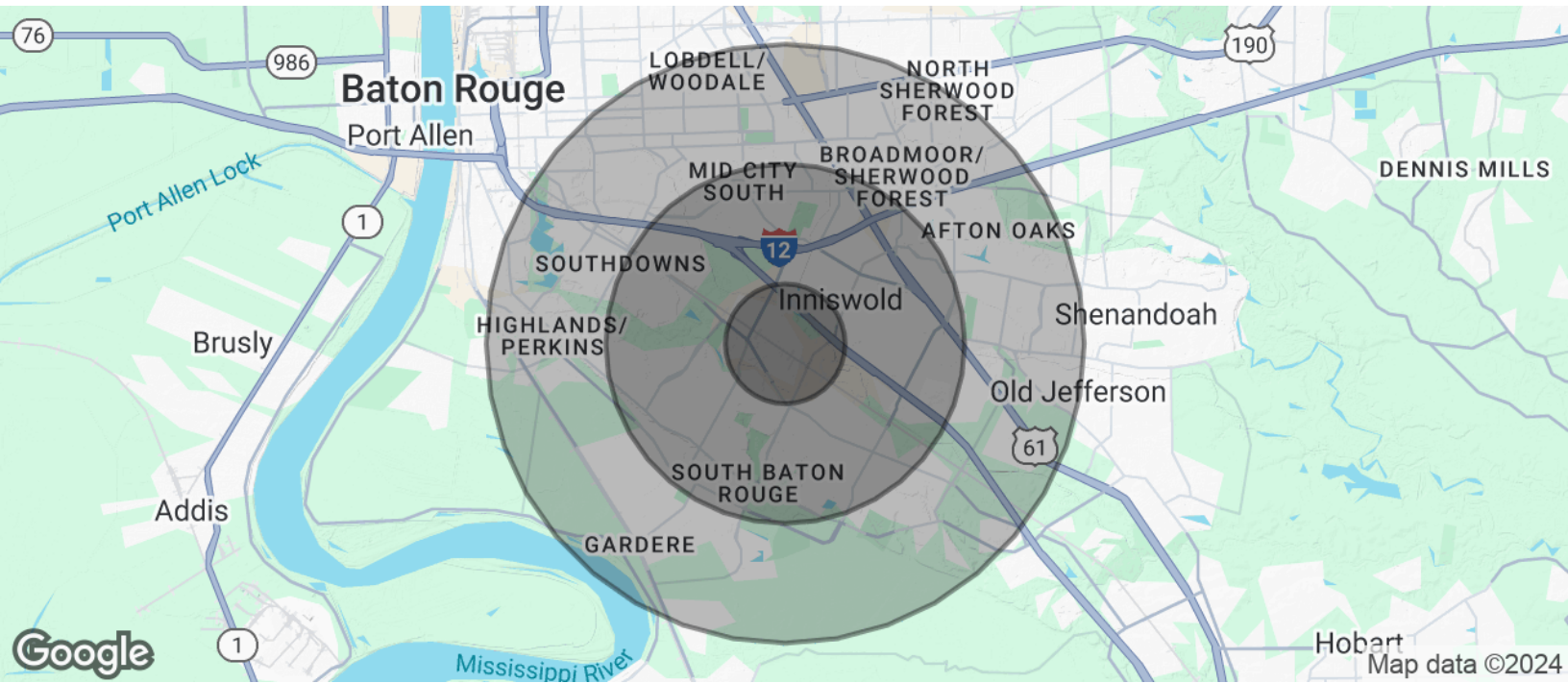
**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# 385' PICARDY FRONTAGE - HEART OF BR HEALTH DISTRICT

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

DEMOGRAPHICS

**\$525,000**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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)

**MIKE STINSON, CCIM**  
Commercial Sales & Leasing  
(D)225.907.7793  
mike@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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.