

# Vacant Land on Essen Lane

## Essen Lane and Essen Park Avenue Baton Rouge, LA 70809

### PROPERTY SUMMARY



### Property Highlights:

- +/- 0.37 Acres available for sale or ground lease
- Located near OLOL and OLOL Children's Hospital
- High visibility and easy access to I-10
- Contact agent for additional information

### Offering Summary

Lease Price:	Negotiable
	\$600,000.00
Lot Size:	0.37 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,959	27,901	78,015
Total Population	6,285	62,428	188,004
Average HH Income	\$84,231	\$86,081	\$75,809

**Beau Box, SIOR**  
225.931.3200  
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 30, 2025

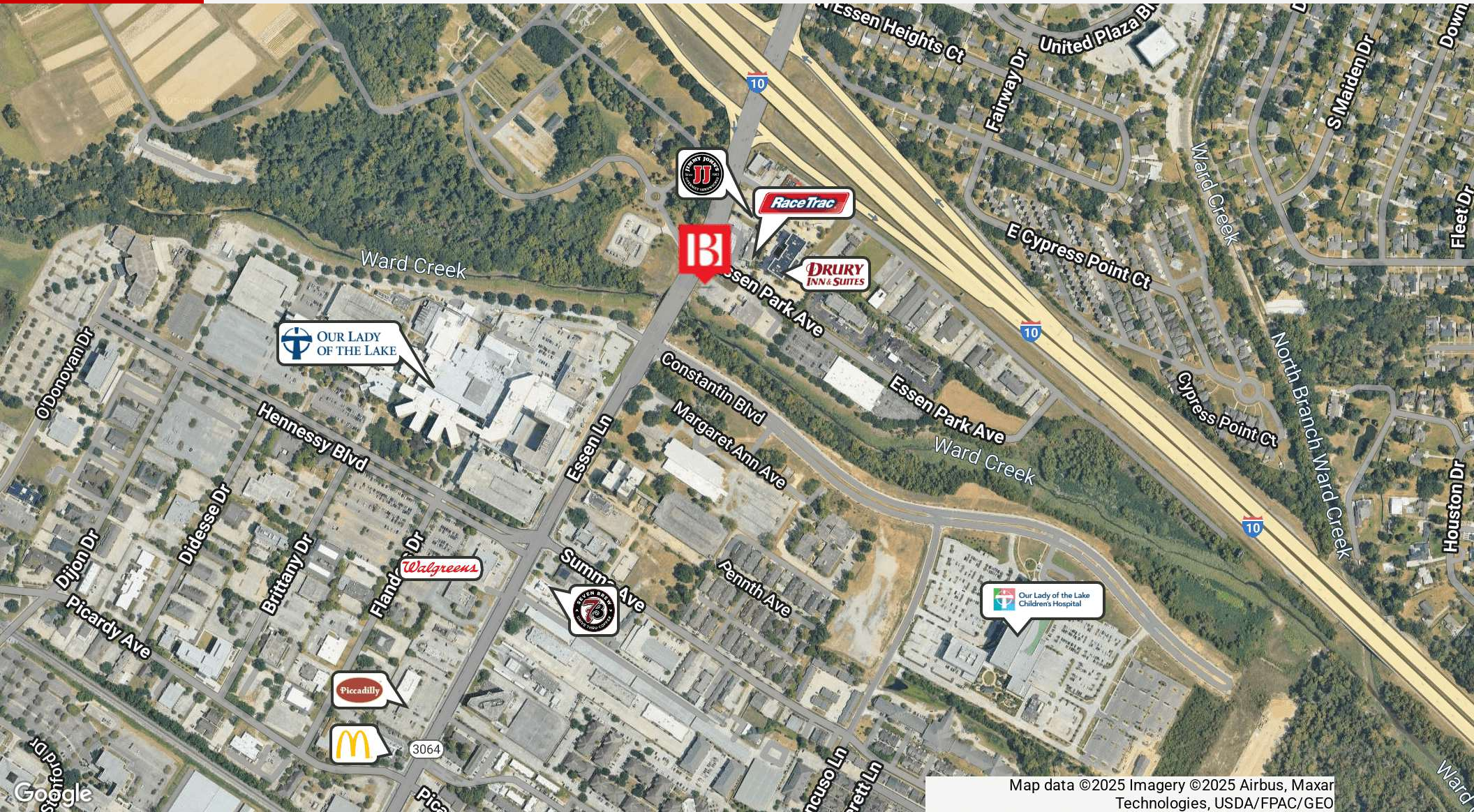




# Vacant Land on Essen Lane

## Essen Lane and Essen Park Avenue Baton Rouge, LA 70809

RETAILER MAP



**Beau Box, SIOR**  
225.931.3200  
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 30, 2025

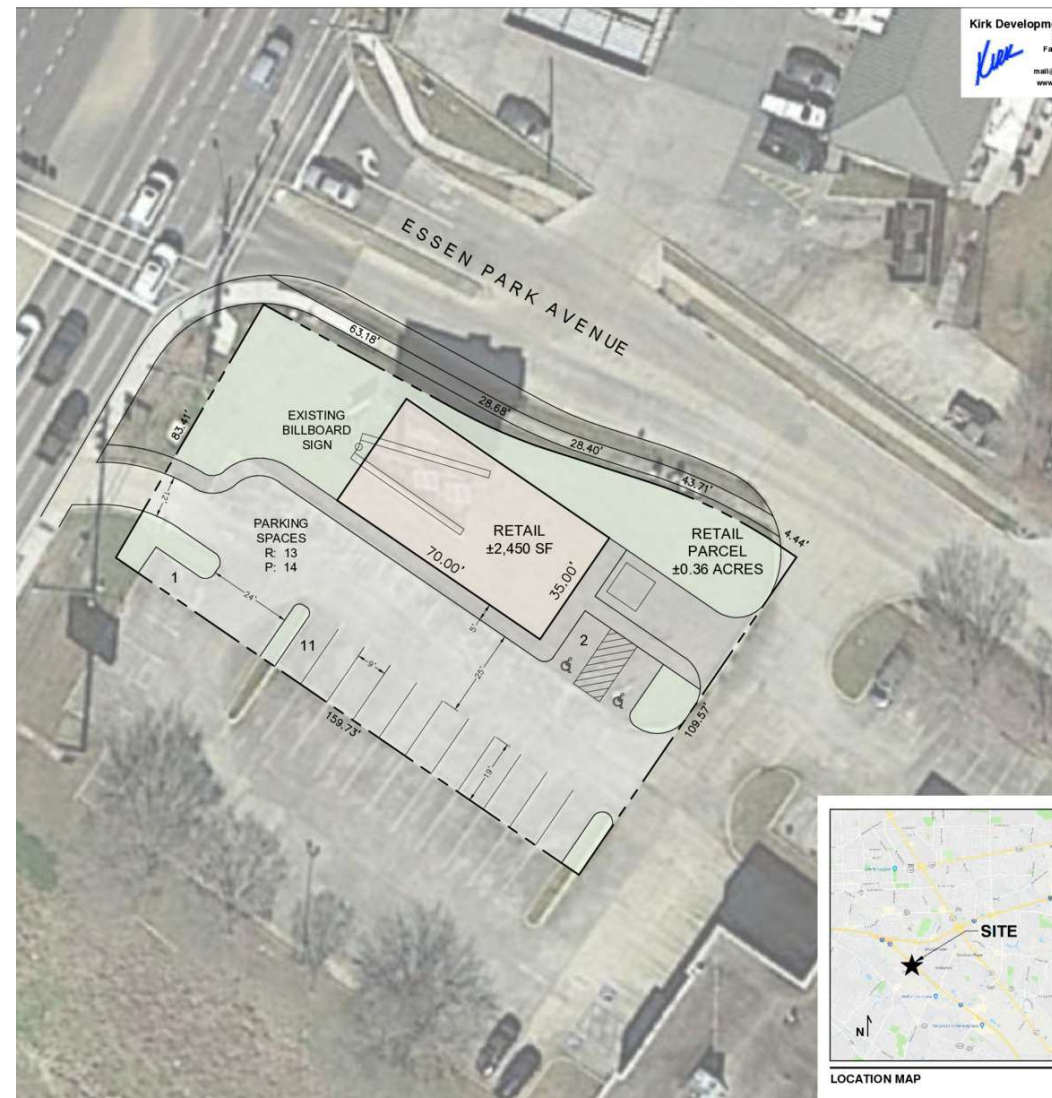
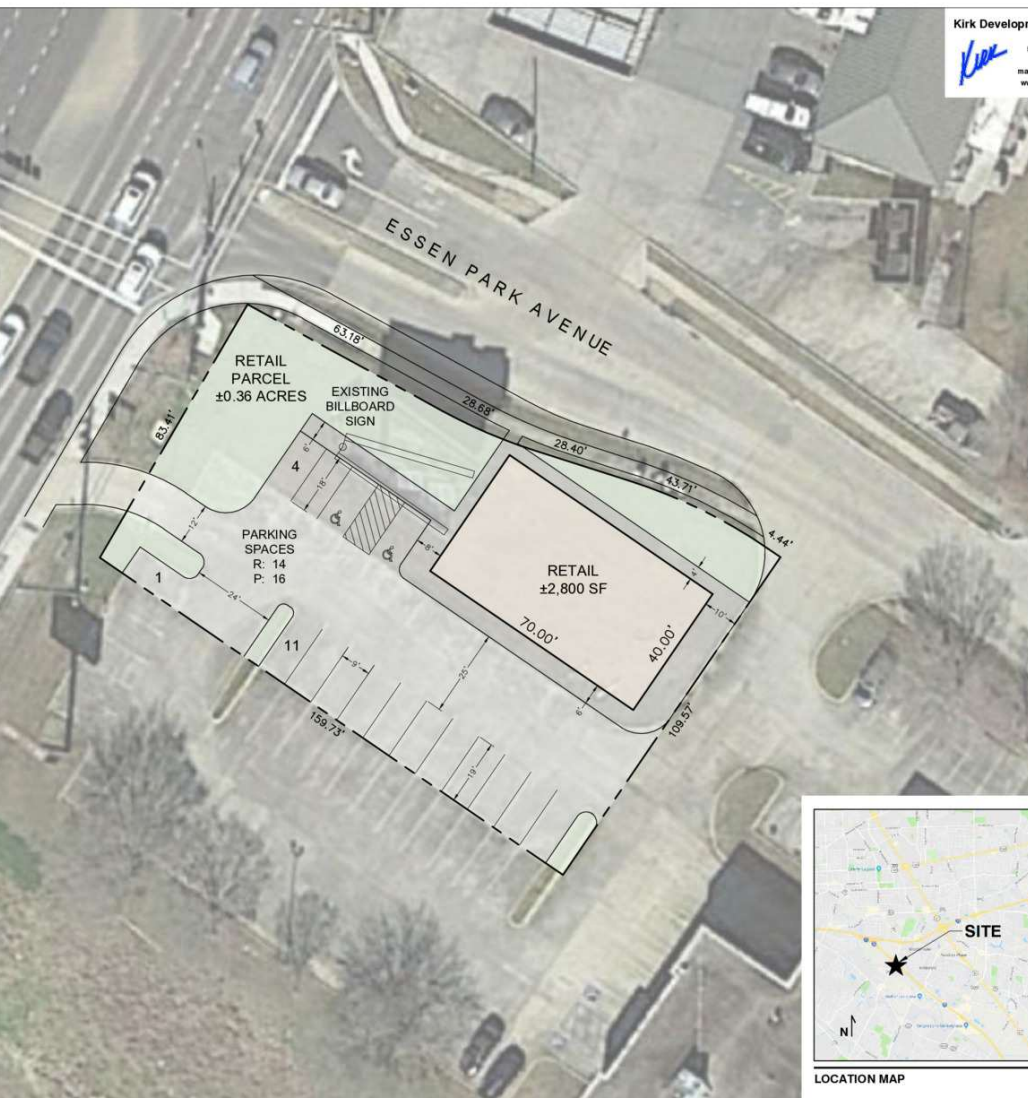




# Vacant Land on Essen Lane

## Essen Lane and Essen Park Avenue Baton Rouge, LA 70809

### SITE PLANS



**Beau Box, SIOR**  
225.931.3200  
bbox@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | June 30, 2025

