FOR SALE - VACANT LAND ON PICARDY AVE.

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

0.429 ACRES

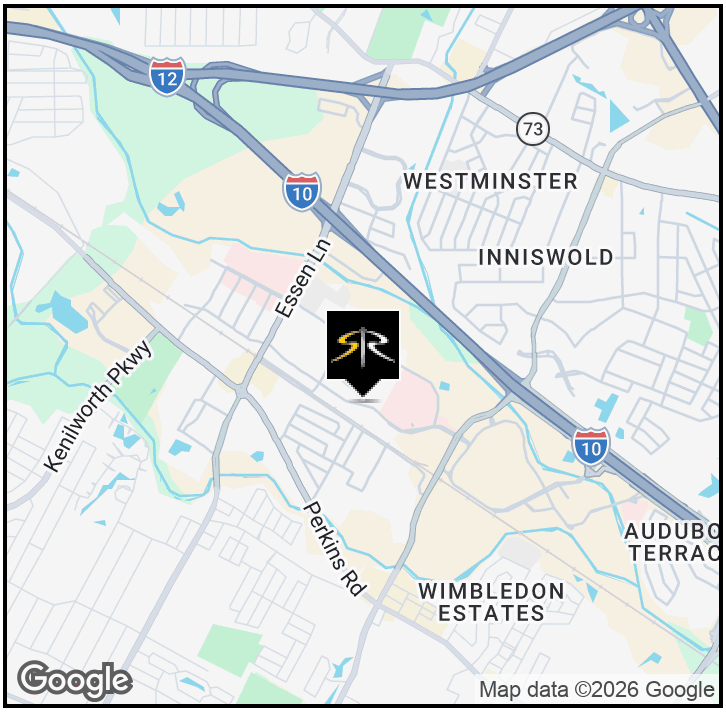


OFFERING SUMMARY

Sale Price:	$525,000
Lot Size:	0.429 Acres
Zoning:	M-1

PROPERTY OVERVIEW

- ±0.429 Acres Vacant Land available in the heart of Baton Rouge Health District.
- Excellent location surrounded by Our Lady of the Lake Regional Medical Center, Baton Rouge General, Ochsner, Mary Bird Perkins Cancer Center, Our Lady of the Lake Children's Hospital, Our Lady of the Lake Physician's Group, Medical Labs and Medical Specialists
- Adjacent 8,633 F Office/Warehouse w/3,880 SF Covered Canopy also available.
- Seller will consider Owner Financing



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LOCATED IN THE HEART OF HEALTH DISTRICT

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PROPERTY HIGHLIGHTS

8377 PICARDY AVENUE, BATON ROUGE, LA 70809

0.429 ACRES



0.429 ACRES VACANT LAND

- 0.429 Acres Vacant Land available for sale 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
- Seller will consider Owner Financing
- **LOT:**
- 94.77' Frontage on Picardy Ave.
- 175' Depth @ West Boundary
- 122.45' Depth @ East Boundary
- Zoned M-1, Light Industrial



ADJACENT OFFICE-WAREHOUSE ALSO AVAILABLE

- Sale or Lease
- 12,513 SF Total Space
- 8,633 SF Office/Warehouse
- 3,880 SF Covered Canopy Space
- Renovated in 2015, including HVAC
- Fully Insulated Warehouse
- Secure Fenced in Yard
- Large Lockable Storage Cage for Equipment, Instruments
- Large Reception Area
- Large Kitchen/ Break Area
- 36 Parking Spaces
- Seller will consider splitting cost of a Drive/Access road from Picardy to Office/Warehouse Building
- Seller will consider leaseing for $11.50/sf (NNN) for suitable tenant
- Seller will consider Owner Financing

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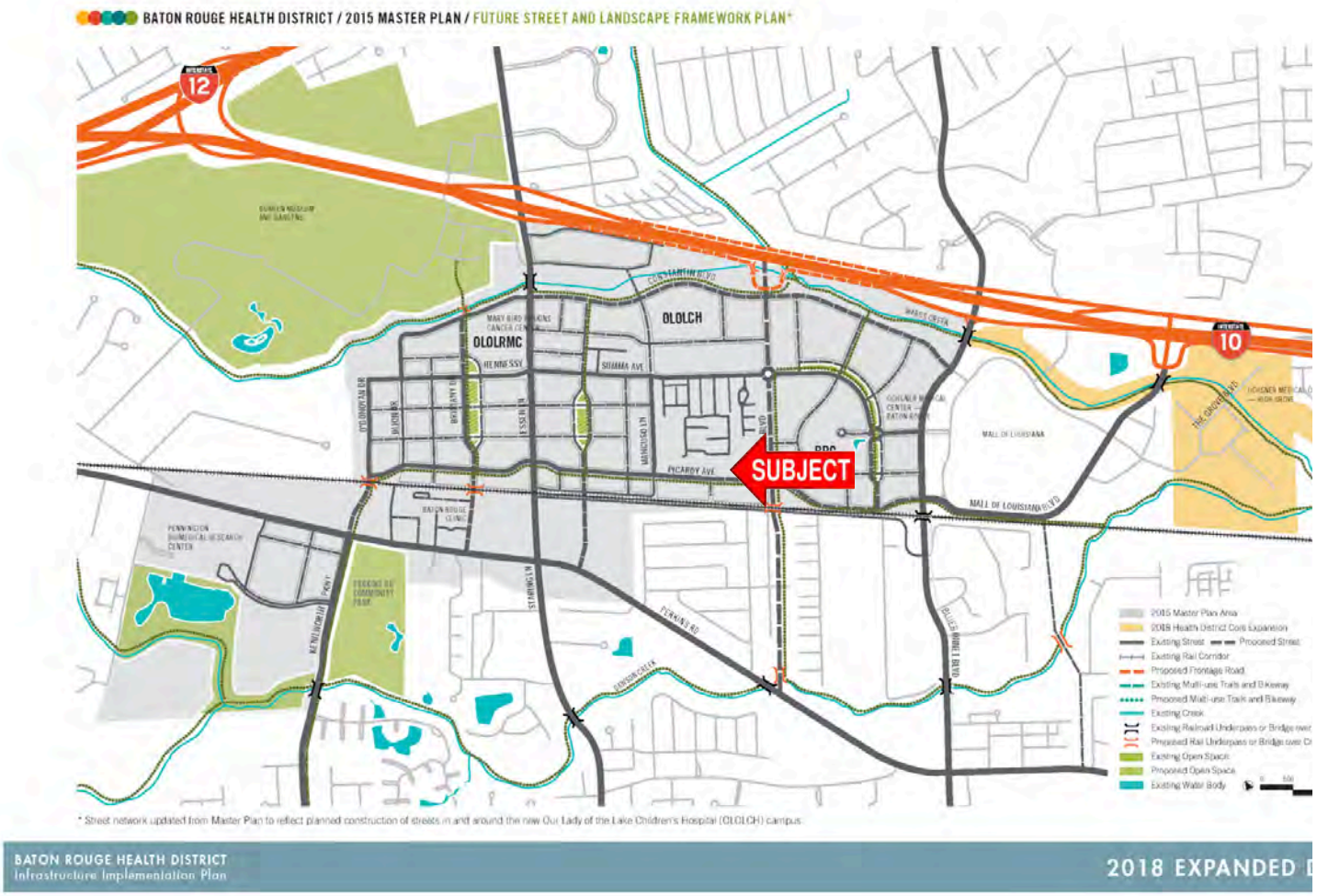
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BATON ROUGE HEALTH DISTRICT MAP

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

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PROPERTY SURVEY

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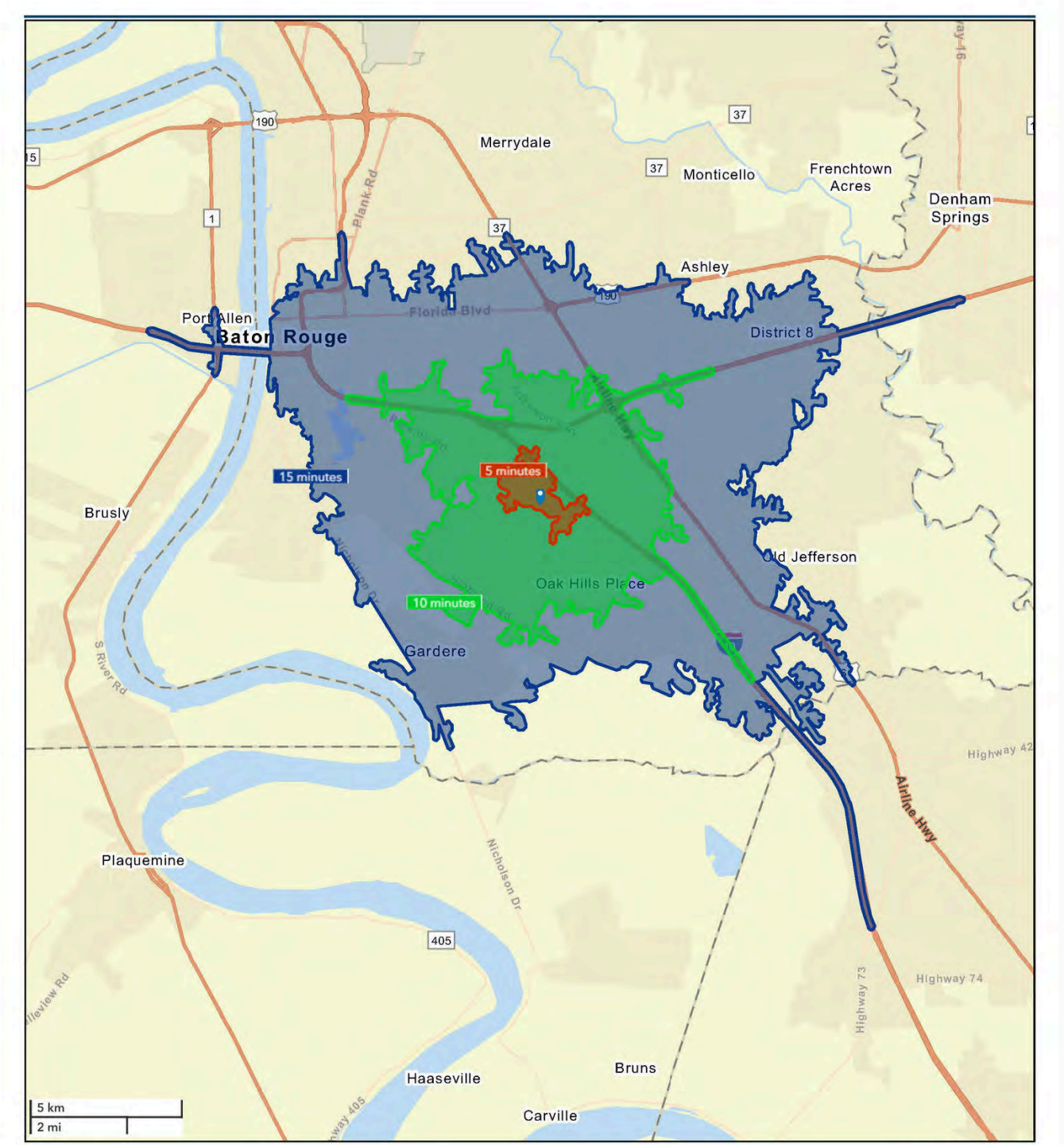
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

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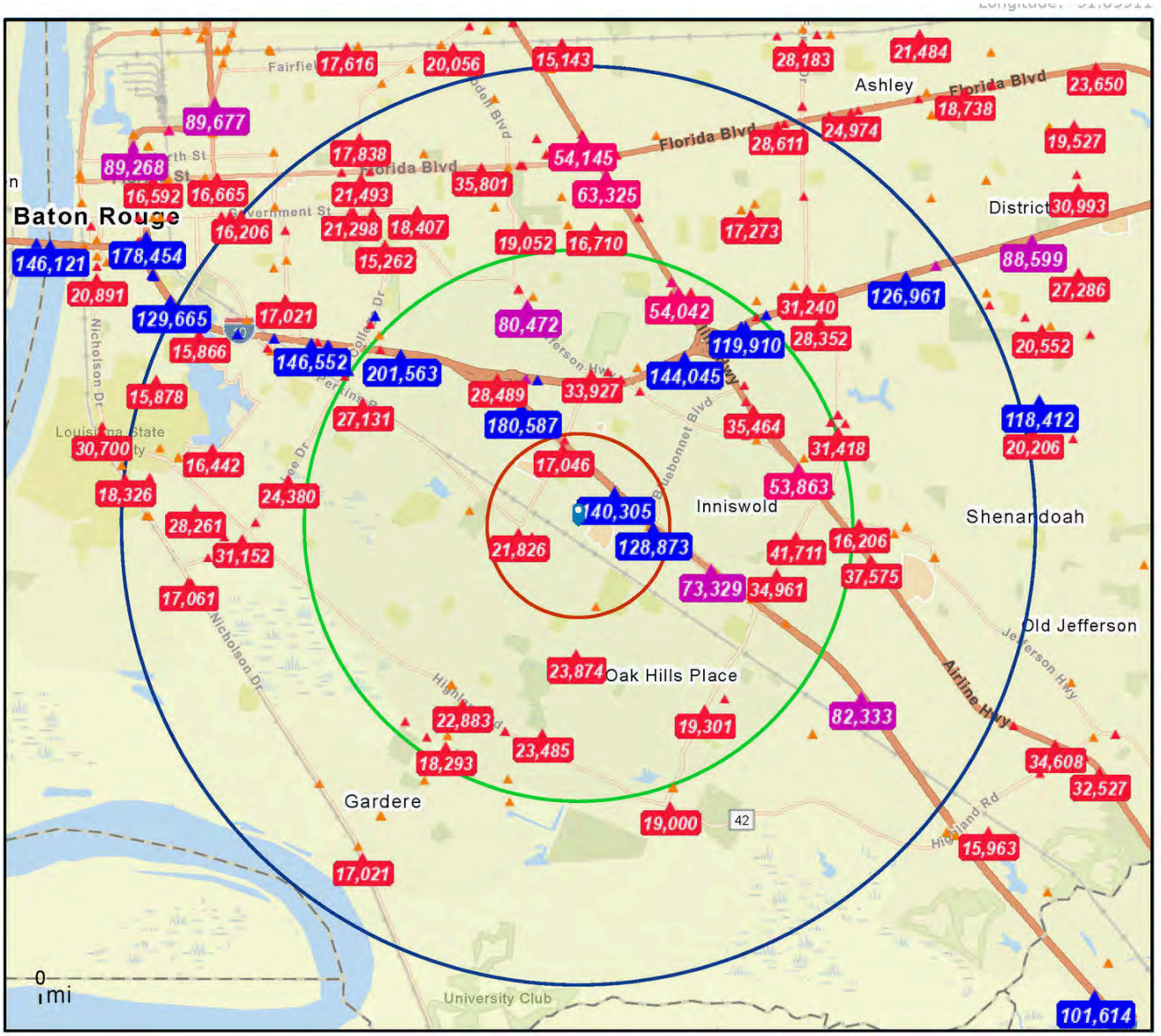
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

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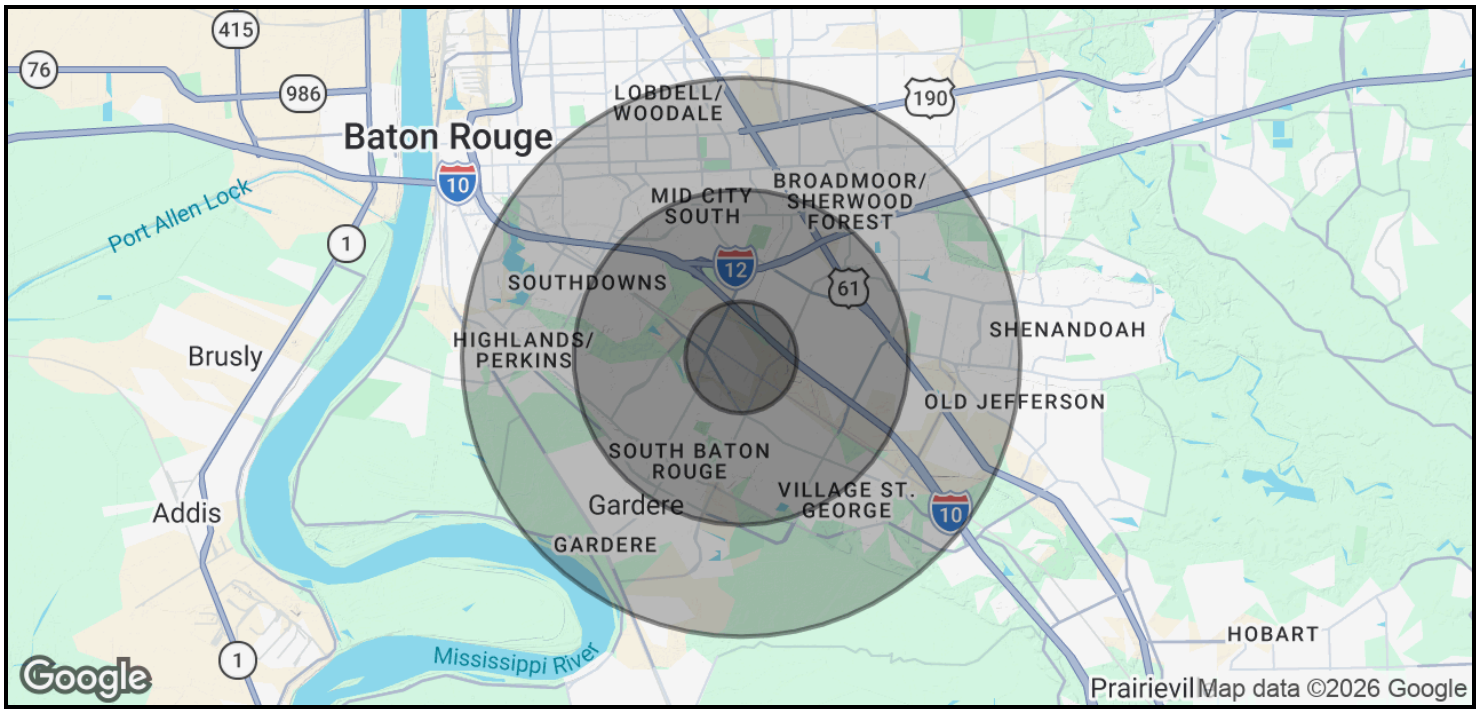
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DEMOGRAPHICS

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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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