



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

ESSEN CROSSING SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF

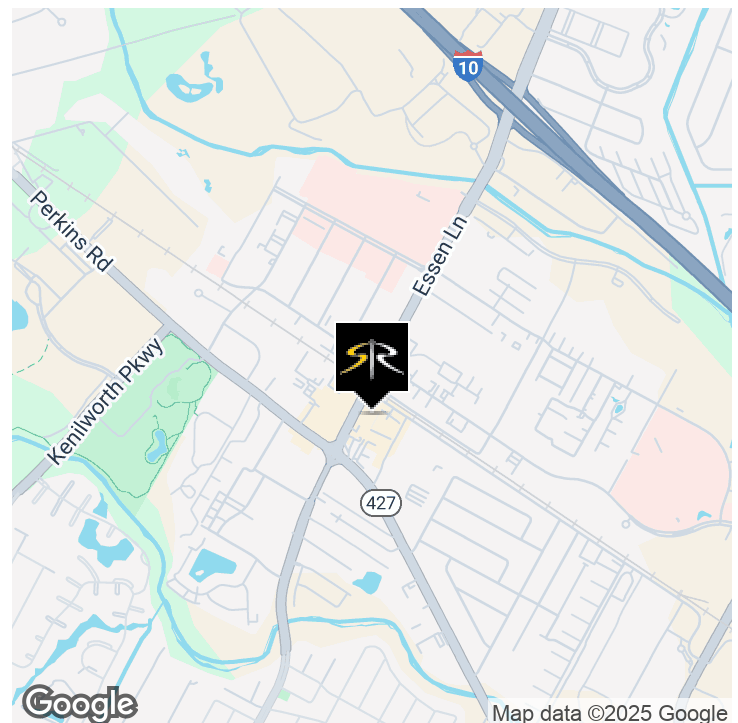


OFFERING SUMMARY

Suite 5703 Ste. 6: 1,500 SF	\$3,500 per Month (MG)
Suite 5723: 800 SF	\$1,700 per Month (MG)
Suite 5719 Ste. 2: 1,006 SF	\$2,300 per Month (MG)

PROPERTY HIGHLIGHTS

- Excellent Location near Corner of Essen Ln. and Perkins Rd.
- In the Medical District, surrounded by OLOL Hospital, Baton Rouge Clinic, and the new Children's Hospital
- Very Healthy Day Time Traffic and Lunch Business
- Join Ichiban, Zorbas, the Little Gym, and Bonjour Dessert Shop
- Great Busy Location with Outdoor Courtyard and Dual Entry Ways
- Cross Access Parking to 3 Surrounding Developments
- Strong Demographics and Signage Opportunities
- Turn-key Salon, which includes all FF&E. 5 stations with chairs, counters, and mirrors. 3 shampoo bowls, 2 hair dryers, a front counter, storage, and washer and dryer.
- Retail and Office Space available suitable for a variety of uses: Spa, Boutique, Financial Office, Insurance Agency



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



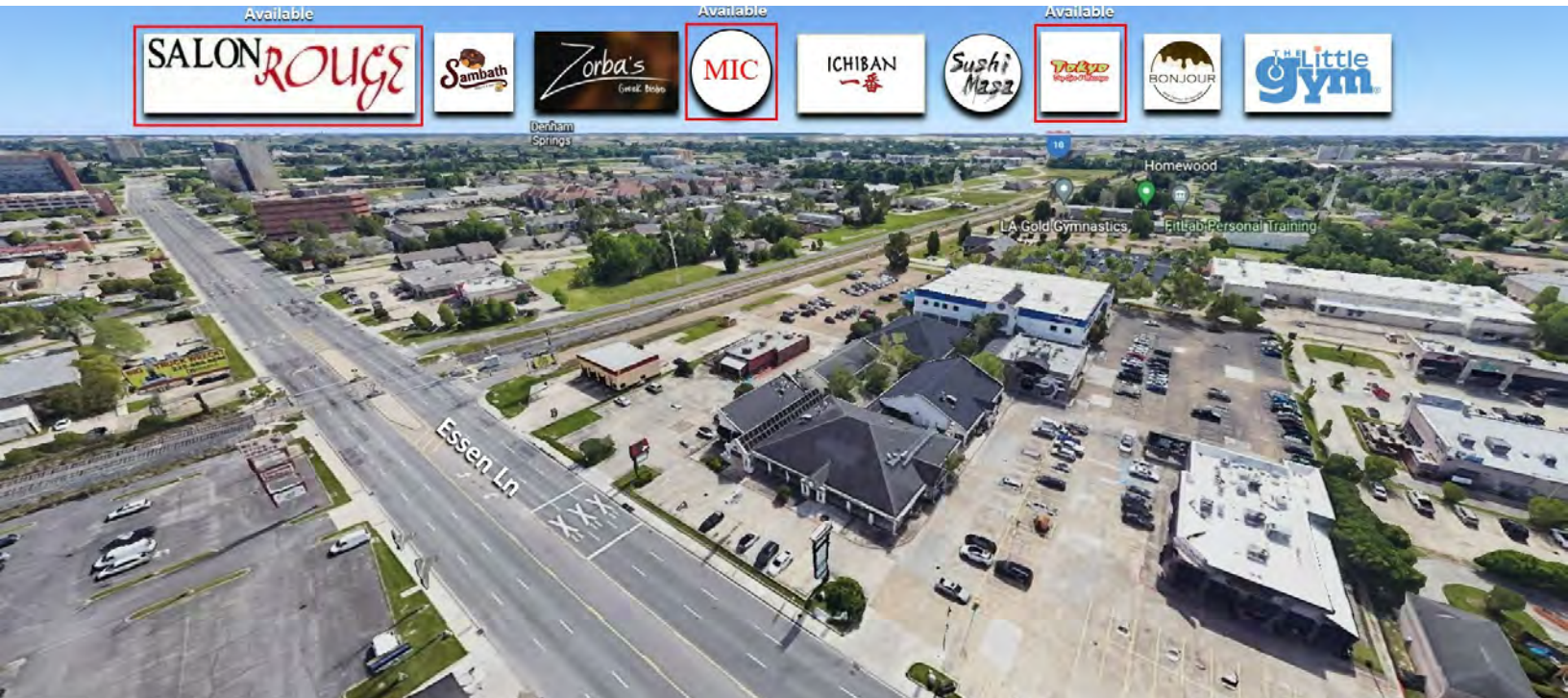
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

ESSEN SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



LEASE INFORMATION

Lease Type:	MG (Modified Gross)	Lease Term:	Negotiable
Total Space:	800 - 3,306 SF	Lease Rate:	\$1,700.00 - \$3,500.00/mo.

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
5703 Ste. 6	Available	1,500 SF	Modified Gross	\$3,500 per month	MIC
5719 Ste. 2	Available	1,006 SF	Modified Gross	\$2,300 per month	Tokyo Day Spa
5723	Available	800 SF	Modified Gross	\$1,700 per month	Salon Rouge

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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

FOR LEASE

ESSEN CROSSING SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

ESSEN CROSSING SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

ESSEN SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

AERIAL

ESSEN CROSSING SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@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.



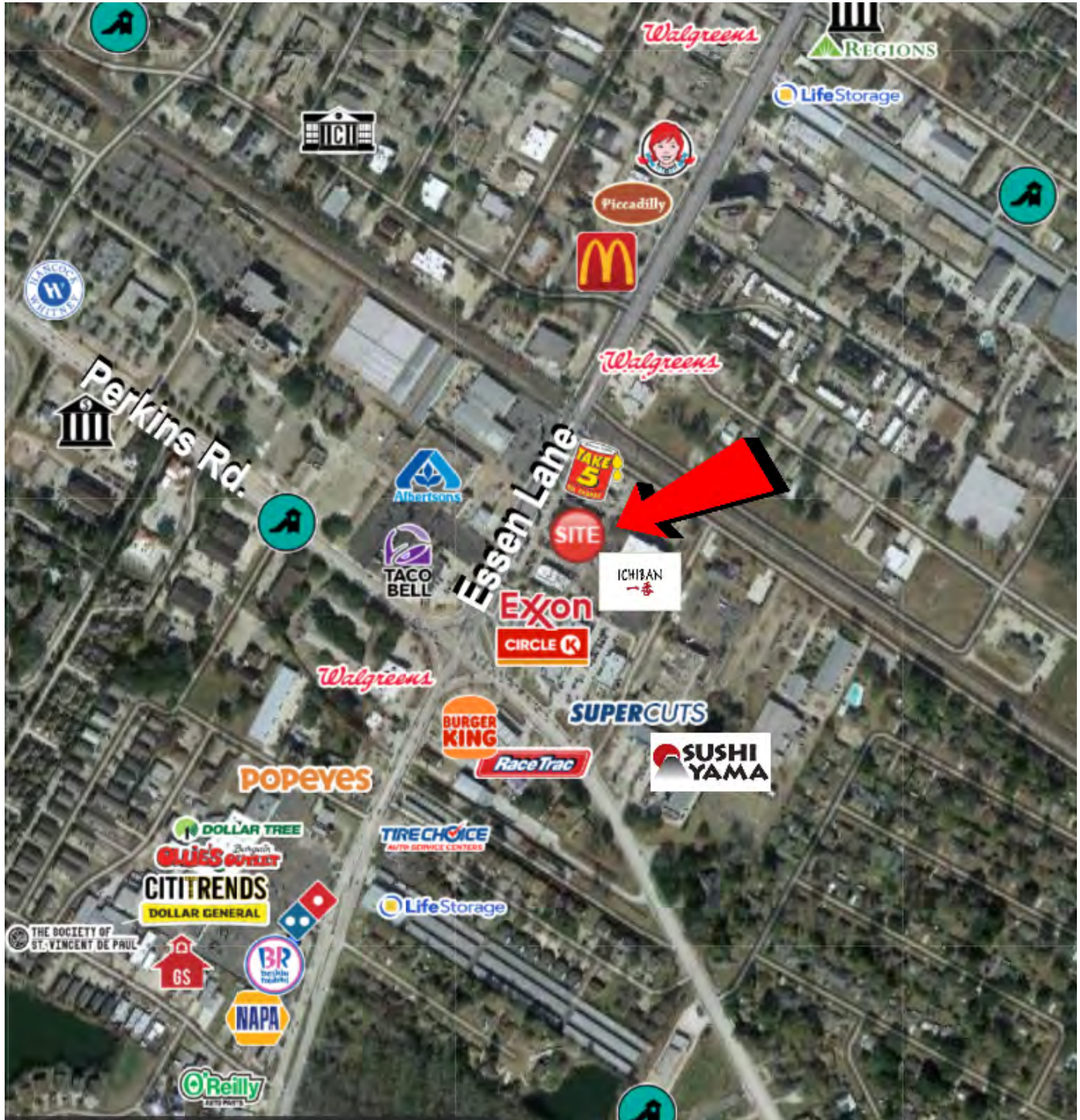
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL MAP

ESSEN CROSSING SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



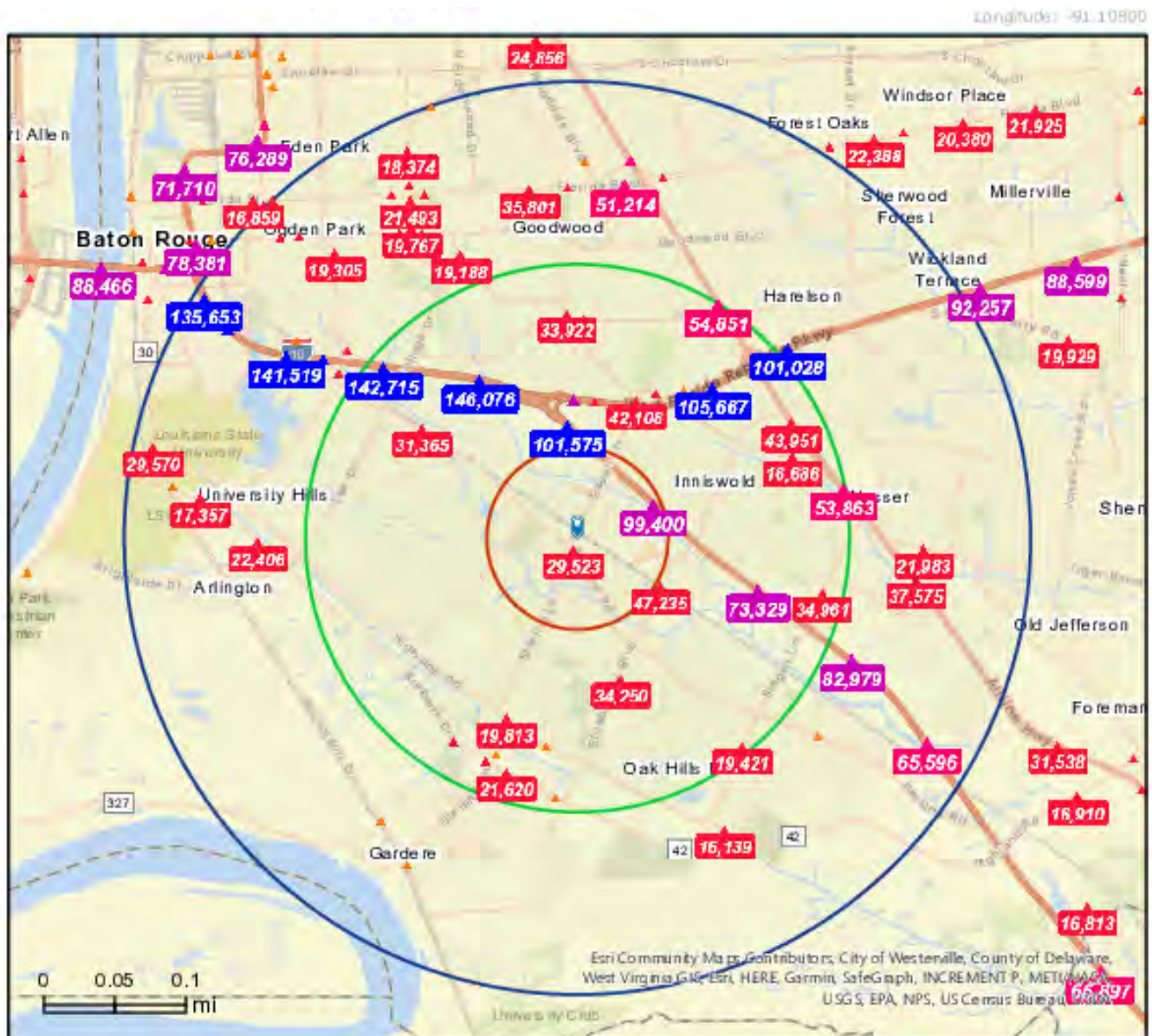
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP

ESSEN CROSSING SHOPPING CENTER

5703 - 5723 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



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



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



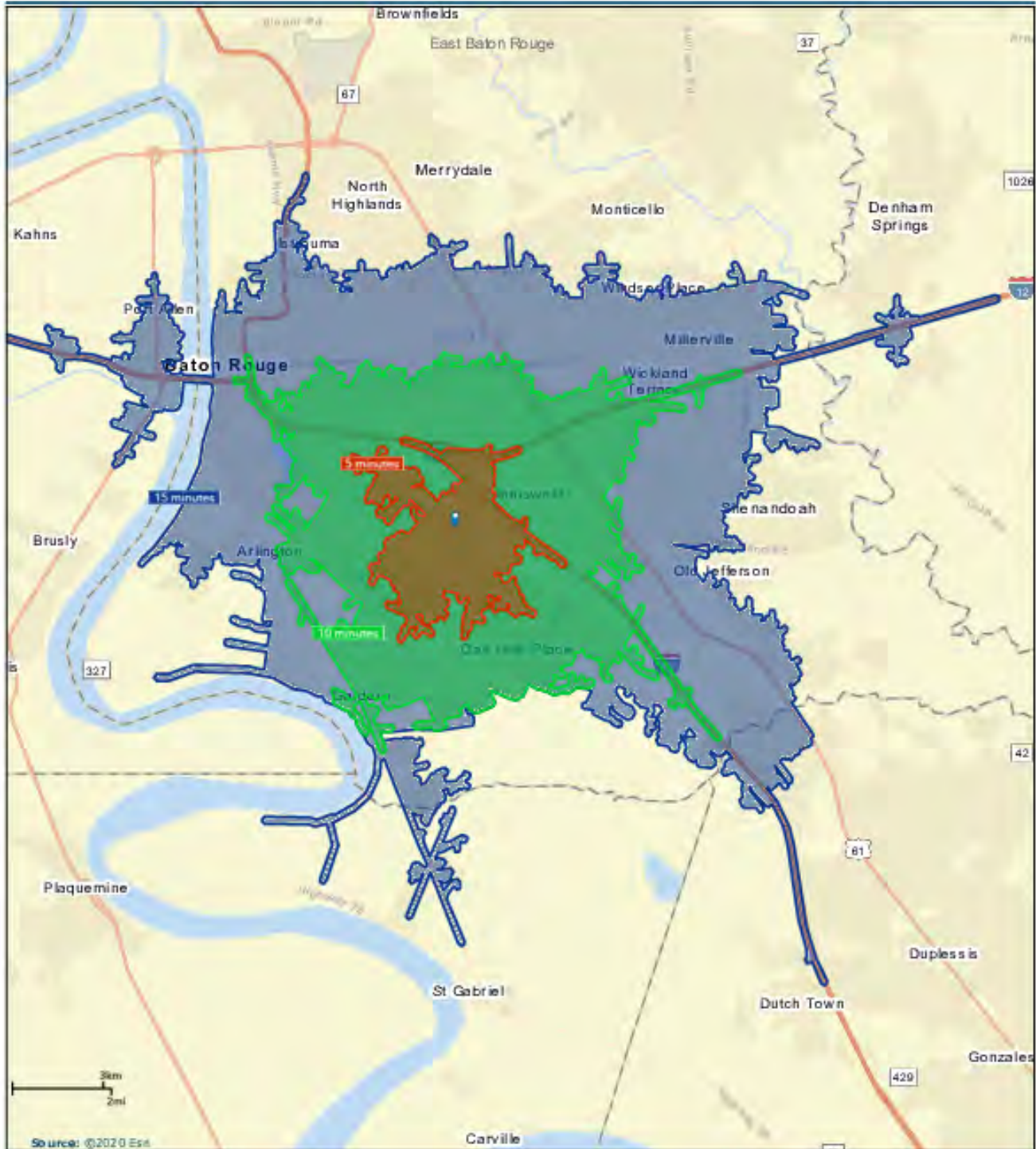
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES

ESSEN CROSSING SHOPPING CENTER

5703 ESSEN LANE, BATON ROUGE, LA 70810

3,306 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

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



Demographic and Income Profile

5725 Essen Ln, Baton Rouge, Louisiana, 70810
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.39620
Longitude: -91.10800

Summary	Census 2010		2020		2025			
Population	6,030		6,623		6,857			
Households	3,049		3,301		3,401			
Families	1,319		1,364		1,386			
Average Household Size	1.97		2.00		2.01			
Owner Occupied Housing Units	1,249		1,281		1,312			
Renter Occupied Housing Units	1,800		2,020		2,090			
Median Age	33.7		35.4		36.2			
Trends: 2020-2025 Annual Rate	Area		State		National			
Population	0.70%		0.29%		0.72%			
Households	0.60%		0.31%		0.72%			
Families	0.32%		0.16%		0.64%			
Owner HHs	0.48%		0.30%		0.72%			
Median Household Income	0.45%		1.11%		1.60%			
Households by Income			2020		2025			
			Number	Percent	Number	Percent		
	<\$15,000		400	12.1%	395	11.6%		
	\$15,000 - \$24,999		226	6.8%	221	6.5%		
	\$25,000 - \$34,999		275	8.3%	273	8.0%		
	\$35,000 - \$49,999		420	12.7%	422	12.4%		
	\$50,000 - \$74,999		662	20.1%	702	20.6%		
	\$75,000 - \$99,999		357	10.8%	387	11.4%		
	\$100,000 - \$149,999		579	17.5%	606	17.8%		
	\$150,000 - \$199,999		208	6.3%	227	6.7%		
\$200,000+		175	5.3%	168	4.9%			
Median Household Income			\$59,960	\$61,334				
Average Household Income			\$81,514	\$85,088				
Per Capita Income			\$41,361	\$43,001				
Population by Age	Census 2010		2020		2025			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		330	5.5%	333	5.0%	350	5.1%
	5 - 9		261	4.3%	295	4.5%	299	4.4%
	10 - 14		270	4.5%	285	4.3%	289	4.2%
	15 - 19		272	4.5%	269	4.1%	288	4.2%
	20 - 24		674	11.2%	687	10.4%	666	9.7%
	25 - 34		1,343	22.3%	1,408	21.3%	1,440	21.0%
	35 - 44		648	10.7%	782	11.8%	796	11.6%
	45 - 54		667	11.1%	620	9.4%	645	9.4%
	55 - 64		653	10.8%	753	11.4%	726	10.6%
	65 - 74		432	7.2%	605	9.1%	682	9.9%
	75 - 84		292	4.8%	364	5.5%	438	6.4%
	85+		186	3.1%	222	3.4%	238	3.5%
	Race and Ethnicity	Census 2010		2020		2025		
Number		Percent	Number	Percent	Number	Percent		
White Alone		3,324	55.1%	3,201	48.3%	3,080	44.9%	
Black Alone		2,292	38.0%	2,854	43.1%	3,123	45.6%	
American Indian Alone		22	0.4%	24	0.4%	25	0.4%	
Asian Alone		203	3.4%	268	4.0%	306	4.5%	
Pacific Islander Alone		3	0.0%	3	0.0%	3	0.0%	
Some Other Race Alone		98	1.6%	139	2.1%	160	2.3%	
Two or More Races		88	1.5%	134	2.0%	159	2.3%	
Hispanic Origin (Any Race)		235	3.9%	323	4.9%	375	5.5%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 30, 2021

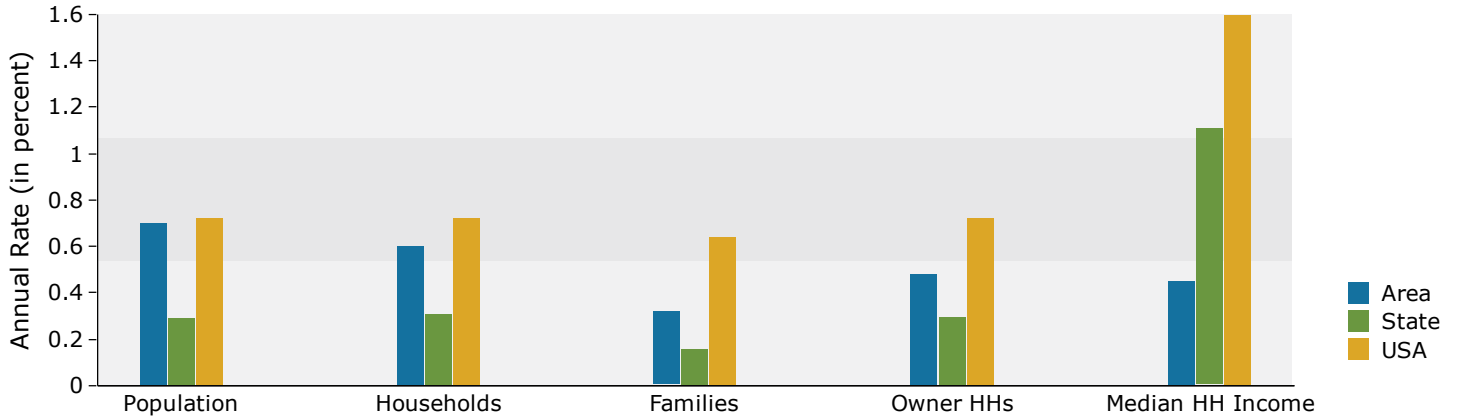


Demographic and Income Profile

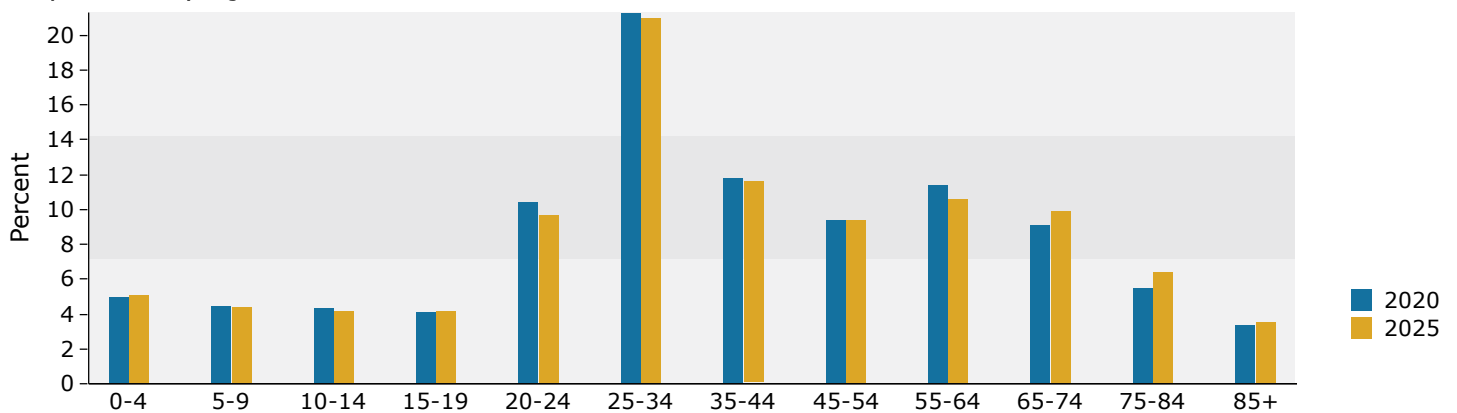
5725 Essen Ln, Baton Rouge, Louisiana, 70810
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.39620
Longitude: -91.10800

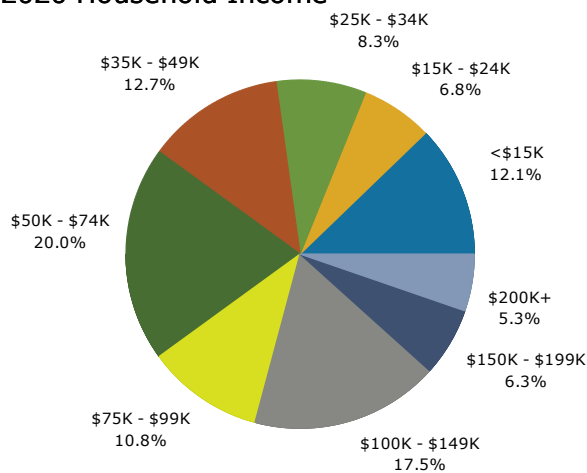
Trends 2020-2025



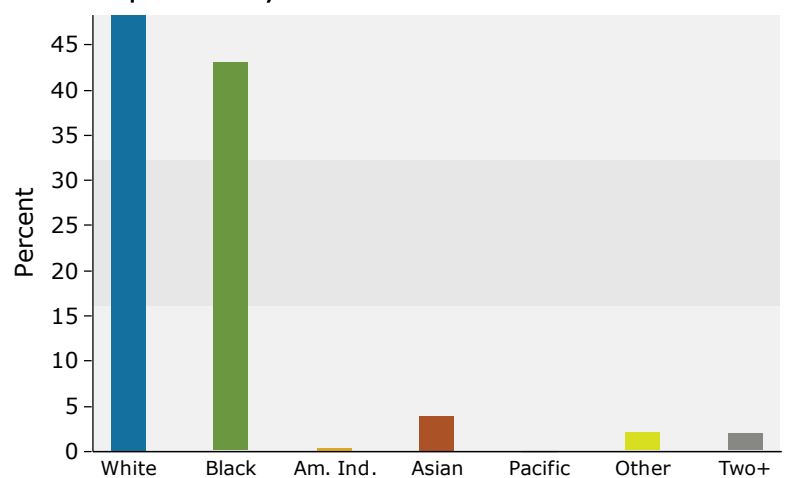
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 4.9%



Demographic and Income Profile

5725 Essen Ln, Baton Rouge, Louisiana, 70810
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.39620
Longitude: -91.10800

Summary	Census 2010		2020		2025	
Population	63,353		67,422		69,043	
Households	28,643		30,317		30,982	
Families	15,775		16,111		16,284	
Average Household Size	2.19		2.20		2.21	
Owner Occupied Housing Units	17,036		17,032		17,275	
Renter Occupied Housing Units	11,607		13,286		13,707	
Median Age	36.0		38.0		39.3	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.48%		0.29%		0.72%	
Households	0.43%		0.31%		0.72%	
Families	0.21%		0.16%		0.64%	
Owner HHs	0.28%		0.30%		0.72%	
Median Household Income	1.03%		1.11%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			2,386	7.9%	2,303	7.4%
\$15,000 - \$24,999			2,165	7.1%	2,043	6.6%
\$25,000 - \$34,999			2,381	7.9%	2,280	7.4%
\$35,000 - \$49,999			3,629	12.0%	3,539	11.4%
\$50,000 - \$74,999			4,582	15.1%	4,602	14.9%
\$75,000 - \$99,999			3,485	11.5%	3,596	11.6%
\$100,000 - \$149,999			4,908	16.2%	5,124	16.5%
\$150,000 - \$199,999			2,924	9.6%	3,361	10.8%
\$200,000+			3,856	12.7%	4,133	13.3%
Median Household Income			\$75,082		\$79,033	
Average Household Income			\$109,800		\$118,275	
Per Capita Income			\$48,914		\$52,552	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,635	5.7%	3,498	5.2%	3,636	5.3%
5 - 9	3,201	5.1%	3,398	5.0%	3,484	5.0%
10 - 14	3,250	5.1%	3,473	5.2%	3,512	5.1%
15 - 19	3,272	5.2%	3,266	4.8%	3,364	4.9%
20 - 24	6,737	10.6%	5,489	8.1%	5,416	7.8%
25 - 34	10,900	17.2%	11,750	17.4%	10,609	15.4%
35 - 44	6,940	11.0%	8,368	12.4%	9,852	14.3%
45 - 54	8,033	12.7%	7,040	10.4%	7,182	10.4%
55 - 64	8,409	13.3%	8,597	12.8%	7,912	11.5%
65 - 74	4,645	7.3%	7,046	10.5%	7,487	10.8%
75 - 84	2,908	4.6%	3,620	5.4%	4,601	6.7%
85+	1,426	2.3%	1,879	2.8%	1,988	2.9%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,252	71.4%	44,660	66.2%	43,722	63.3%
Black Alone	13,887	21.9%	17,068	25.3%	18,730	27.1%
American Indian Alone	134	0.2%	138	0.2%	140	0.2%
Asian Alone	2,205	3.5%	2,922	4.3%	3,368	4.9%
Pacific Islander Alone	25	0.0%	25	0.0%	26	0.0%
Some Other Race Alone	989	1.6%	1,318	2.0%	1,499	2.2%
Two or More Races	860	1.4%	1,291	1.9%	1,558	2.3%
Hispanic Origin (Any Race)	3,022	4.8%	3,876	5.7%	4,459	6.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 30, 2021

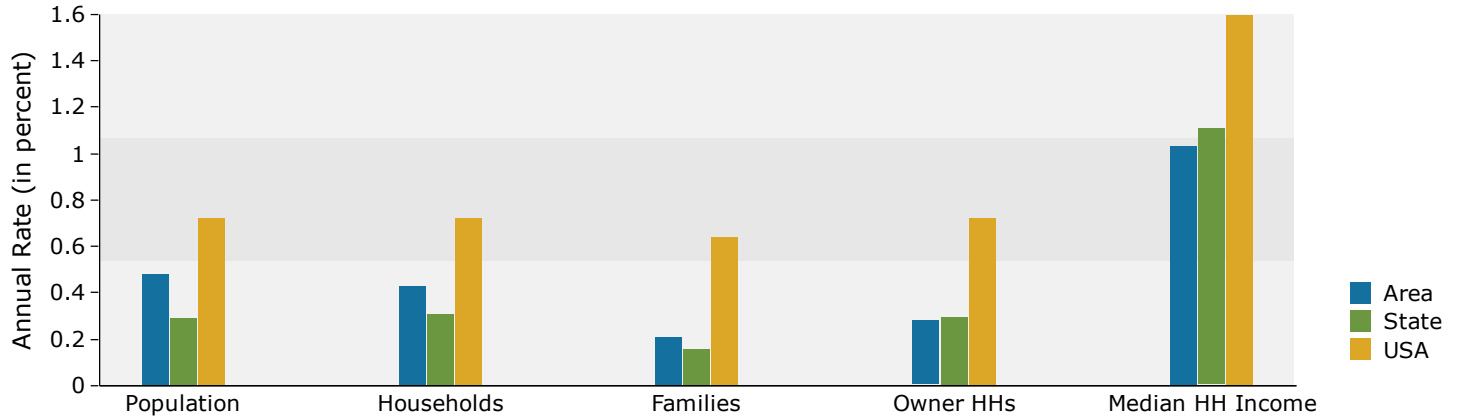


Demographic and Income Profile

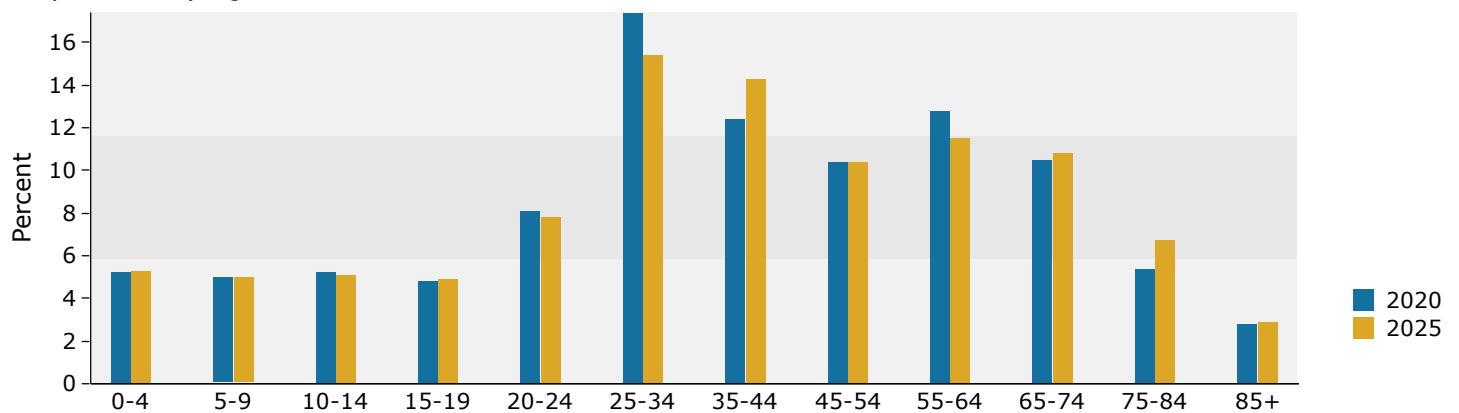
5725 Essen Ln, Baton Rouge, Louisiana, 70810
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.39620
Longitude: -91.10800

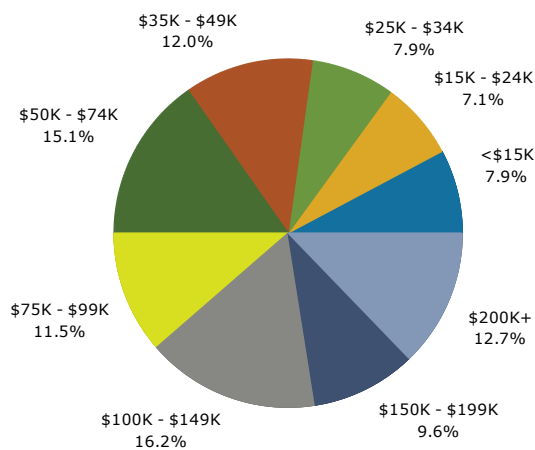
Trends 2020-2025



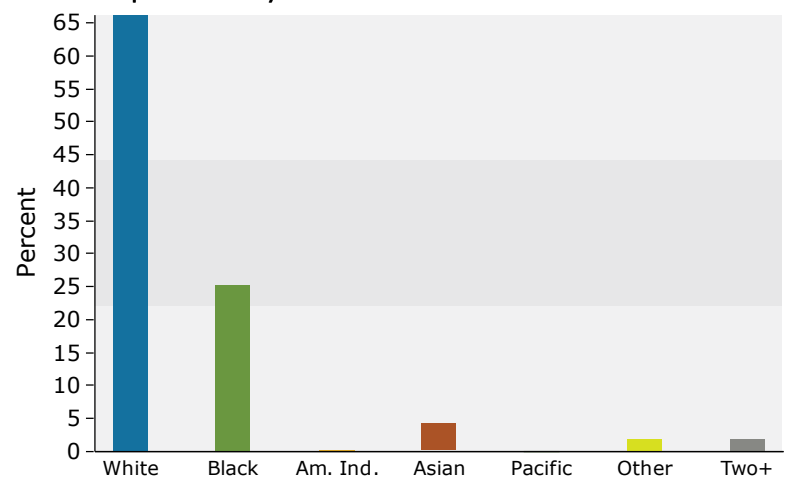
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 30, 2021



Demographic and Income Profile

5725 Essen Ln, Baton Rouge, Louisiana, 70810
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.39620
Longitude: -91.10800

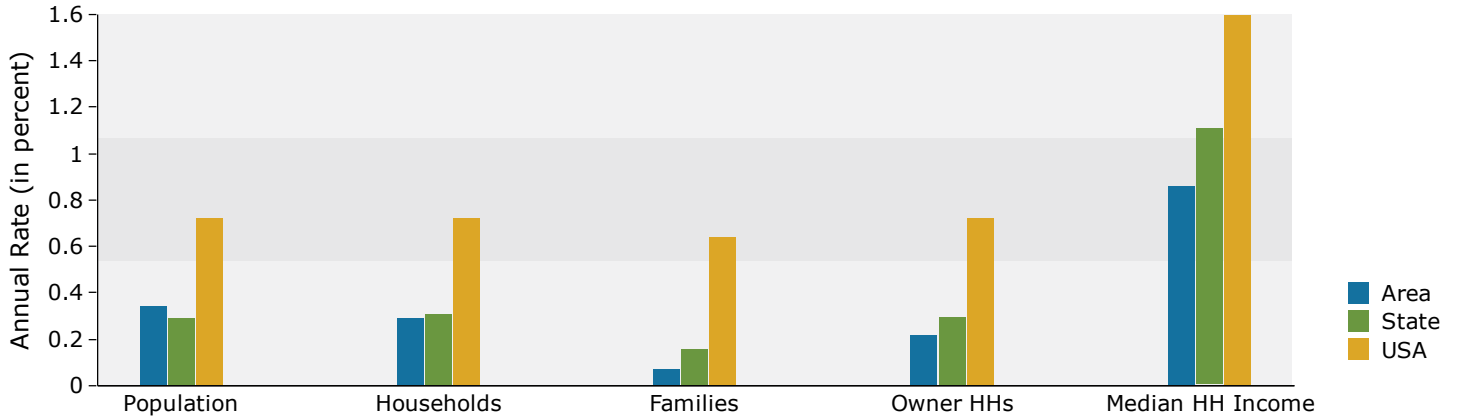
Summary	Census 2010		2020		2025	
Population	183,569		192,712		195,981	
Households	79,312		82,608		83,810	
Families	41,676		41,910		42,047	
Average Household Size	2.25		2.27		2.28	
Owner Occupied Housing Units	40,331		40,171		40,619	
Renter Occupied Housing Units	38,981		42,436		43,191	
Median Age	31.4		33.5		34.4	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.34%		0.29%		0.72%	
Households	0.29%		0.31%		0.72%	
Families	0.07%		0.16%		0.64%	
Owner HHs	0.22%		0.30%		0.72%	
Median Household Income	0.86%		1.11%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			10,337	12.5%	9,938	11.9%
\$15,000 - \$24,999			8,705	10.5%	8,563	10.2%
\$25,000 - \$34,999			8,397	10.2%	8,271	9.9%
\$35,000 - \$49,999			10,021	12.1%	9,977	11.9%
\$50,000 - \$74,999			11,719	14.2%	11,819	14.1%
\$75,000 - \$99,999			8,205	9.9%	8,385	10.0%
\$100,000 - \$149,999			11,339	13.7%	11,669	13.9%
\$150,000 - \$199,999			5,977	7.2%	6,684	8.0%
\$200,000+			7,908	9.6%	8,504	10.1%
Median Household Income			\$56,378		\$58,833	
Average Household Income			\$90,660		\$97,472	
Per Capita Income			\$38,935		\$41,755	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,232	6.1%	10,686	5.5%	10,984	5.6%
5 - 9	9,763	5.3%	10,104	5.2%	10,196	5.2%
10 - 14	9,360	5.1%	10,001	5.2%	9,910	5.1%
15 - 19	13,483	7.3%	13,338	6.9%	13,649	7.0%
20 - 24	25,508	13.9%	23,525	12.2%	23,364	11.9%
25 - 34	31,573	17.2%	33,389	17.3%	31,436	16.0%
35 - 44	19,934	10.9%	23,372	12.1%	26,126	13.3%
45 - 54	21,734	11.8%	18,804	9.8%	19,076	9.7%
55 - 64	20,020	10.9%	20,916	10.9%	19,232	9.8%
65 - 74	10,564	5.8%	16,207	8.4%	17,318	8.8%
75 - 84	6,798	3.7%	8,091	4.2%	10,245	5.2%
85+	3,598	2.0%	4,279	2.2%	4,446	2.3%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	112,978	61.5%	109,988	57.1%	106,809	54.5%
Black Alone	56,823	31.0%	64,717	33.6%	68,715	35.1%
American Indian Alone	422	0.2%	425	0.2%	423	0.2%
Asian Alone	7,442	4.1%	9,612	5.0%	10,881	5.6%
Pacific Islander Alone	82	0.0%	80	0.0%	79	0.0%
Some Other Race Alone	3,099	1.7%	3,954	2.1%	4,398	2.2%
Two or More Races	2,721	1.5%	3,936	2.0%	4,677	2.4%
Hispanic Origin (Any Race)	8,735	4.8%	10,951	5.7%	12,406	6.3%

Data Note: Income is expressed in current dollars.

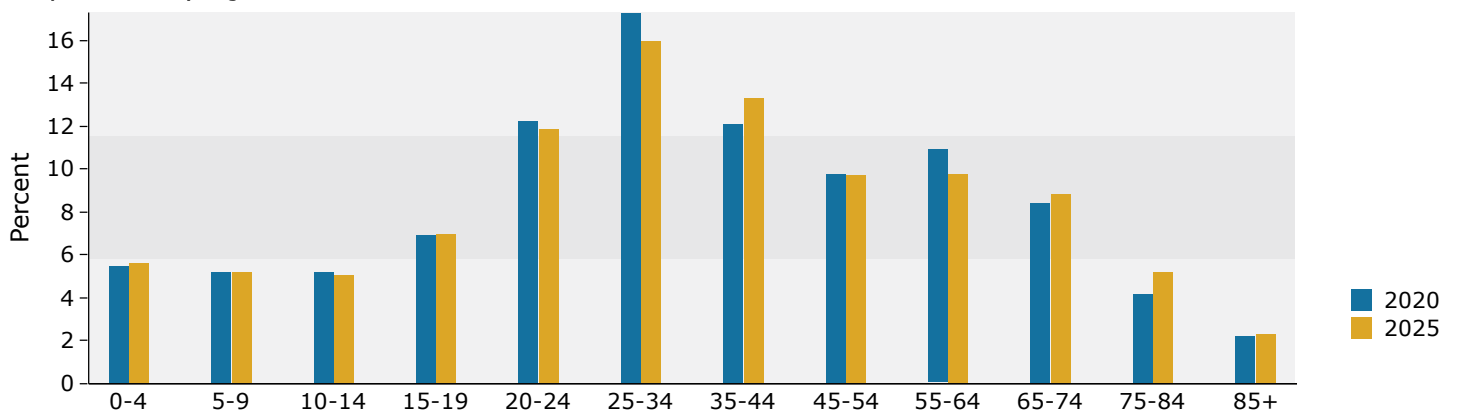
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

April 30, 2021

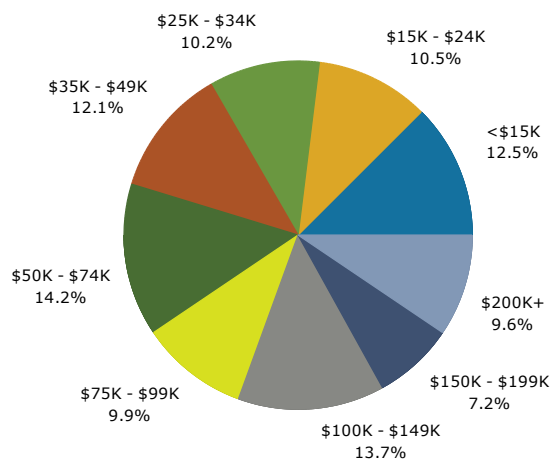
Trends 2020-2025



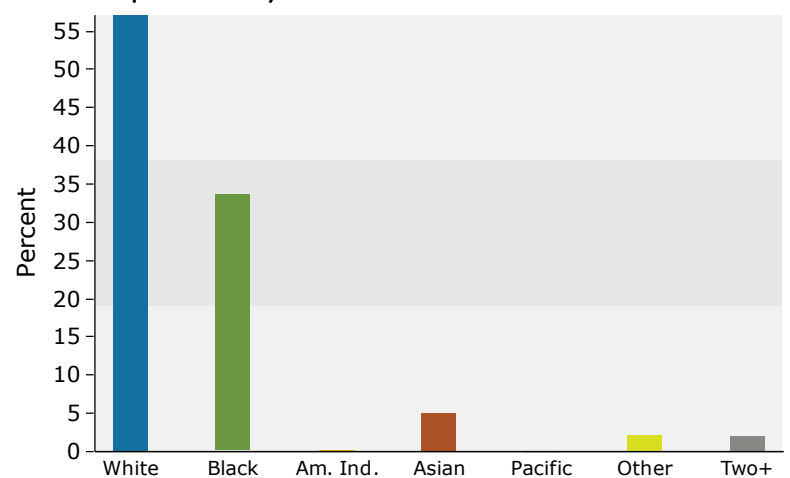
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 5.7%