

For Sale/Lease

Property Description

1.8 and 3.148 Acres of vacant land on Picardy Ave at Mancuso Lane.

Vacant land available for sale on the corner of Picardy Ave and Mancuso Lane in South Baton Rouge. Located in the heart of the Baton Rouge Health District, this property is ideal for medical, medical office, research, hospitality and many other users. The property is situated within close proximity to the new Our Lady of the Lake Children's Hospital, The Baton Rouge General Medical Center, Our Lady of the Lake, Ochsner Medical Center and the Pennington Biomedical Center. The site also enjoys easy access to I-10 via Bluebonnet or Essen Lane and is less than a mile from major retailers including the Mall of Louisiana and Perkins Rowe. A larger tract across the street is also available. Seller will consider a possible build to suit for qualified Tenant. Please contact agents for additional information.

Property Highlights

- Great Location in South Baton Rouge Medical District
- Vacant Land with multiple uses
- Excellent access to major traffic arteries
- Build ready site

Available

- +/-1.825 Acres
- +/-3.148 Acres

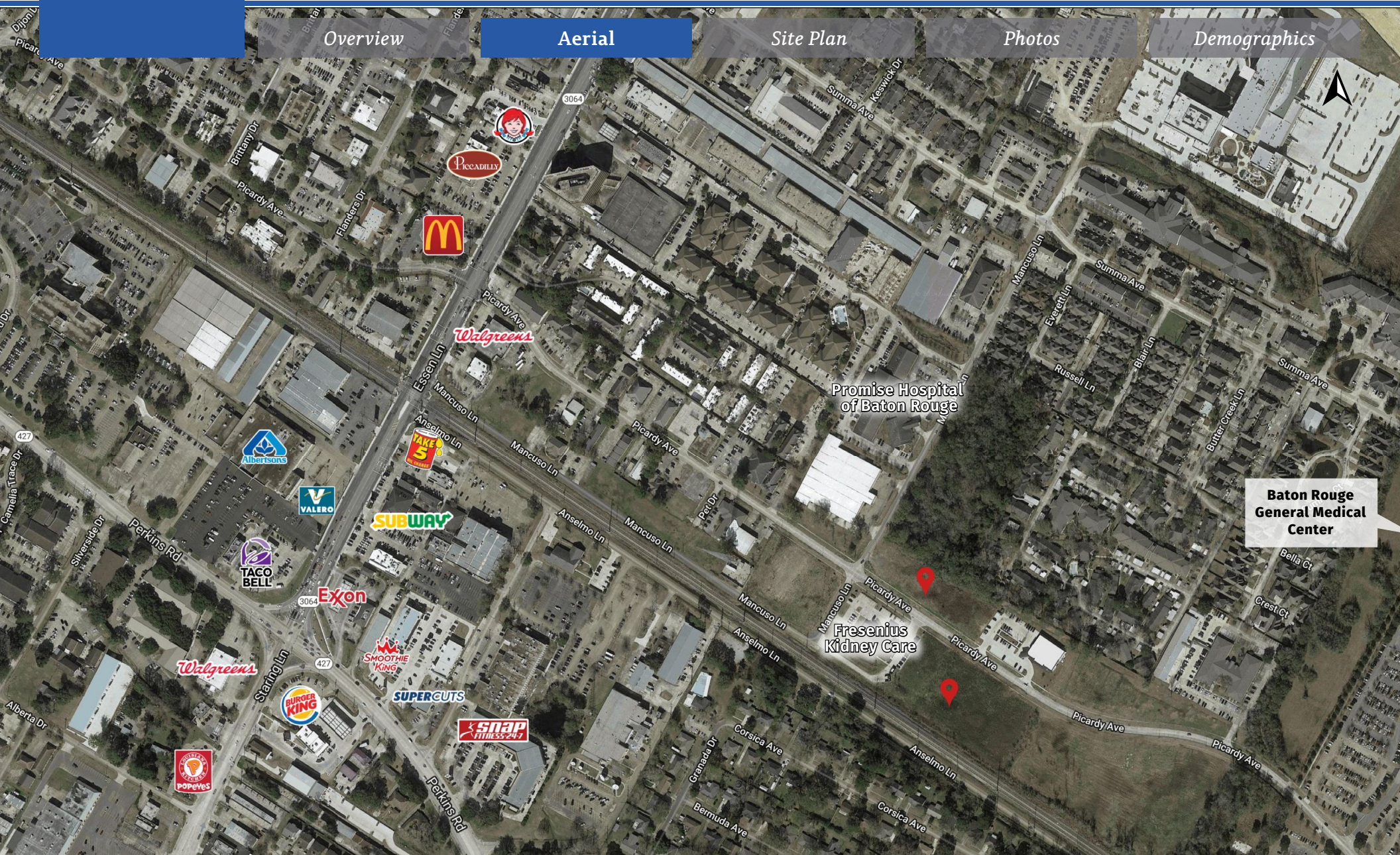
Price

- \$19.50/SF



Two Land Sites on Picardy

8300 Picardy Avenue, Baton Rouge, LA



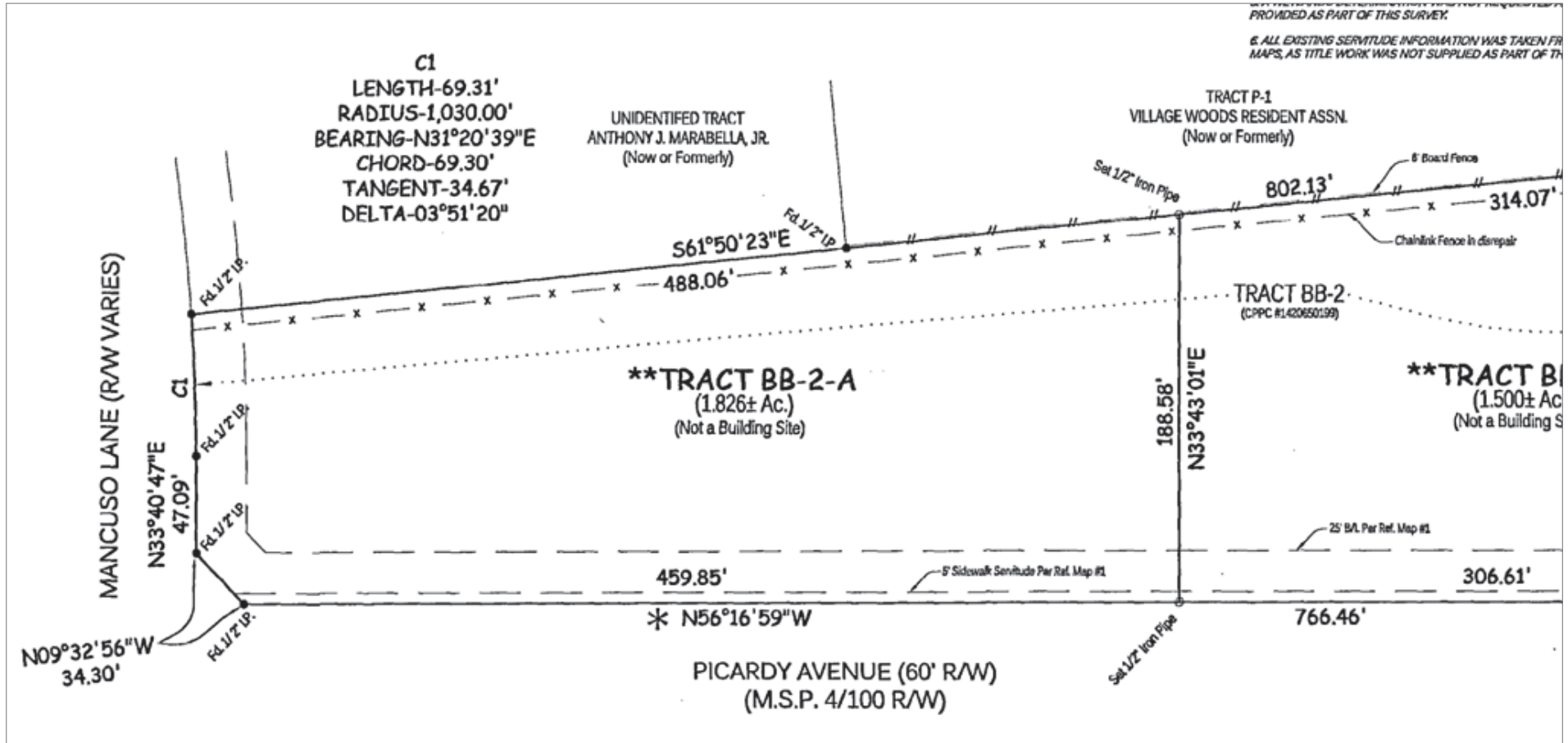
Overview

Aerial

Site Plan

Photos

Demographics



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Overview

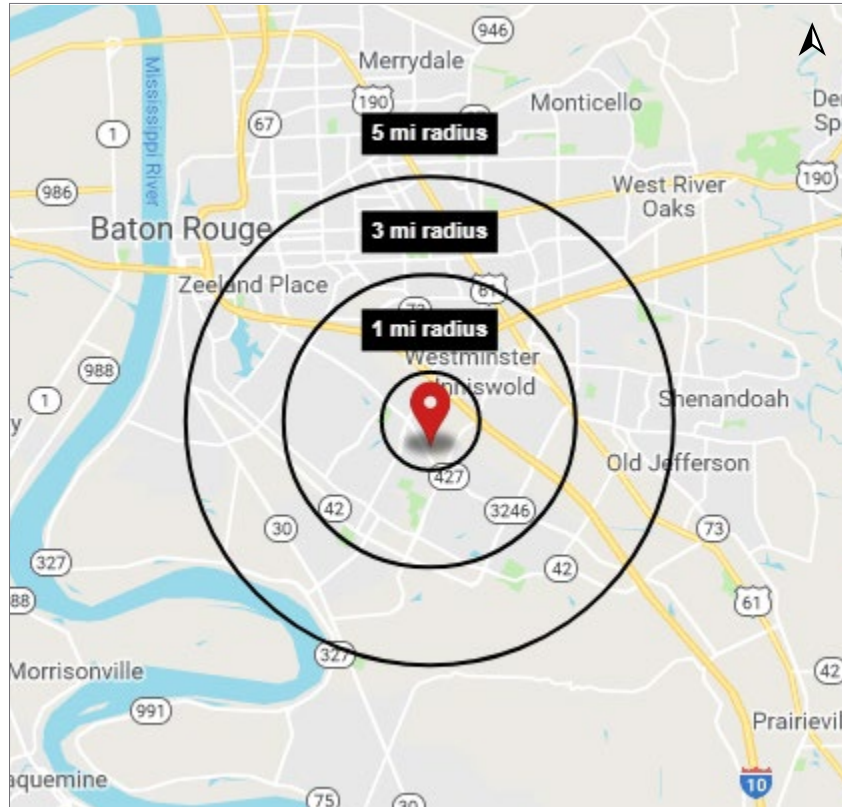
Aerial

Site Plan

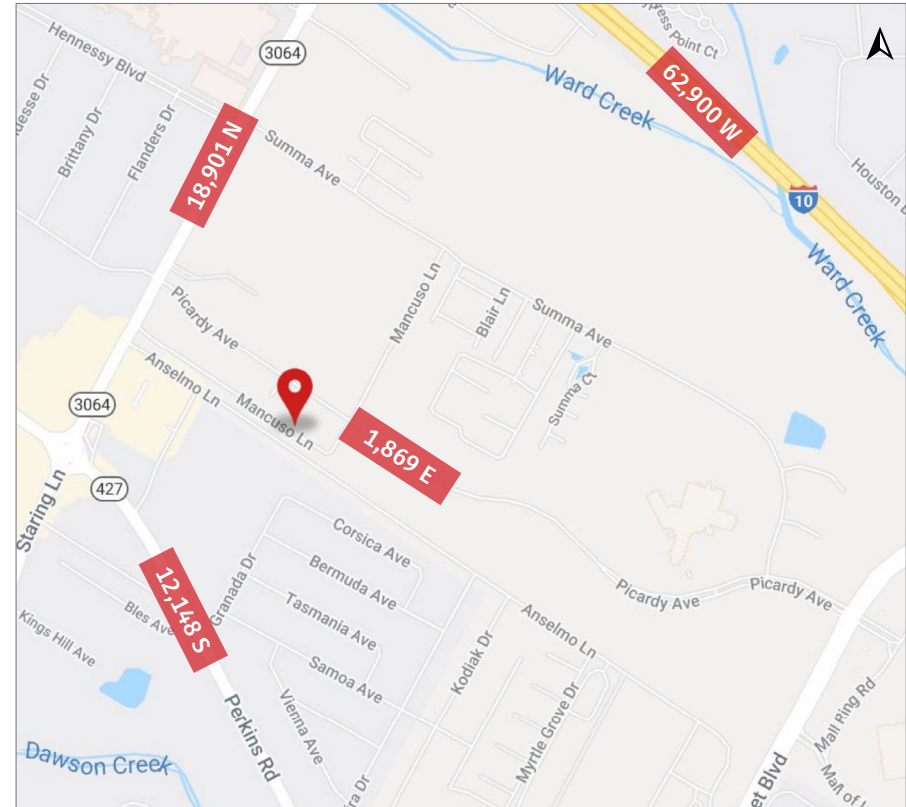
Photos

Demographics

Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	5,754	65,496	181,633
Avg. HH Income	\$72,169	\$95,932	\$81,391