



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

BUILD TO SUIT - HEART OF THE HEALTH DISTRICT

5307 O'DONOVAN DR, BATON ROUGE, LA 70808

FOR LEASE - BUILD-TO-SUIT

25,000 - 35,000 SF



OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Available SF:	25,000 - 35,000 SF
Lot Size:	+/- 0.931 Acres
Zoning:	HC1 (Heavy Commercial 1)

PROPERTY HIGHLIGHTS

- Build-to Suit Opportunity - 25,000 - 35,000 SF
- One of the remaining Lots available in the heart of the Health District near OLOL Hospital
- +/- 0.931 Acre Lot measuring (175.03' X 231.6')
- Zoned HC1 (Heavy Commercial)
- Located on O'Donovan Dr near Intersection at Picardy Ave.
- Strong Demographics and Daytime Population
- Absolute NNN Lease



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SURVEY

25,000 - 35,000 SF



5307 O'Donovan Dr.
0.93 ac. Lot
Heart of Health District

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Flood Note

By graphic plotting only, this property is in Shaded Zone X of the Flood Insurance Rate Map, Community Panel No. 22030202SF, which bears an effective date of June 19, 2012 and is in a Special Flood Hazard Area. Shaded Zone X is areas with reduced Flood Risk due to levees.

Referenced to Map:
Original FSD Bundle 11/81
East Baton Rouge Parish, LA

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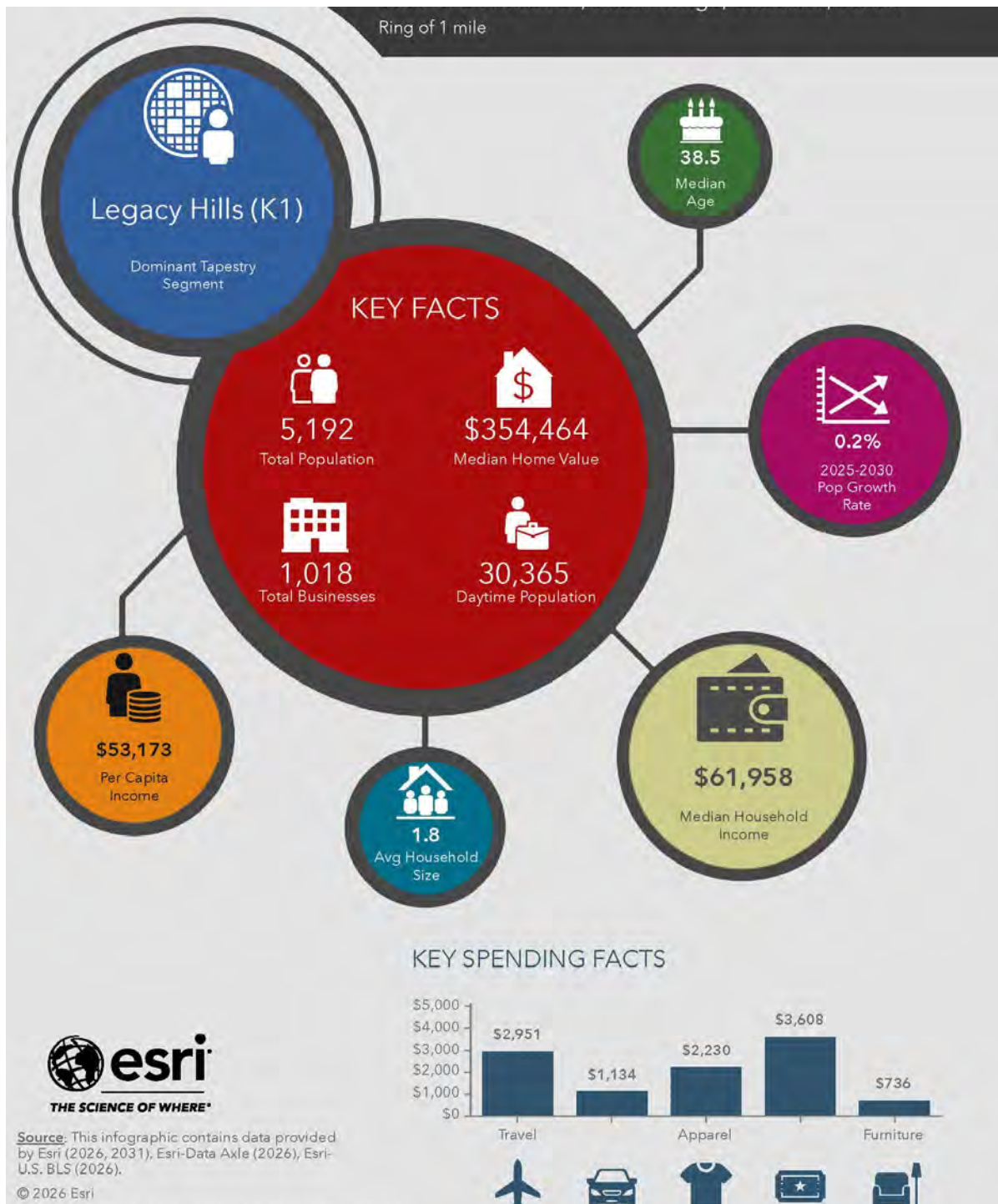
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DEMOGRAPHICS - 1 MILE RADIUS

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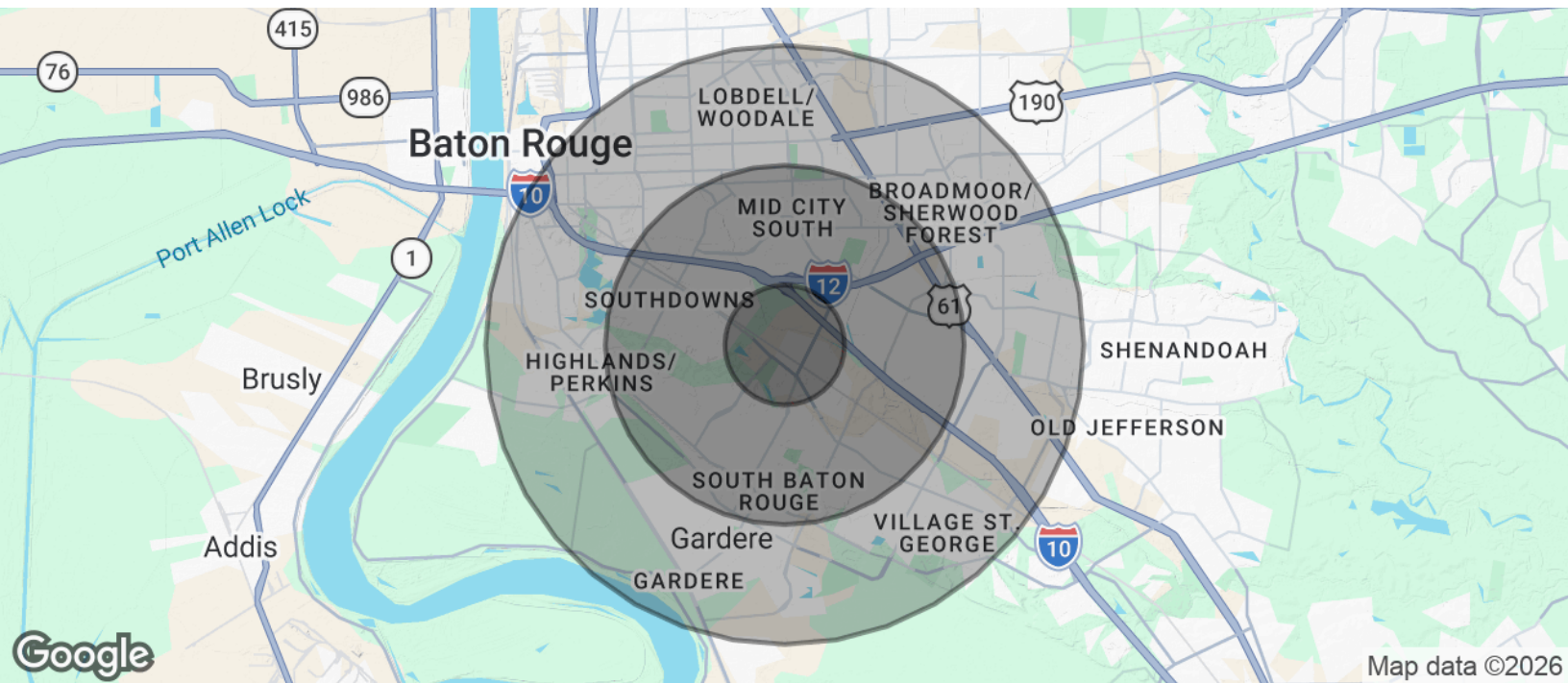
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DEMOGRAPHICS - 1, 3, 5 RADII

25,000 - 35,000 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,044	64,701	203,170
Average Age	45.0	40.2	35.0
Average Age (Male)	52.1	39.8	35.0
Average Age (Female)	43.6	41.1	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,589	28,779	83,071
# Of Persons Per HH	1.9	2.2	2.4
Average HH Income	\$108,123	\$124,254	\$97,360
Average House Value	\$389,086	\$387,134	\$334,289

2023 American Community Survey (ACS)

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