



## 4957 Essen Lane

4957 Essen Lane, Baton Rouge, Louisiana 70809

### Property Highlights

- Premier Restaurant Location
- Excellent Access to I-10 & I-12
- C-AB-2 Zoning
- Ample Parking
- Located within 1 Mile of Four of the Top Six Largest Employers in Baton Rouge
- Close Proximity to Baton Rouge's Three Hospitals

### Sale Price

\$2,179,000

### Offering Summary

Sale Price	\$2,179,000
Lease Rate	\$27.50/SF NNN
Lot Size	1.19 Acres
Building Size	7,500 SF

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,974	27,561	75,727
Total Population	6,379	61,948	182,588
Average HH Income	\$84,150	\$87,319	\$76,812

CALL OR EMAIL FOR MORE INFORMATION

For more information

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 225 295 0800 tel  
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# Executive Summary

I-10

Additional Parking



SALE PRICE: \$2,179,000

LEASE RATE: \$27.50/SF NNN

LOT SIZE: 1.19 Acres

BUILDING SIZE: 7,500 SF

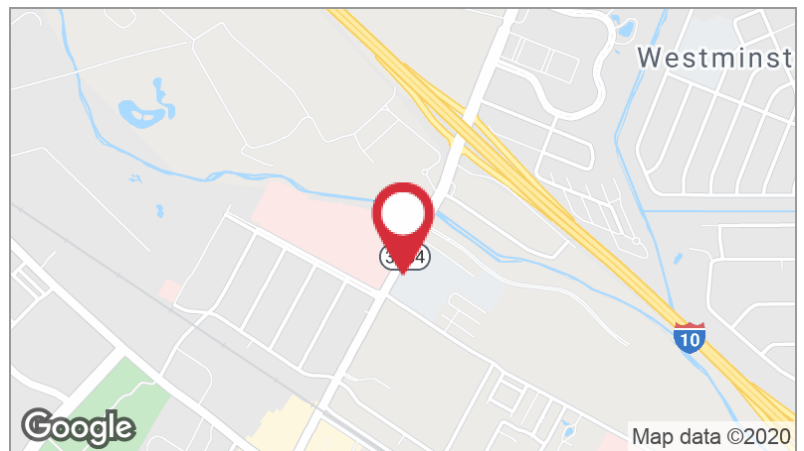
ZONING: C-AB-2

MARKET: Baton Rouge MSA

SUB MARKET: Baton Rouge Health District

CROSS STREETS: Essen Lane and Summa Avenue

TRAFFIC COUNT: 35,615



## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
5 MINUTE	19,653	\$62,089
10 MINUTE	160,598	\$54,929
15 MINUTE	325,432	\$48,060

\* Figures shown represent estimates

# Property Description



## Property Overview

The subject property is a 7,500 SF high-traffic retail restaurant location on Essen Lane directly across Our Lady of the Lake Hospital. Situated on 1.190 acres that is zoned C-AB-2, the site offers 78 parking spaces and offers pylon signage. Batch 13 occupies a small portion towards the front of the building. The space is equipped with a kitchen and spacious dining area, which is fully renovated for a great atmosphere. The breakfast and brunch restaurant has become an extremely popular dining destination in the Baton Rouge area. The remaining square footage in the property was previously occupied by Copeland's of New Orleans. The space can easily be combined back into one, larger restaurant concept and work well for one user. The subject property provides excellent access from both I-10 and I-12. The stretch of Essen Lane has an average daily traffic count of 35,615. The location and visibility of the subject property make this a highly desirable property for restaurants seeking a location in the Baton Rouge Health District.

## Location Overview

Essen Lane is a premier north-south corridor through the Baton Rouge Market that has unparalleled access to I-10 and I-12. The subject property is located in the middle of the Baton Rouge Health District which provides great access to Our Lady of the Lake Hospital, Baton Rouge General Hospital, and the newly built Our Lady of the Lake Children's Hospital. Essen Lane is characterized primarily by Class A office towers and multifamily complexes. The Essen- Bluebonnet Class A office submarket boasts an 84% occupancy rate over 2,026,909 SF of office space. These factors make the subject property a premier retail asset by providing the best day-time traffic Baton Rouge has to offer.

PROPERTY NAME: Former Copeland's & Batch 13

PROPERTY ADDRESS: 4957 Essen Lane  
Baton Rouge, LA 70809

PROPERTY TYPE: Retail

APN: 47643

LOT SIZE: 1.19 Acres

GROSS LEASABLE AREA: 7500 SF

PARKING SPACES: 78

ZONING: C-AB-2

NUMBER OF STORIES: One

FOUNDATION: Concrete Slab

WALLS: Stucco & Brick

ROOF: Gable Box

# Additional Photos



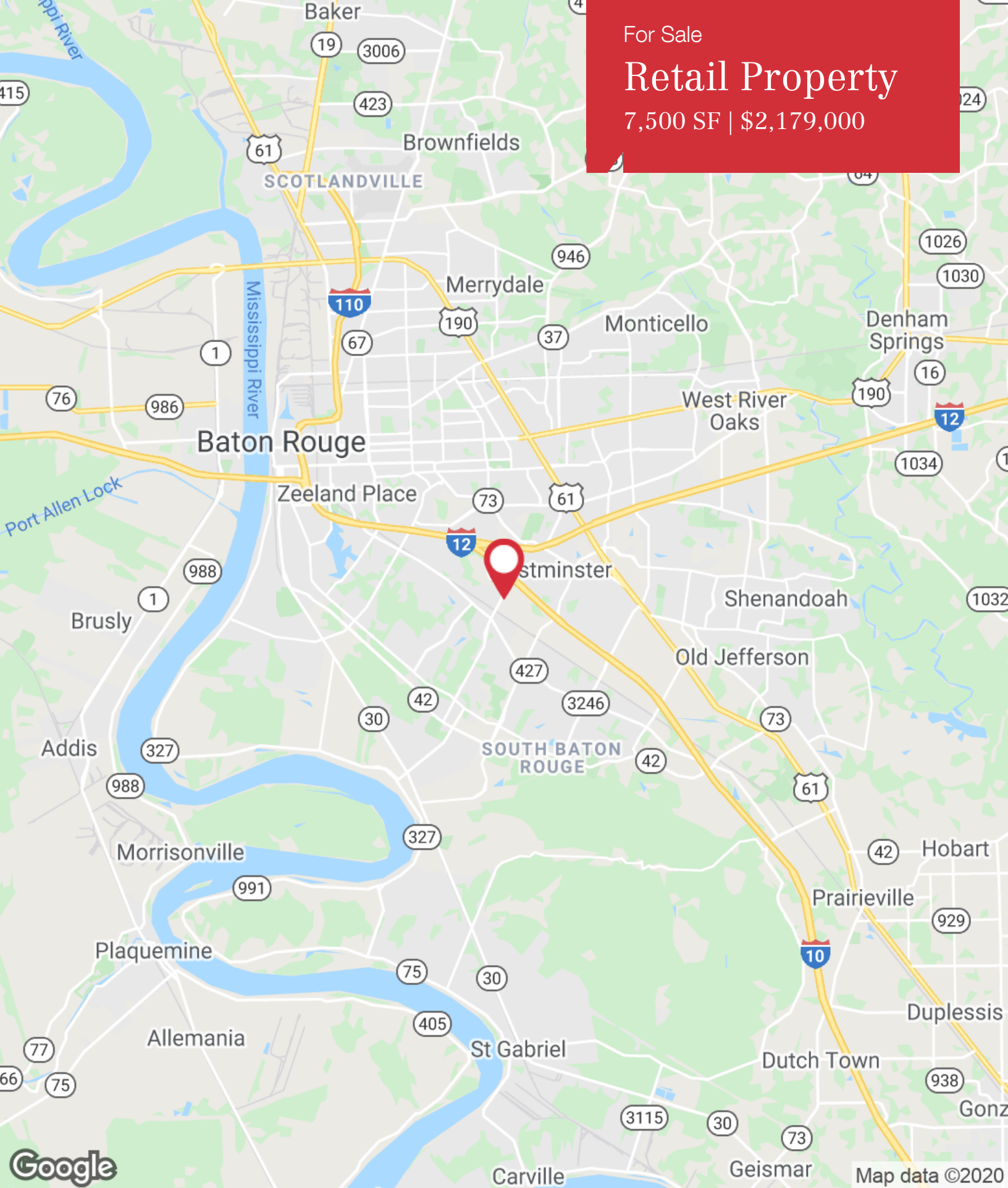
# Interior Pictures



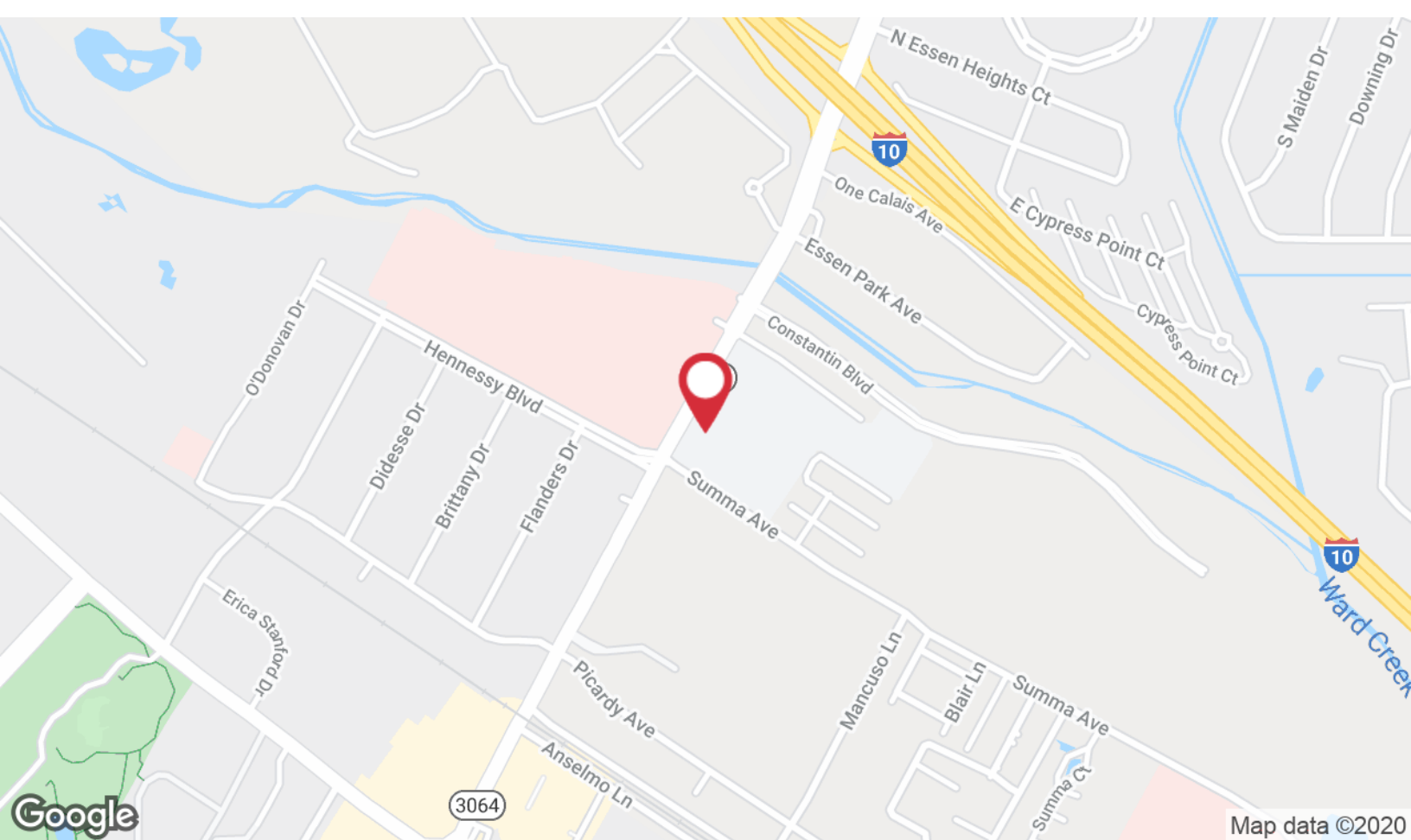
For Sale

# Retail Property

7,500 SF | \$2,179,000



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Baton Rouge, LA 70806  
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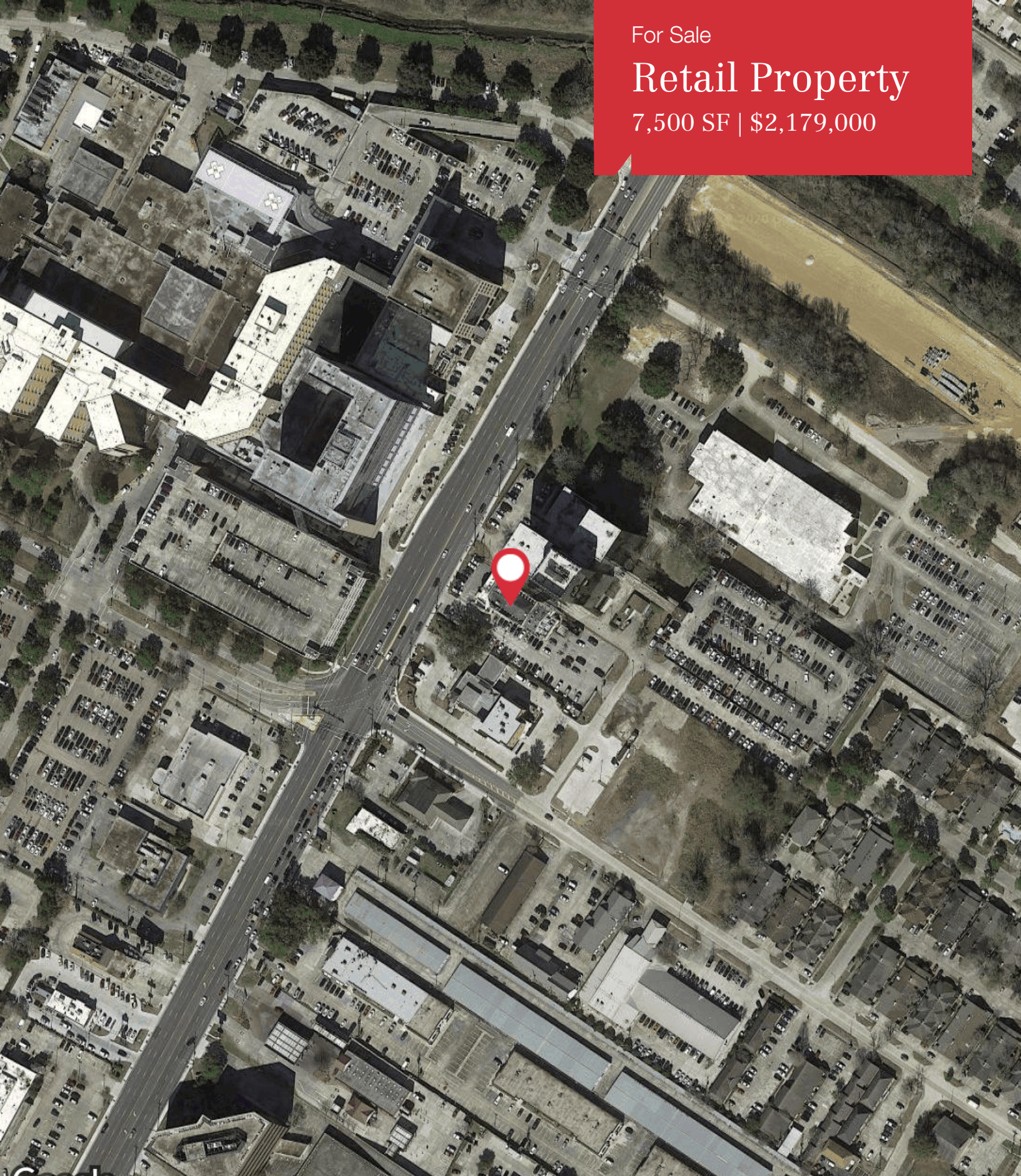




For Sale

# Retail Property

7,500 SF | \$2,179,000



Google

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# For Sale Retail Property 7,500 SF | \$2,179,000

**GENERAL NOTES:**

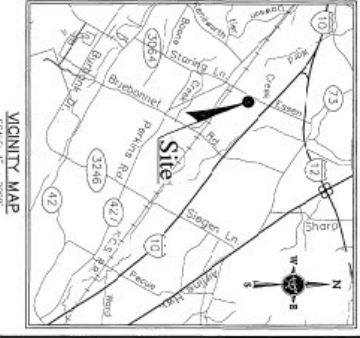
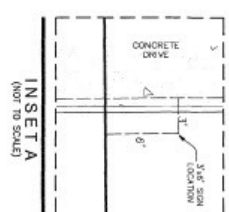
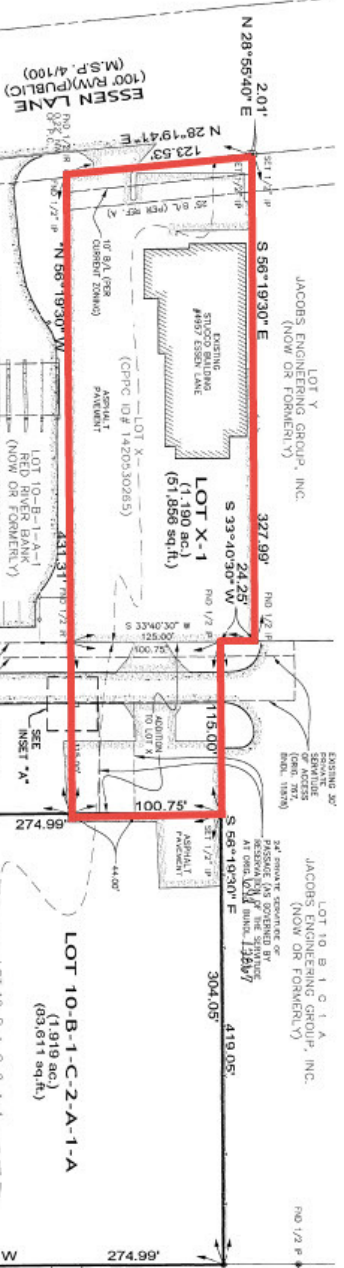
The property shown herein is located in Flood Zone "X" (With Shoaling). Base Flood Elevation is 30 feet (NAVD 1988). Base Flood Elevation is subject to change and should be verified with the Engineering Division of the Department of Public Works, Flood Insurance Data Maps and revised frequency and can be found online at: [www.fema.gov](http://www.fema.gov)

**FLOOD AREAS DENIED:**

Zone "X": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined). Zone "X" (With Shoaling): Areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 statute mile, and areas protected by levees from 1% annual chance flood. Zone "X-1": Commercial Mobile Beverage (CMB) & C-2 (Heavy Commercial) (Lot 10-B-1-C-2-A-1) Zoning information should be verified with City/Parish Planning Commission.

100' RIVER BANK (NEW OR FORMERLY)  
 10' B.A. (VER. OCEANIC ZONING)  
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NOTES:  
 1. The survey was made by LandSource, Inc., to verify title, actual right ownership, fee restrictions, servitudes, or other burdens on the property other than that furnished by the deed or its representation.  
 2. No attempt has been made by LandSource, Inc., to verify title, actual right ownership, fee restrictions, servitudes, or other burdens on the property other than that furnished by the deed or its representation.  
 3. The underground utilities shown herein have been located from visible utility features, and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically tested the underground utilities except for above ground visible utility features.



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**DEDICATION:**  
 The streets and rights of way shown herein, if not previously dedicated to the public, are hereby dedicated to the public for use as streets, sidewalks, and alleys. The dedication is subject to the approval of the governing authority having jurisdiction over the public use of streets, sidewalks, and alleys. The dedication is not binding until it is accepted by the governing authority having jurisdiction over the public use of streets, sidewalks, and alleys. The dedication is not binding until it is accepted by the governing authority having jurisdiction over the public use of streets, sidewalks, and alleys. The dedication is not binding until it is accepted by the governing authority having jurisdiction over the public use of streets, sidewalks, and alleys.

**NOTE:**  
 The approval of this plat or map does not release the immediate property owner or future property owner from the obligation to comply with all applicable state and city regulations, including but not limited to zoning, subdivision, and other regulations, governing the use and development of the land shown on this plat or map. The approval of this plat or map does not release the owner or contractor from complying with any such regulations. The approval of this plat or map does not release the owner or contractor from complying with any such regulations. The approval of this plat or map does not release the owner or contractor from complying with any such regulations.

**MAP SHOWING EXCHANGE OF PROPERTY BETWEEN LOTS X & 10-B-1-C-2-A-1**  
**LOTS X-1 & 10-B-1-C-2-A-1-A**  
**BEING A PORTION OF SILVERSIDE PLANTATION**  
**LOCATED IN SECTION 53, T-7-S, R-1-E,**  
**GREENSBURG LAND DISTRICT,**  
**EAST BATON ROUGE PARISH, LOUISIANA**  
**FOR**  
**COPELAND'S OF NEW ORLEANS, L.L.C.**

**APPROVED**  
 \_\_\_\_\_  
 Daniel L. Copeland, P.L.S.  
 City and Parish Planning Commission

**CERTIFICATION:**  
 This is to certify that this plat is made in accordance with the provisions of the Louisiana Surveying Law, and that the surveying party is duly licensed and qualified to practice the profession of surveying in the State of Louisiana. The surveying party is duly licensed and qualified to practice the profession of surveying in the State of Louisiana. The surveying party is duly licensed and qualified to practice the profession of surveying in the State of Louisiana.

Date: 2/2/2018  
 Case: C-1934-Hval-Schulz-687

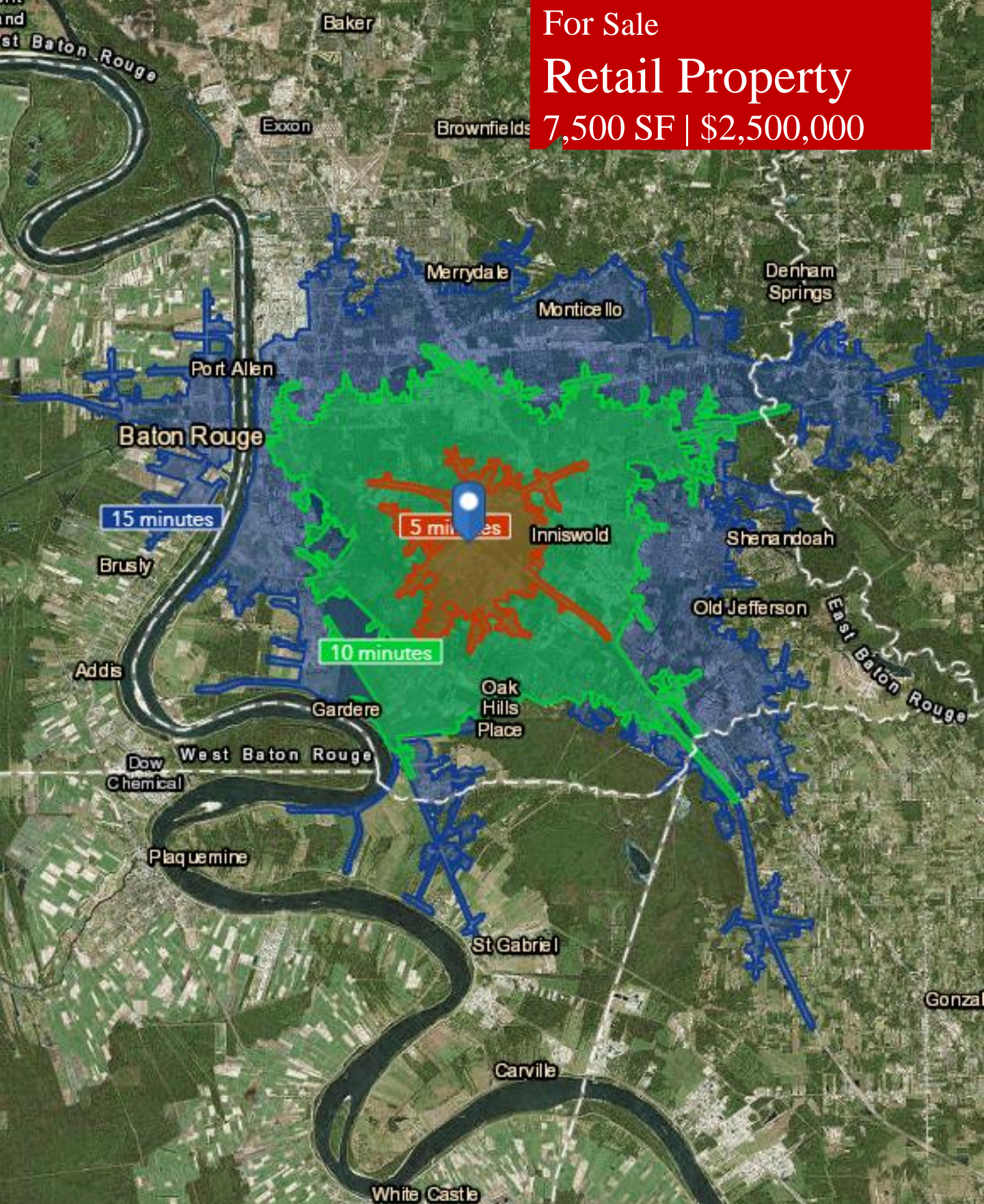
# Retailer / Job Provider Map



Google

Map data © 2020 Imagery © 2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

For Sale  
Retail Property  
7,500 SF | \$2,500,000



For Sale

# Retail Property

7,500 SF | \$2,500,000

## KEY FACTS



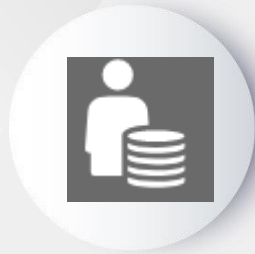
5 MINUTE	19,653	38.8	9,460
10 MINUTE	160,598	36.2	69,324
15 MINUTE	325,432	33.9	133,004

### POPULATION

### MEDIAN AGE

### HOUSEHOLDS

## EMPLOYMENT STATS



5 MINUTE	3.0%	\$70,472	\$62,089
10 MINUTE	3.4%	\$55,167	\$54,929
15 MINUTE	4.0%	\$38,480	\$48,060

### UNEMPLOYMENT RATE

### MEDIAN NET WORTH

### MEDIAN HOUSEHOLD INCOME