



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE JABBY'S PIZZA ACADIAN PERKINS PLAZA SHOPPING CENTER

**3627 Perkins Rd
Baton Rouge, LA 70808**

CARMEN AUSTIN, MBA, CCIM, SIOR
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FOR LEASE: JABBY'S PIZZA | ACADIAN PERKINS PLAZA

3627 PERKINS RD, BATON ROUGE, LA 70808

1,636 SF

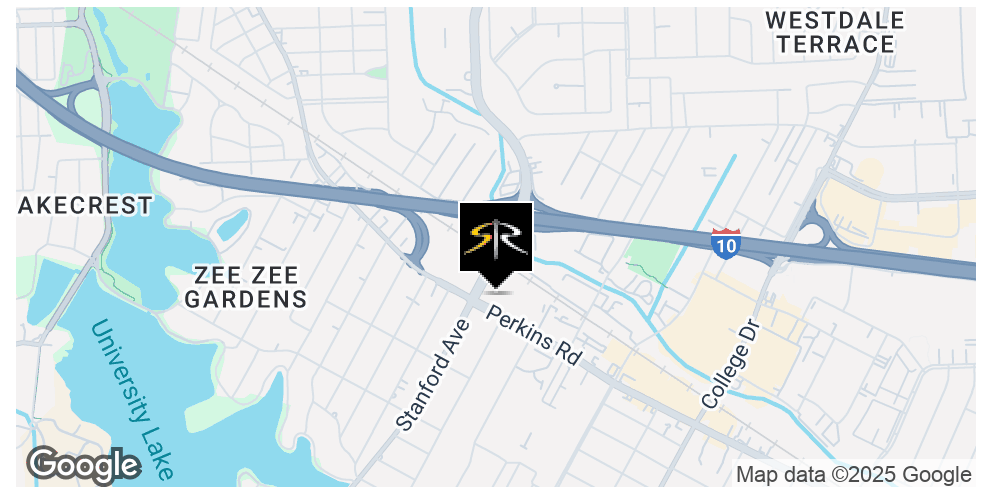


OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (NNN)
Available Building 2:	1,636 SF + 750 SF Patio
Zoning:	CAB-1 & C-1 (Neighborhood Commercial)
Traffic Count:	+/-28,000 VPD
FF&E:	Included

PROPERTY OVERVIEW

Turn-key Restaurant Space in the Heart of the Perkins Corridor corner of Acadian and Perkins Road near LSU and Perkins Road Overpass Area.



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COMPLETE HIGHLIGHTS

• SPACE DETAILS

- Indoor Space: 1,636 SF
- Outdoor Patio: ±750 SF of private patio area — perfect for alfresco dining or events
- Zoning: CAB-1 & C-1 (Neighborhood Commercial)
- **IMPROVEMENTS & FF&E**
- Fully built-out restaurant space
- Includes custom pizza oven, prep areas, refrigeration, sinks, hood system, and more
- All existing furniture, fixtures & equipment (FF&E) remain in place — ideal for pizza, deli, cafe, or fast-casual conversion

- High ceilings and flexible open layout

• ACADIAN PERKINS PLAZA HIGHLIGHTS

- Anchored by high-performing retail co-tenants The Foyer, Burgersmith, AT&T Purple Cow, Smoothie King and Mattress Firm
- Excellent visibility and access from Perkins Rd and Acadian Thruway
- Ample shared parking
- Located in a well-established Southdowns and Perkins Road Overpass trade area with strong demographics and access to LSU and I-10

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PROPERTY HIGHLIGHTS

- **DEMOGRAPHICS SNAPSHOT: (1-Mile Radius)**
- Population: 10,500+
- Average Household Income: \$89,000+
- Traffic Counts: ±28,000 VPD on Perkins Rd / Acadian
- **IDEAL USES:**
- Boutique Pizza or Pasta Concept
- Craft Beer Taproom
- Upscale Coffee Bar
- Deli, Juice Bar, or Vegan Café
- Ghost Kitchen or Delivery Hub

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R. G. CLAITOR'S REALTY

3617 PERKINS ROAD, BATON ROUGE, LOUISIANA, 70808

BUILDING 'A' - TWO STORY

TOTAL AREA12,460 SF
BURGER SMITH RESTAURANT - 4,094 SF
ATT CELL PHONE SALES - 1,995 SF
SECOND FLOOR OFFICE - 6,105 SF

BUILDING 'A' TOTAL CARS REQUIRED59 CARS

BUILDING 'B' - TWO STORY

TOTAL AREA18,200 SF
FIRST FLOOR - 8,835 SF LEASE AREA
SECOND FLOOR - 8,673 SF LEASE AREA

BUILDING 'B' TOTAL CARS REQUIRED79 CARS

BUILDING 'C'

TOTAL AREA311,357 SF
PURPLE COW - 12,400 SF
CLAITOR PUBLISHING - 9,598 SF
SECOND LEVEL - 982 SF
THE FOYER - 8,377 SF

BUILDING 'C' TOTAL CARS REQUIRED102 CARS

OUT PARCEL BUILDING ONE AND BUILDING TWO:

TOTAL AREA NEW BUILDING ONE AND TWO6,801 S.F.
MATTRESS FIRM - BUILDING ONE SUITE A - 4,063 SF
SMOOTHIE KING - BUILDING ONE SUITE B - 1,100 SF
ROCK N ROLL SUSHI - BUILDING TWO - 1,638 SF

BUILDING ONE & TWO TOTAL CARS REQUIRED23 CARS

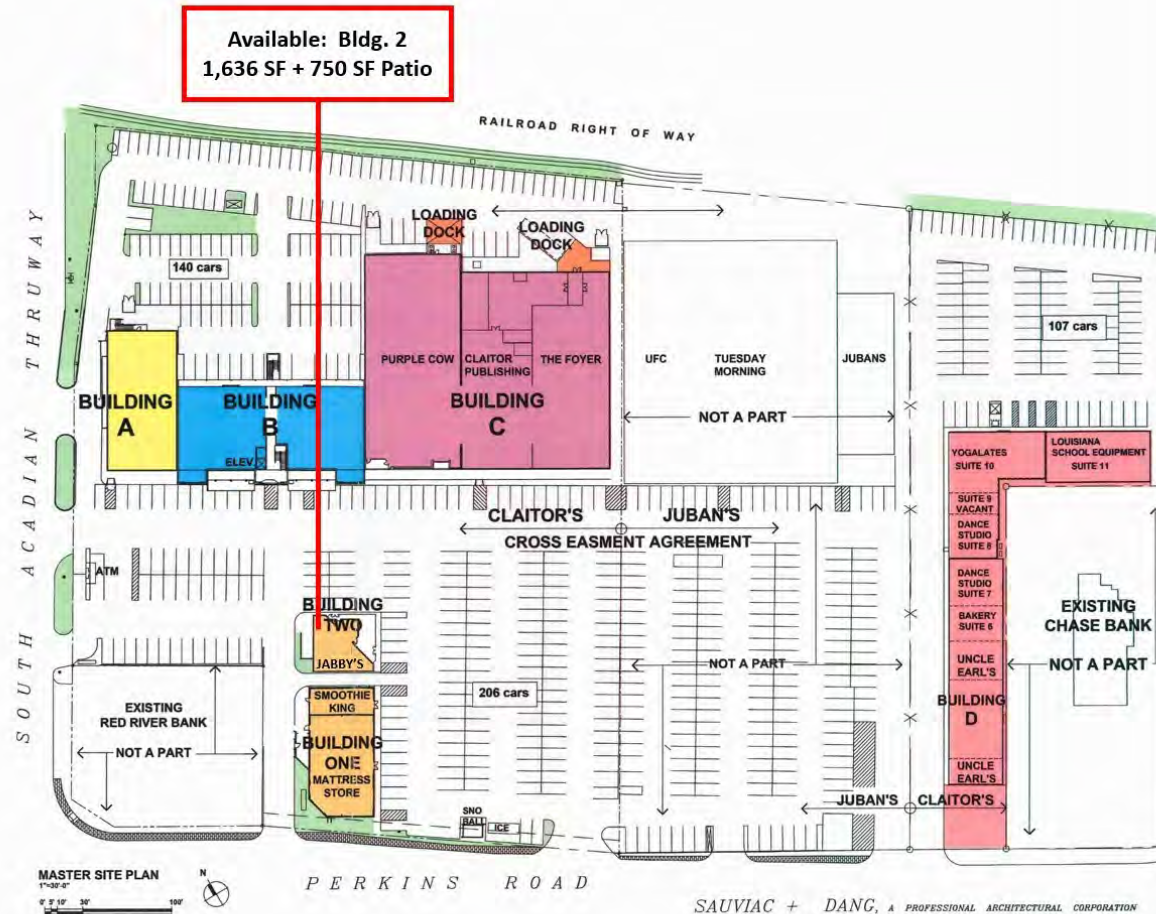
TOTAL CARS REQUIRED263 CARS

TOTAL CARS PROVIDED352 CARS
OF WHICH 13 ARE HANDICAPPED ACCESSIBLE

BUILDING 'D'

TOTAL AREA15,510 SF
SUITE 1-5 - UNCLE EARL'S - 3,662 SF
SUITE 6 - COUNTER SPACE BAKERY - 1,635 SF
SUITE 7 - CANGELOSI DANCE STUDIO - 1,650 SF
SUITE 8 - CANGELOSI DANCE STUDIO - 1,300 SF
SUITE 9 - VACANT - 900 SF
SUITE 10 - YOGALATES - 3,083 SF
SUITE 11 - LOUISIANA SCHOOL EQUIP. - 3,280 SF

BUILDING 'D' TOTAL CARS107 CARS



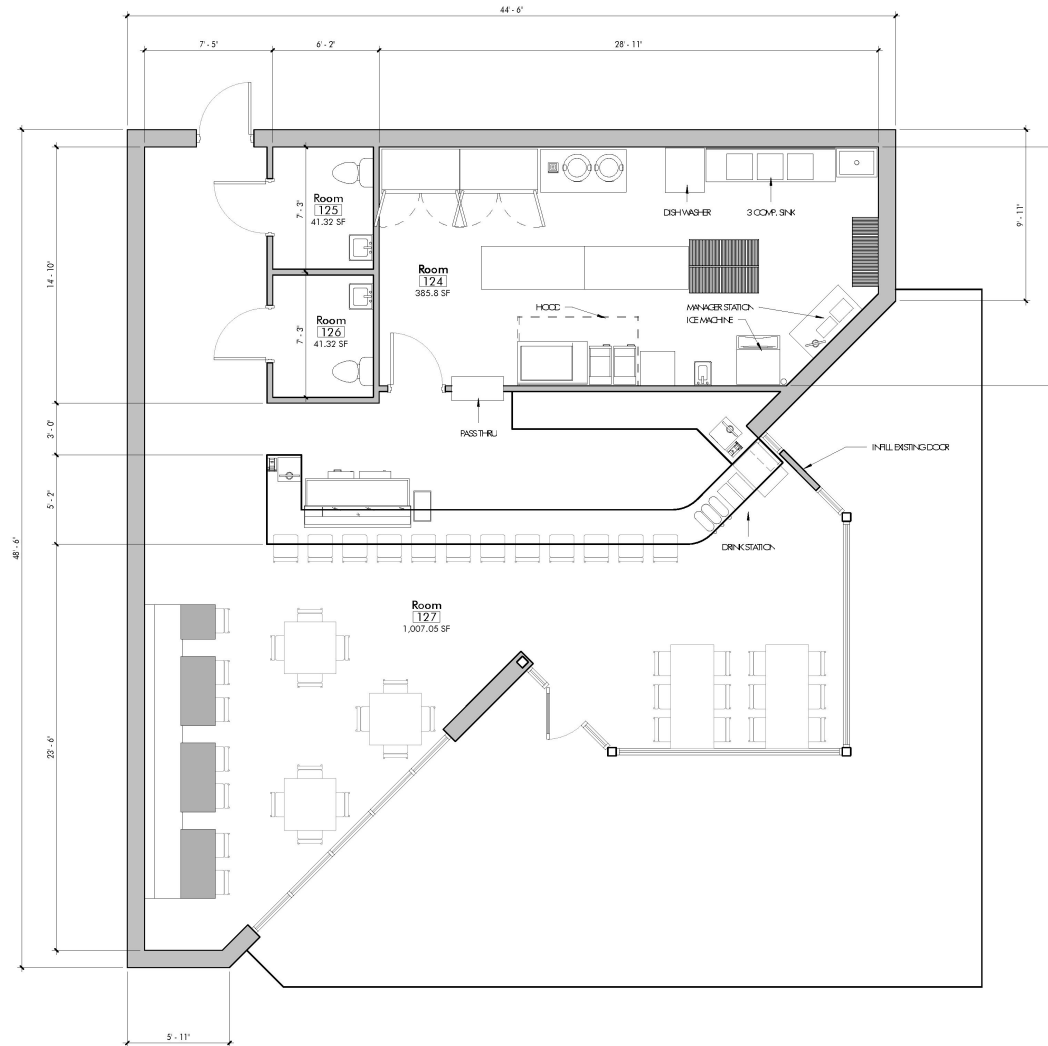
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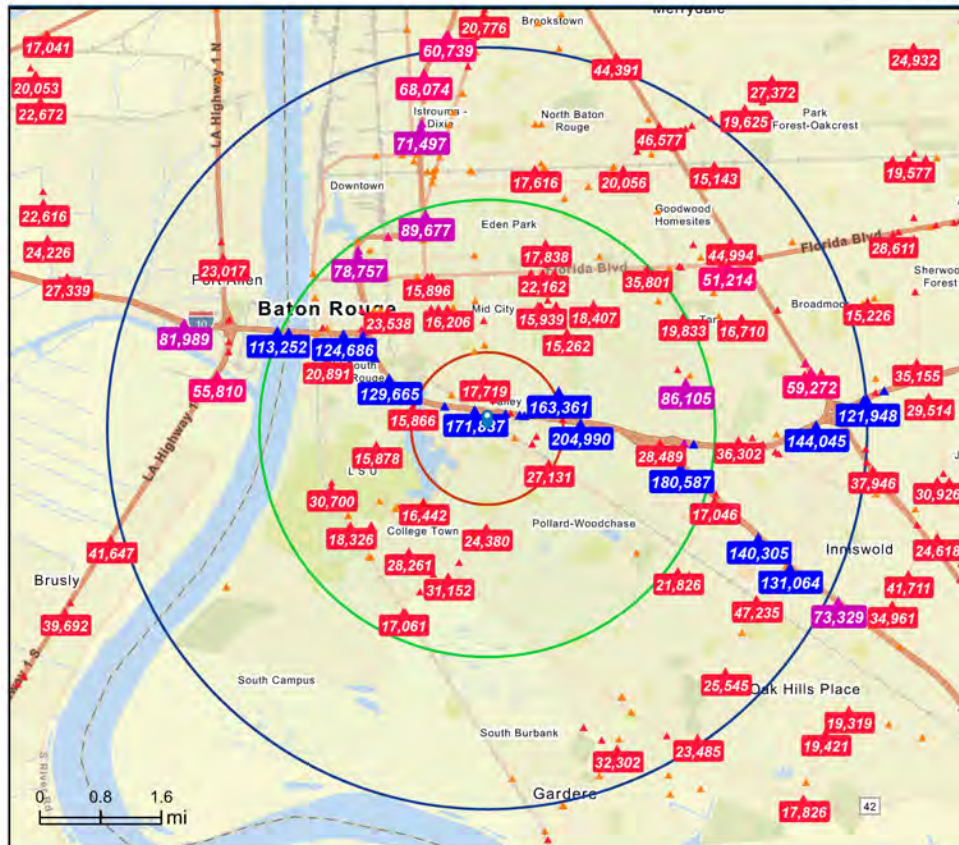


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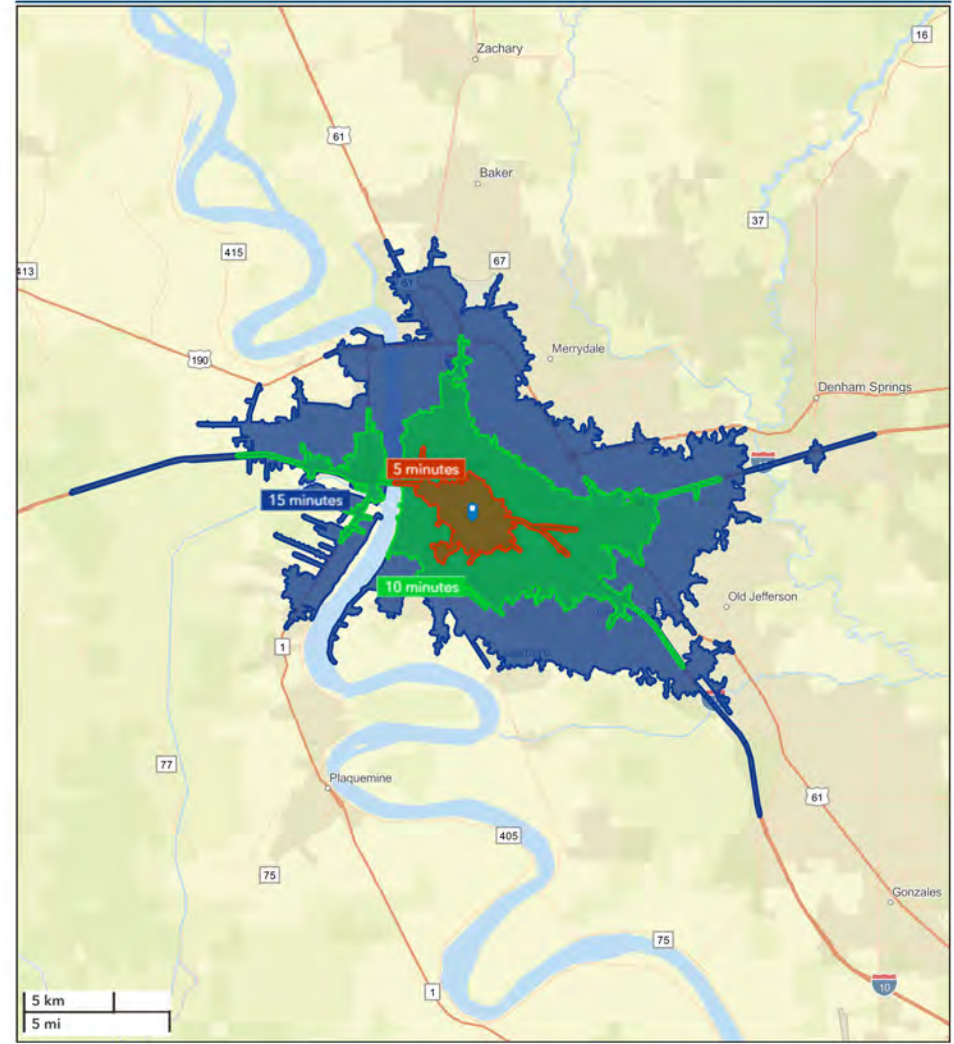
TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTES FOR LEASE: JABBY'S PIZZA | ACADIAN PERKINS PLAZA

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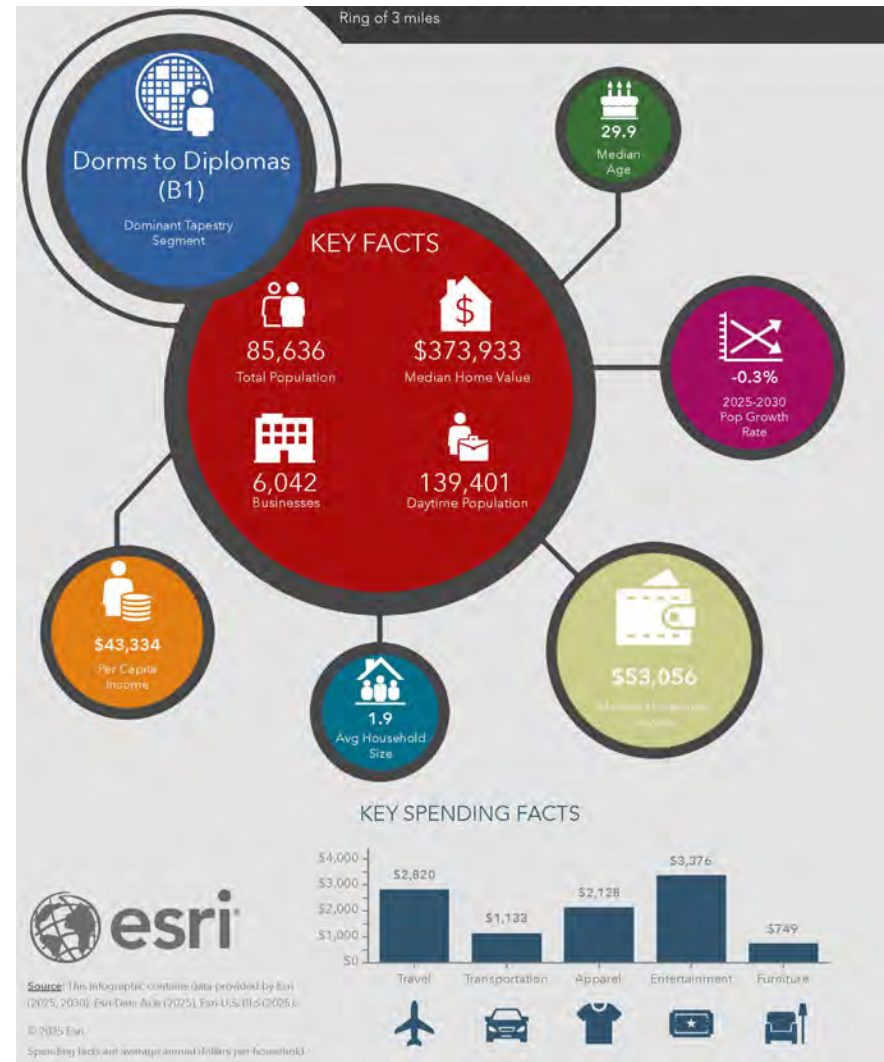
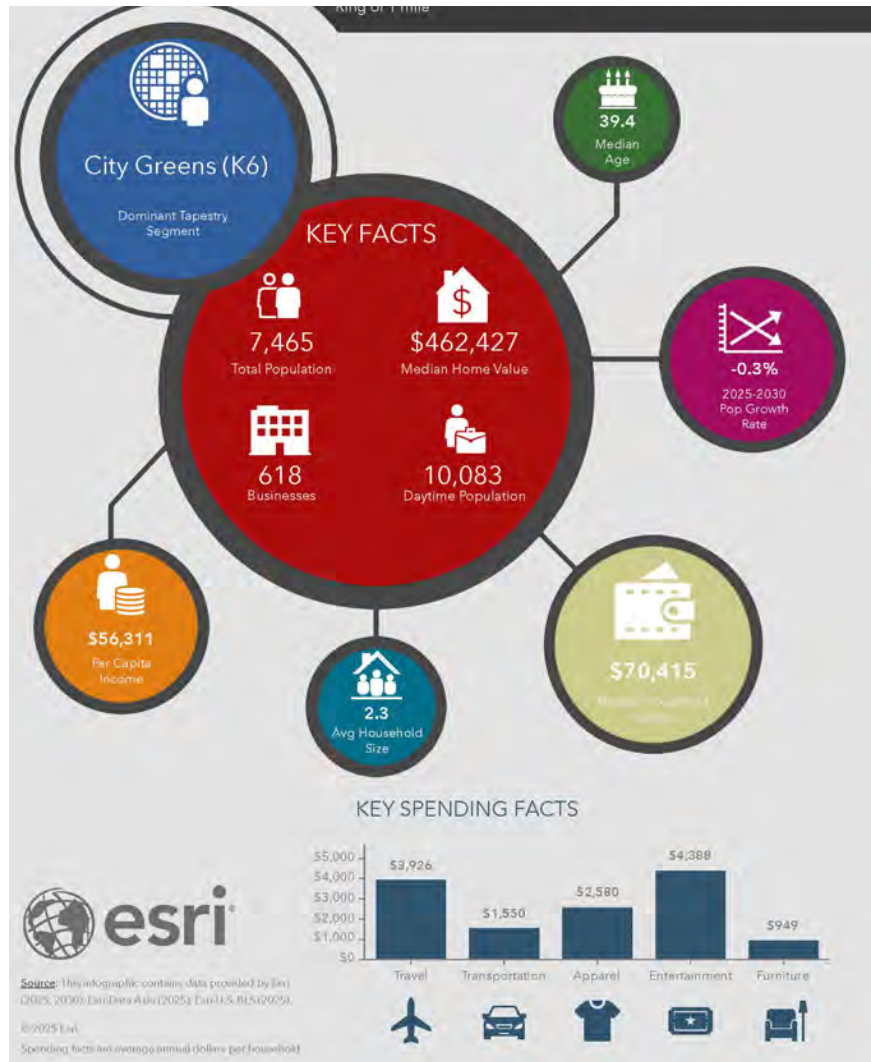
Average Daily Traffic Volume
 ● Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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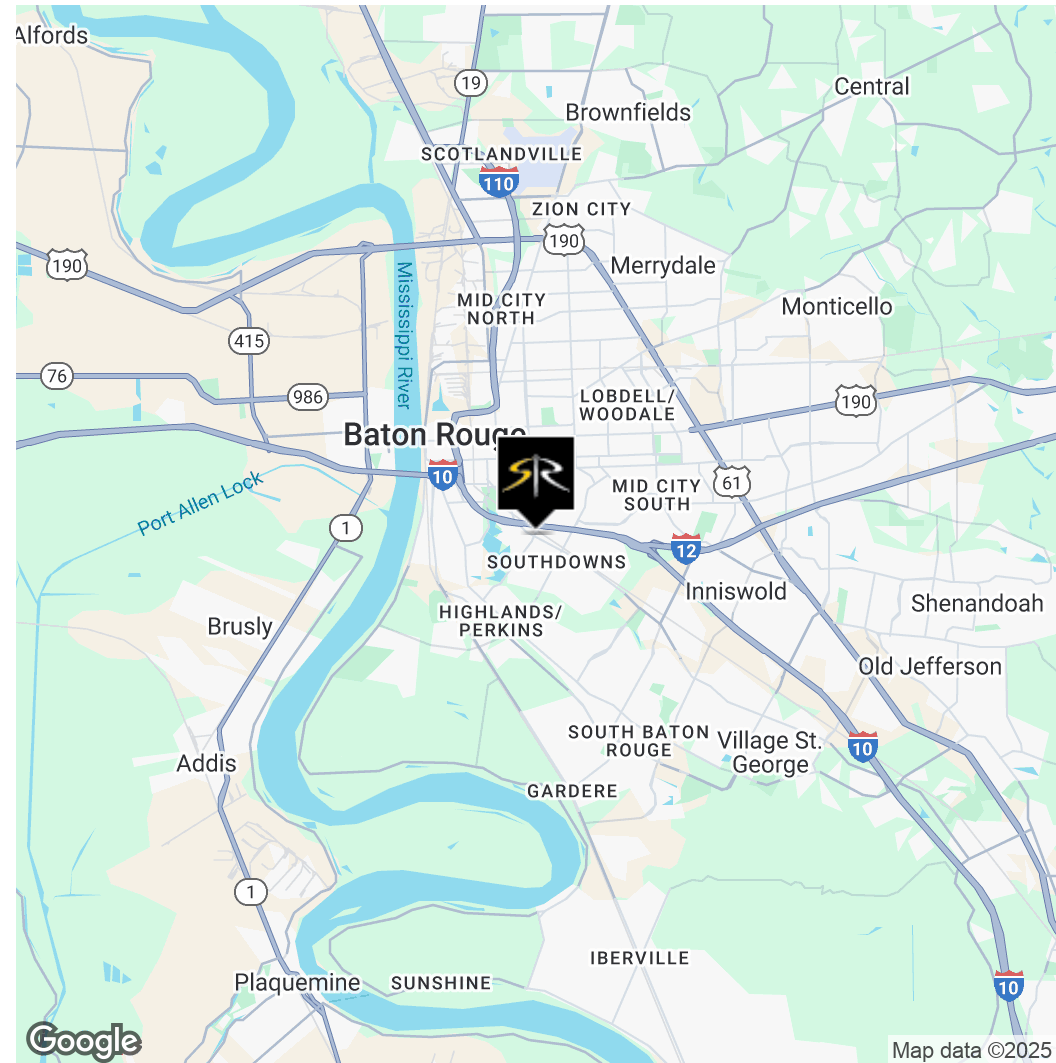
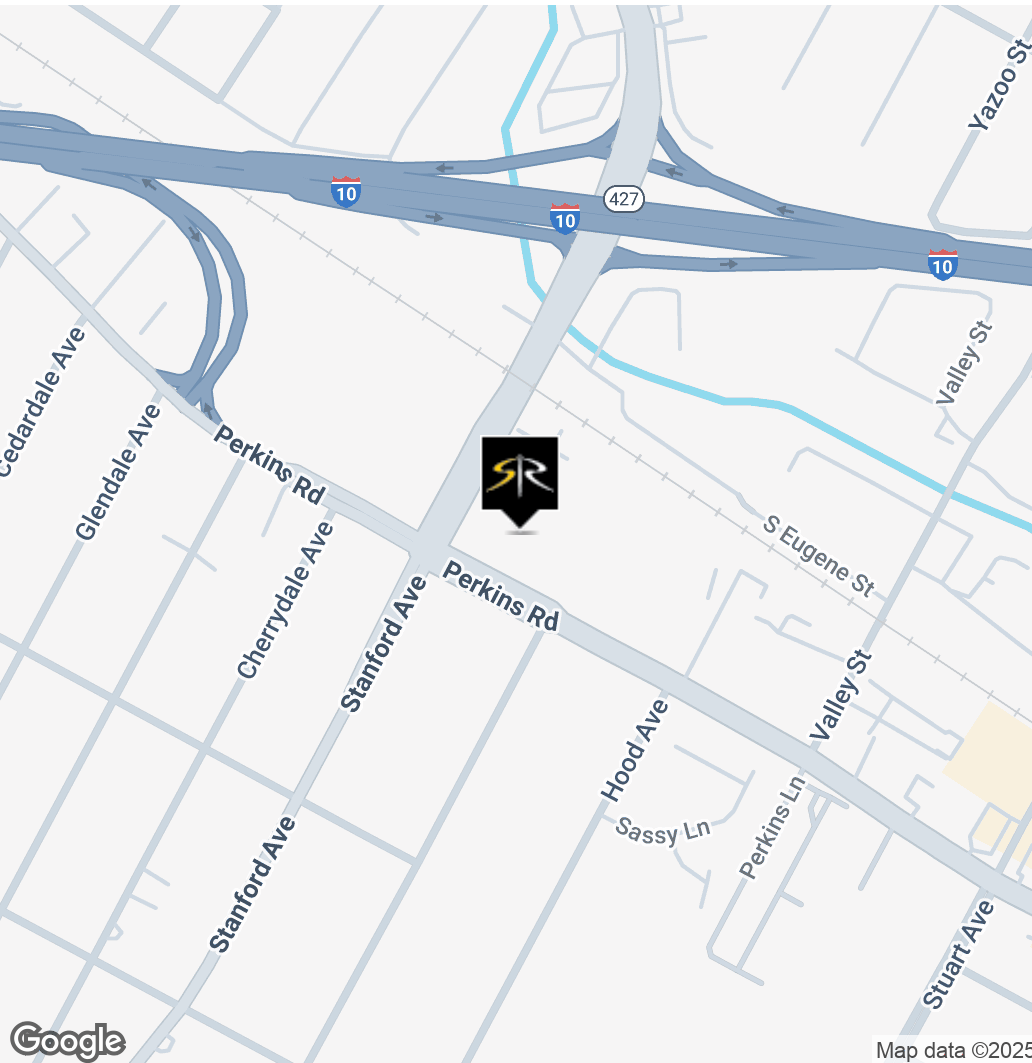
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LOCATION MAPS

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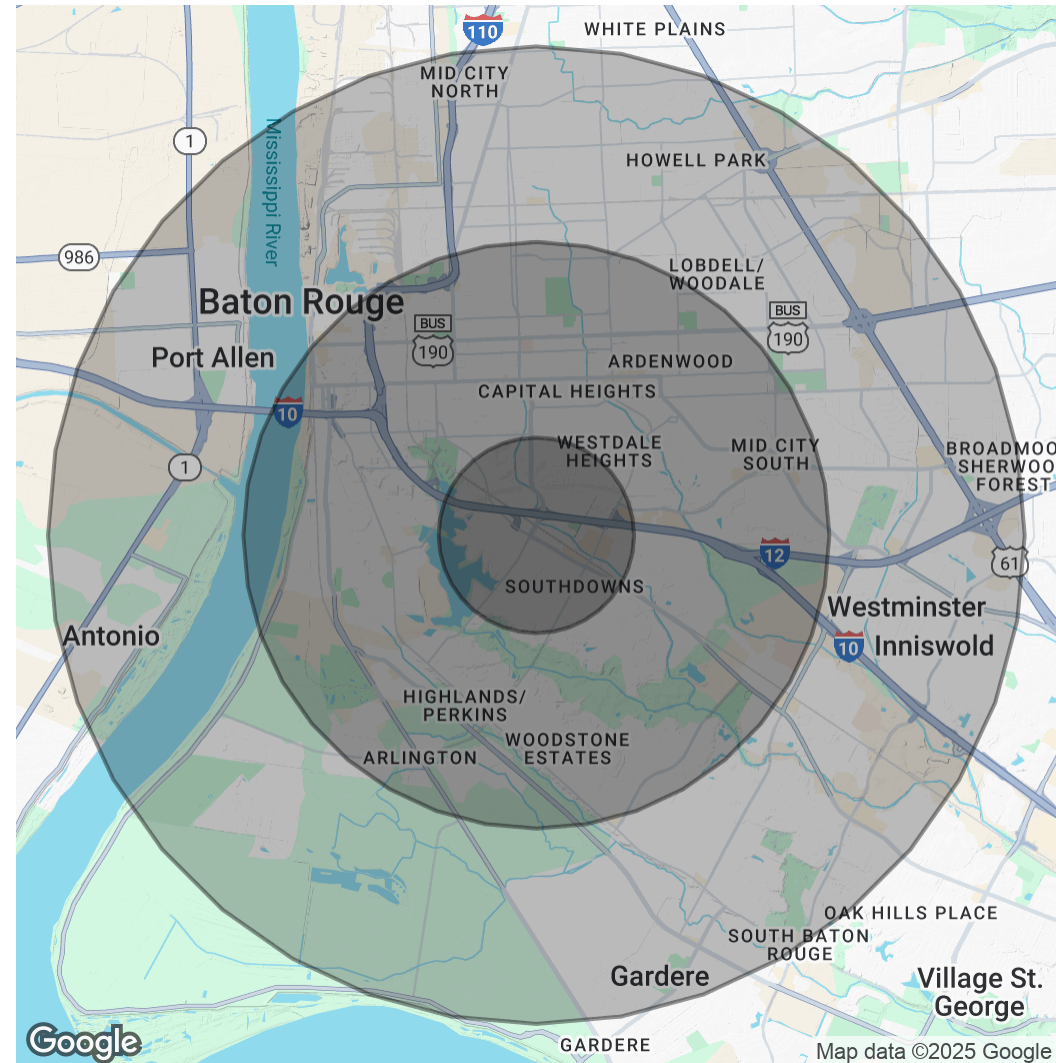
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,814	85,632	171,763
Average Age	41	36	37
Average Age (Male)	40	36	36
Average Age (Female)	41	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,439	36,440	73,687
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$108,561	\$83,147	\$78,617
Average House Value	\$529,231	\$390,007	\$336,295

Demographics data derived from AlphaMap



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