

THE EVERLY *at* ROUZAN

4850 ROUZAN SQUARE AVE, BATON ROUGE, LA 70808



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For Lease

\$35.00 PSF/SF



THE EVERLY AT ROUZAN

The Everly at Rouzan is an elegant, recently completed multifamily development designed with meticulous attention to detail. Located on the ground floor of the building's eastern wing, the retail-commercial component offers a premier leasing opportunity within this high-quality mixed-use environment. The Everly features 277 residential units and a full suite of upscale amenities, including a private parking garage, resort-style pool, landscaped courtyards, and thoughtfully designed community spaces, creating a vibrant and built-in customer base for retail tenants.

- Three suites available
- **Suite 1:** 2,018 SF
- **Suite 2:** 2,306 SF
- **Suite 3:** 3,598 SF
- Suites 1 & 2 can be combined
- Tenant improvement allowance for qualified tenants
- Blank slate allowing for tenant custom buildout
- High income demographics
- Ideal for restaurant/coffee/spa/clothing/health & wellness operators
- Street, garage parking, and retail additional parking

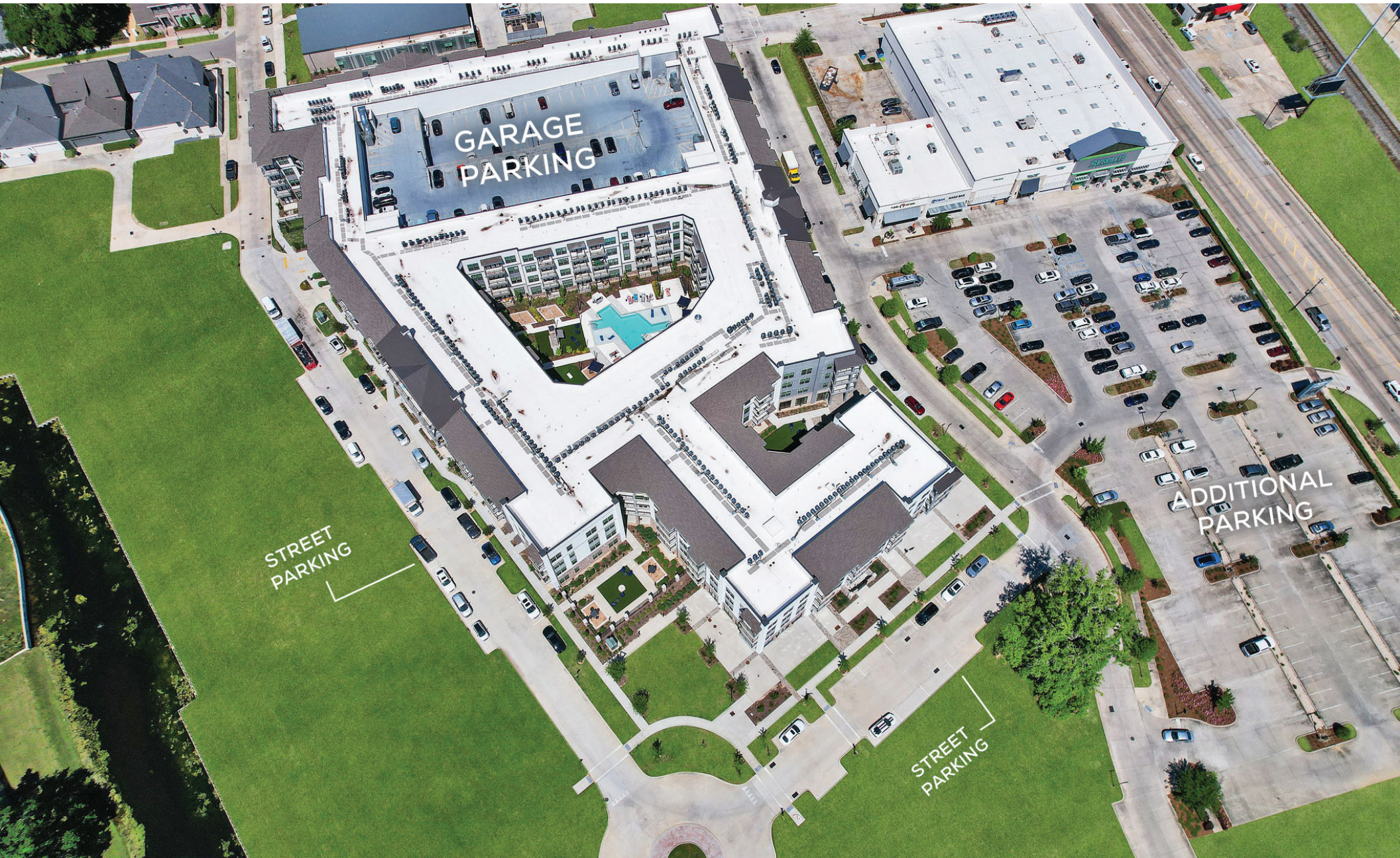
For Lease



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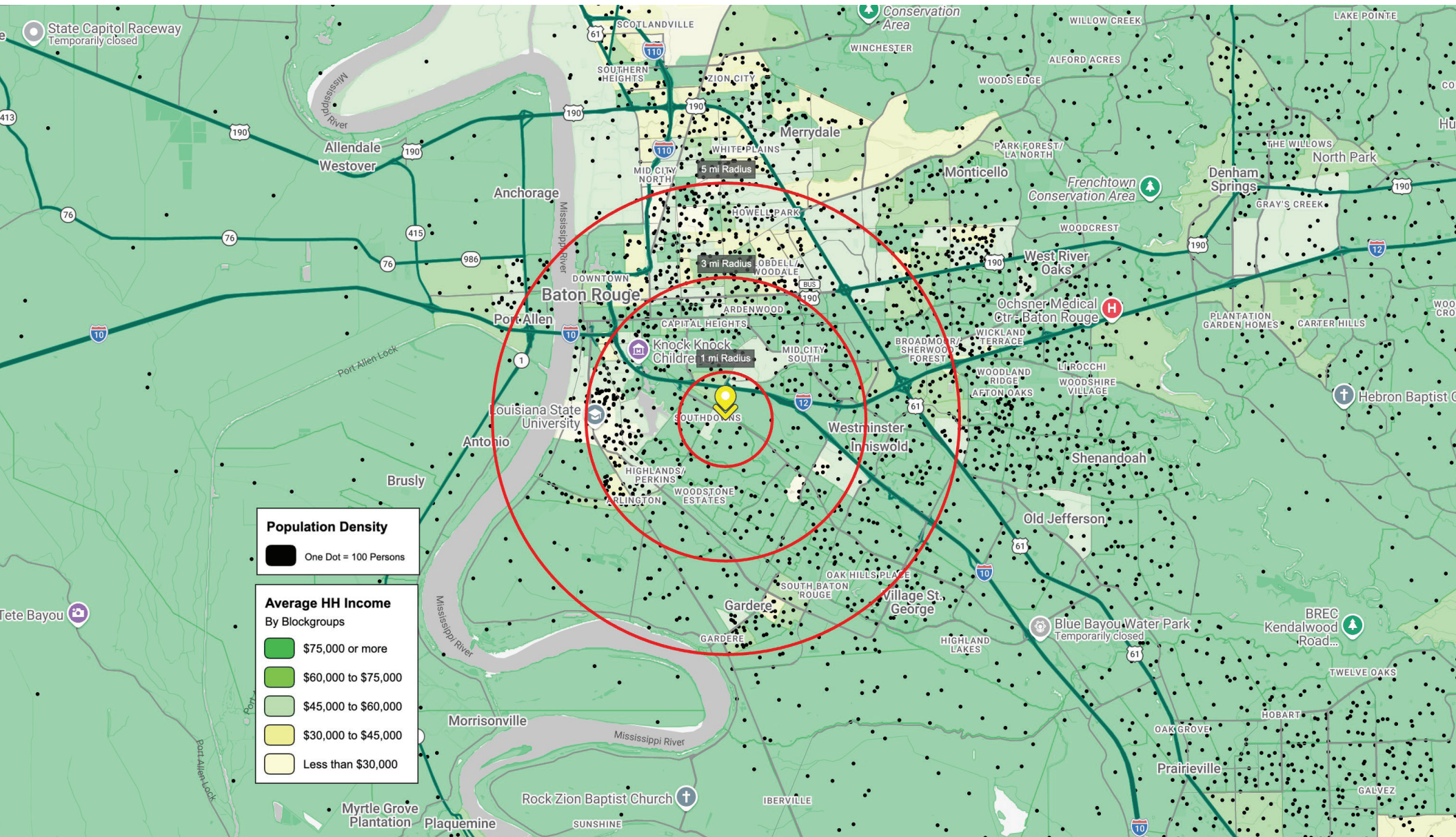


ROUZAN

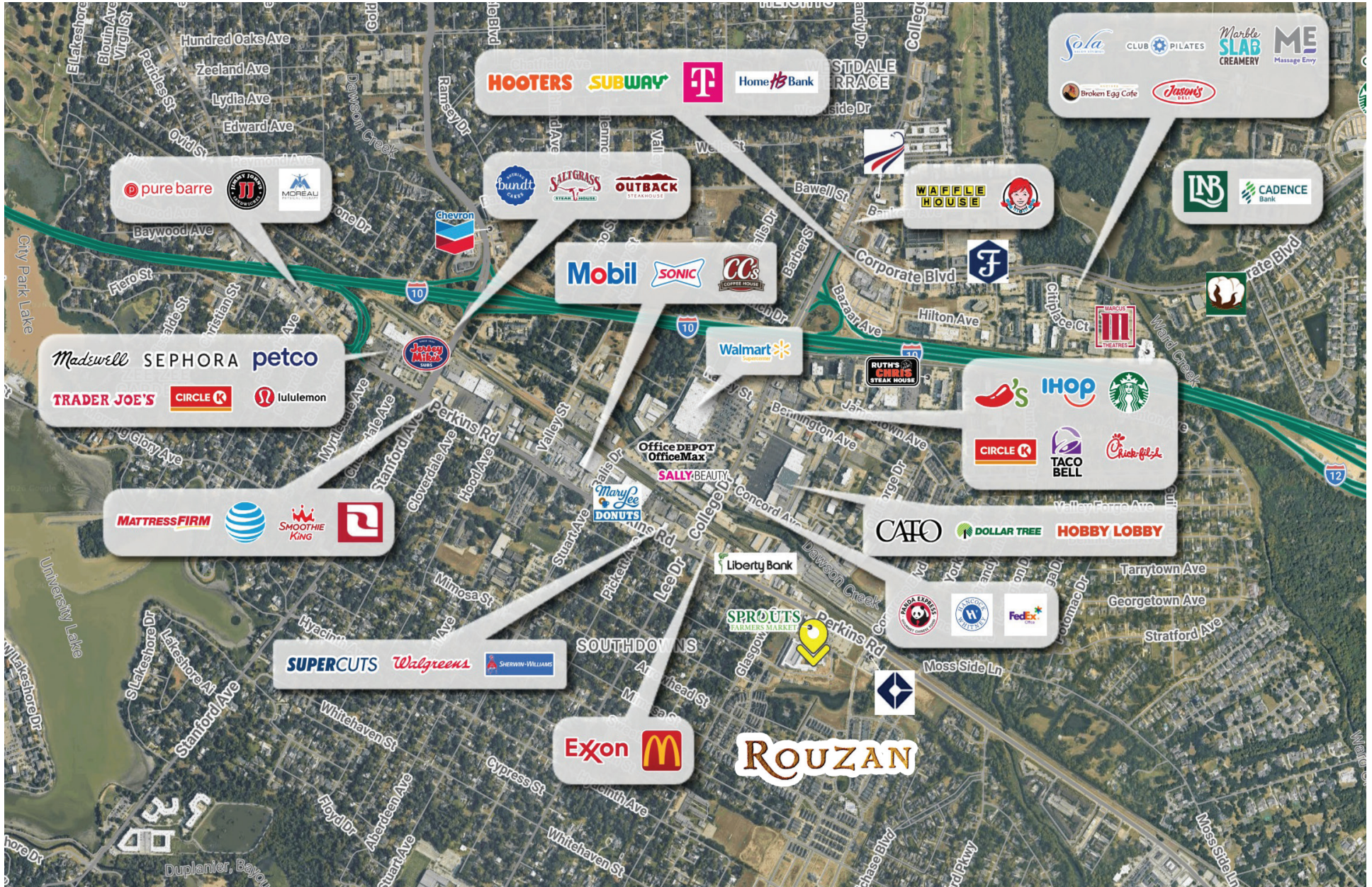
THE EVERLY at ROUZAN

PERKINS RD

For Lease

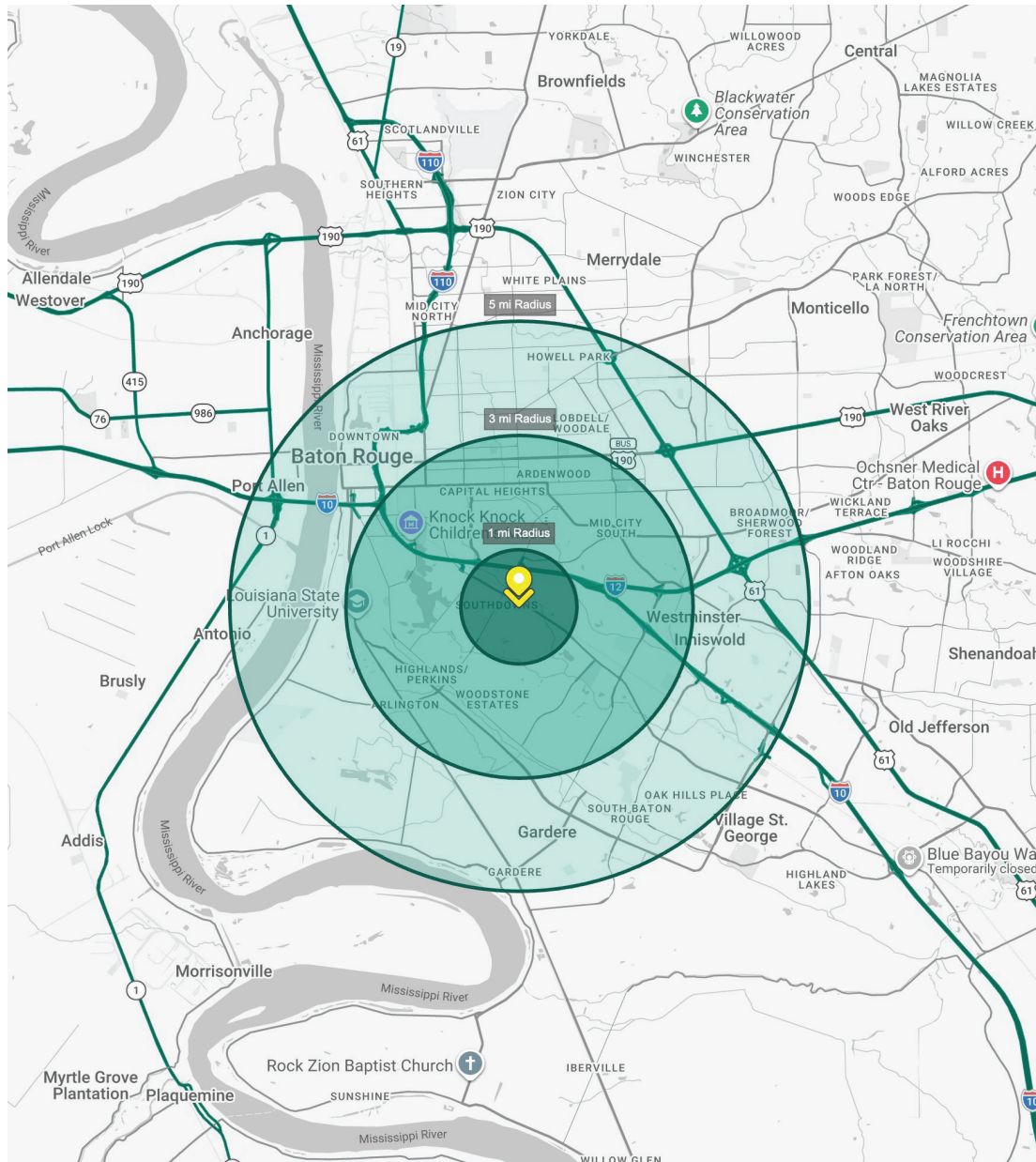


For Lease



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1 mi radius **3 mi radius** **5 mi radius**



Population

2025 Estimated Population	7,257	85,968	191,040
2030 Projected Population	7,091	83,284	185,749
2020 Census Population	7,185	86,962	192,059
2010 Census Population	6,690	80,274	182,526
Projected Annual Growth 2025 to 2030	-0.5%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.6%	0.5%	0.3%
2025 Median Age	36.9	33.0	33.7

Households

2025 Estimated Households	3,054	36,724	80,890
2030 Projected Households	3,076	36,458	80,719
2020 Census Households	3,105	37,808	82,231
2010 Census Households	2,744	36,220	77,799
Projected Annual Growth 2025 to 2030	0.1%	-0.1%	-
Historical Annual Growth 2010 to 2025	0.8%	-	0.3%

Race and Ethnicity

2025 Estimated White	66.2%	58.0%	46.7%
2025 Estimated Black or African American	25.0%	31.1%	41.9%
2025 Estimated Asian or Pacific Islander	2.6%	4.5%	4.2%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2025 Estimated Other Races	5.8%	6.1%	6.9%
2025 Estimated Hispanic	6.7%	6.5%	7.2%

Income

2025 Estimated Average Household Income	\$139,535	\$107,117	\$97,527
2025 Estimated Median Household Income	\$93,879	\$71,811	\$67,315
2025 Estimated Per Capita Income	\$58,872	\$46,283	\$41,600

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.5%	3.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.8%	5.1%
2025 Estimated High School Graduate	15.7%	16.8%	22.8%
2025 Estimated Some College	14.6%	17.4%	17.8%
2025 Estimated Associates Degree Only	4.8%	5.9%	6.5%
2025 Estimated Bachelors Degree Only	29.1%	27.9%	25.1%
2025 Estimated Graduate Degree	31.4%	25.6%	19.4%

Business

2025 Estimated Total Businesses	732	5,200	13,014
2025 Estimated Total Employees	9,027	62,432	147,795
2025 Estimated Employee Population per Business	12.3	12.0	11.4
2025 Estimated Residential Population per Business	9.9	16.5	14.7