



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE | STAND-ALONE SOUTHDOWNS RETAIL/OFFICE BUILDING

**4396 Perkins Rd
Baton Rouge, LA 70808**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

FOR LEASE | STAND-ALONE SOUTHDOWNS RETAIL/OFFICE BUILDING

4396 PERKINS RD, BATON ROUGE, LA 70808

3,600 SF

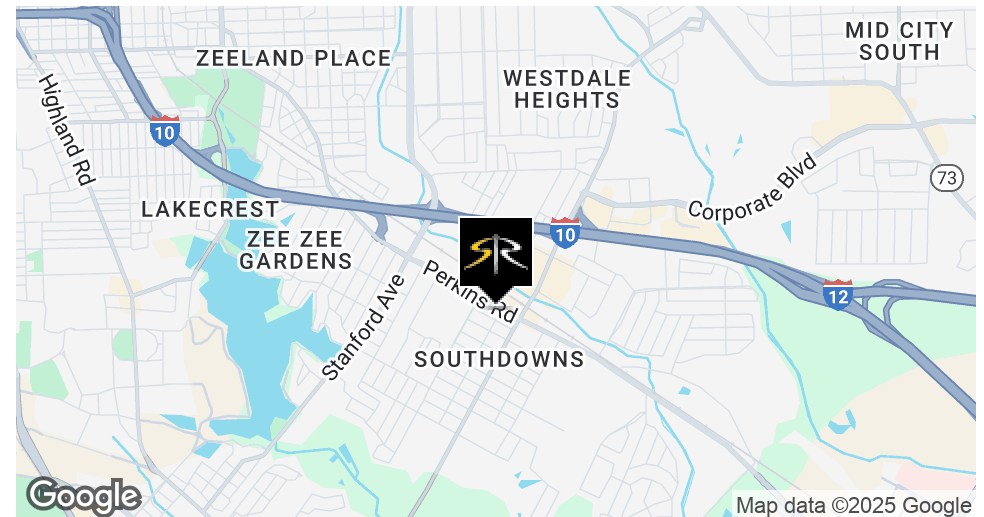


OFFERING SUMMARY

Lease Rate:	\$17.90 SF/yr (NNN)
Building Size:	3,600 SF
Lot Size:	0.376 Acres
Zoning:	C1
Flood Zone:	"X"
Pylon Sign:	Yes

PROPERTY OVERVIEW

FOR LEASE | STAND-ALONE SOUTHDOWNS RETAIL/OFFICE BUILDING ideal for users seeking a visible Perkins Road presence.



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PROPERTY DESCRIPTION

FOR LEASE | STAND-ALONE SOUTHDOWNS RETAIL/OFFICE BUILDING

Positioned along one of Baton Rouge's most established and heavily traveled commercial corridors, 4396 Perkins Road offers a rare opportunity to lease a stand-alone retail/office building on a corner lot with strong visibility, easy access, and flexible functionality.

The property consists of approximately 3,600± square feet and features a large open showroom floor plan that can accommodate a wide variety of retail, showroom, service, or creative office users. The layout allows for efficient customer flow, merchandising flexibility, and adaptable build-out options to suit any tenant's specific operational needs.

Constructed with structural steel framing and CMU block construction, the building offers durability and long-term functionality. The open interior configuration provides clear-span space, making it ideal for financial offices, insurance agencies, real estate office, or retail, specialty service, showroom, boutique fitness, or concept-driven users seeking a visible Perkins Road presence.

Located in the heart of the Perkins Road corridor directly across the street from Southdowns Shopping Center, the site benefits from proximity to established neighborhoods, Southdowns and Rouzan, local and national retailers, restaurants, and daily traffic generators. This corridor is known for its strong demographics, steady traffic counts, and consistent demand from both owner-users and tenants.

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3,600 SF



PROPERTY HIGHLIGHTS

- Stand-alone Retail/Office Building
- Zoned C-1
- 3,600 SF
- Open showroom / flexible interior layout
- Durable block construction
- Large Pylon Sign
- Corner Lot with Dual Access
- Excellent Visibility on Perkins Road
- Ample Parking
- Centrally located within Baton Rouge not far from LSU and Southdowns and Perkins Road Overpass area
- Available For Lease at \$17.90 PSF (NNN)
- A compelling opportunity for users seeking a well-located, functional retail or office space in one of Baton Rouge's most recognizable corridors

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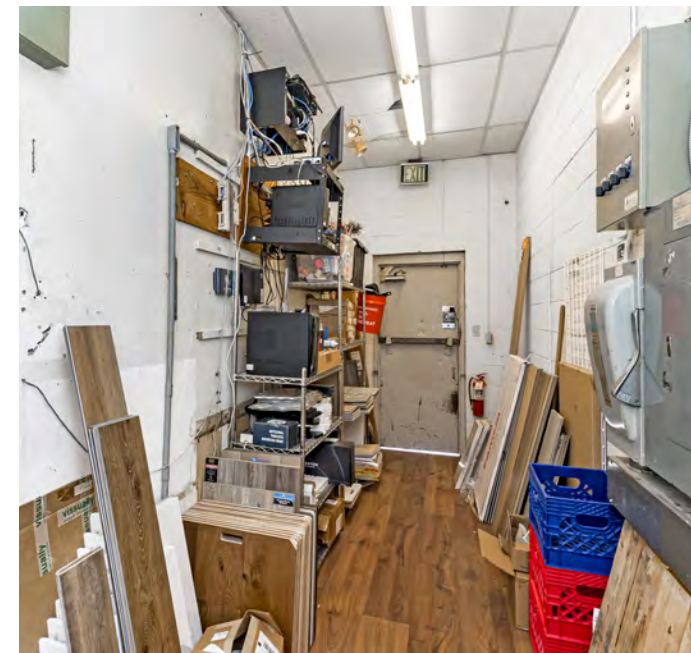
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RETAIL MAP

3,600 SF



Building For Lease:

- Free-Standing
- Office or Retail
- 3,600 SF
- 0.367 Acre Corner Lot
- Perkins Rd. Frontage
- Dual Access
- Zoned C-1

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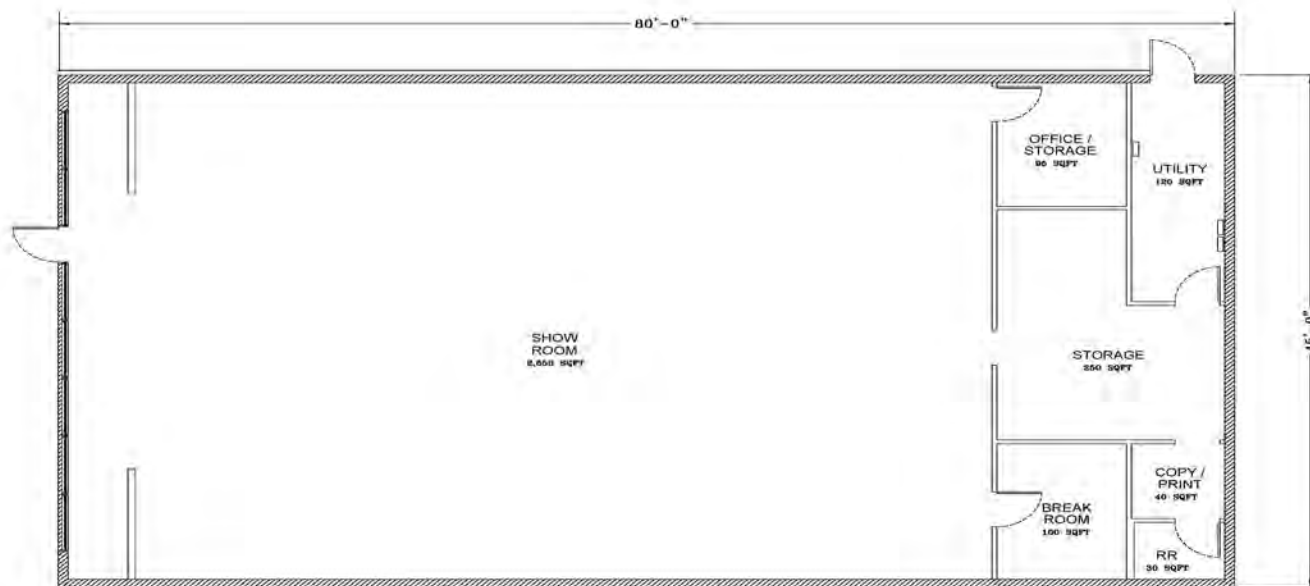
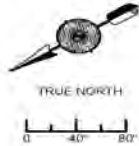
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FLOOR PLAN



SCALE: 1/4"=1'

DATE: 11/12/2025

4396 PERKINS ROAD
BATON ROUGE, LA 70808
EAST BATON ROUGE PARISH

3,600 TOTAL SQUARE FEET
SHOWROOM | OFFICE SPACE
STRUCTURAL METAL & CMU BLOCK CONSTRUCTION

CD

MEASURED AND PRODUCED BY:
CONSTRUCTION GRAPING, LLC
BUILDING MEASUREMENT SPECIALIST
225.571.0586

DISCLAIMER: THIS PLAN HAS BEEN
PREPARED FOR MARKETING
PURPOSES ONLY. INTERESTED
PARTIES SHALL TAKE THEIR OWN
MEASUREMENTS AS TO THE ACCURACY
OF THIS INFORMATION. ASIAN
AND APPROXIMATE AND ALL
DIMENSIONS SHALL BE VERIFIED
ON SITE.

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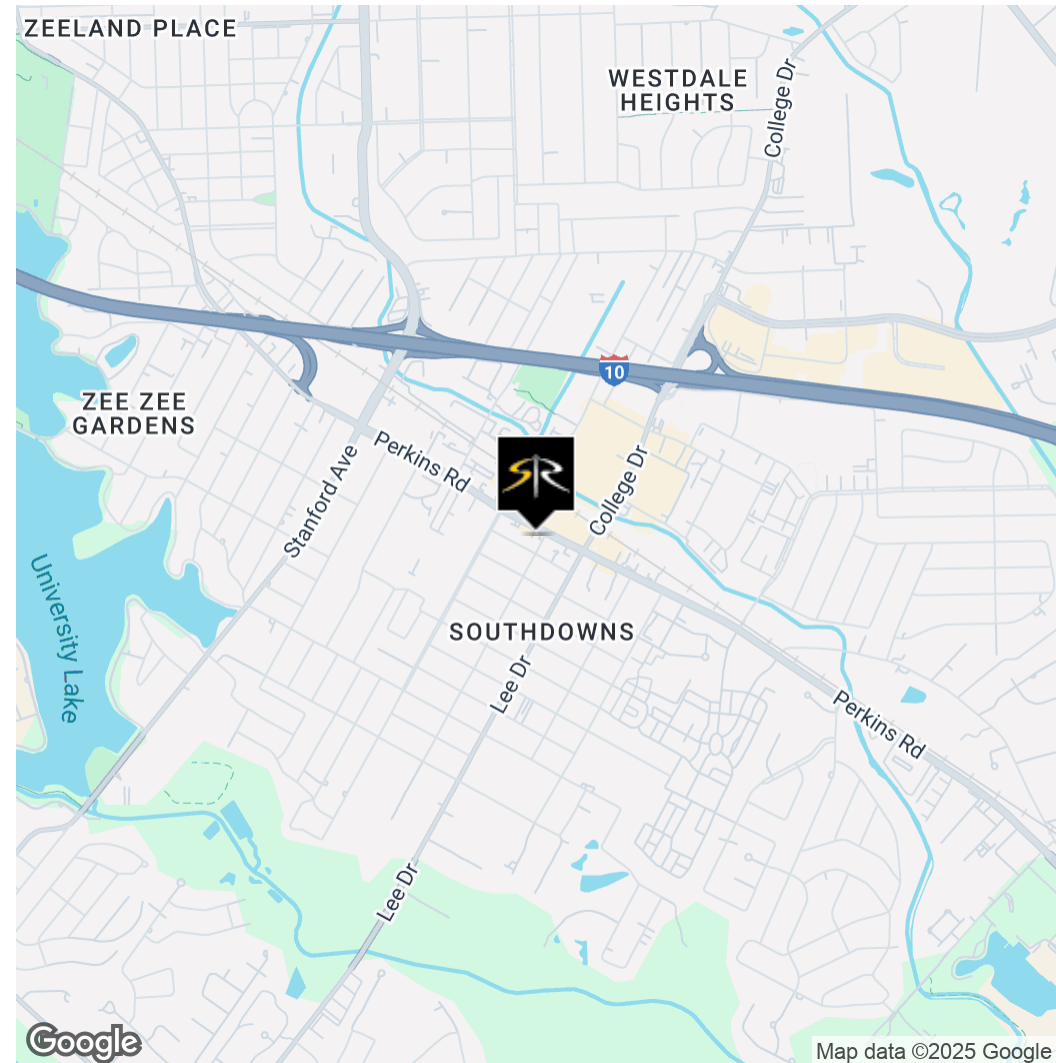
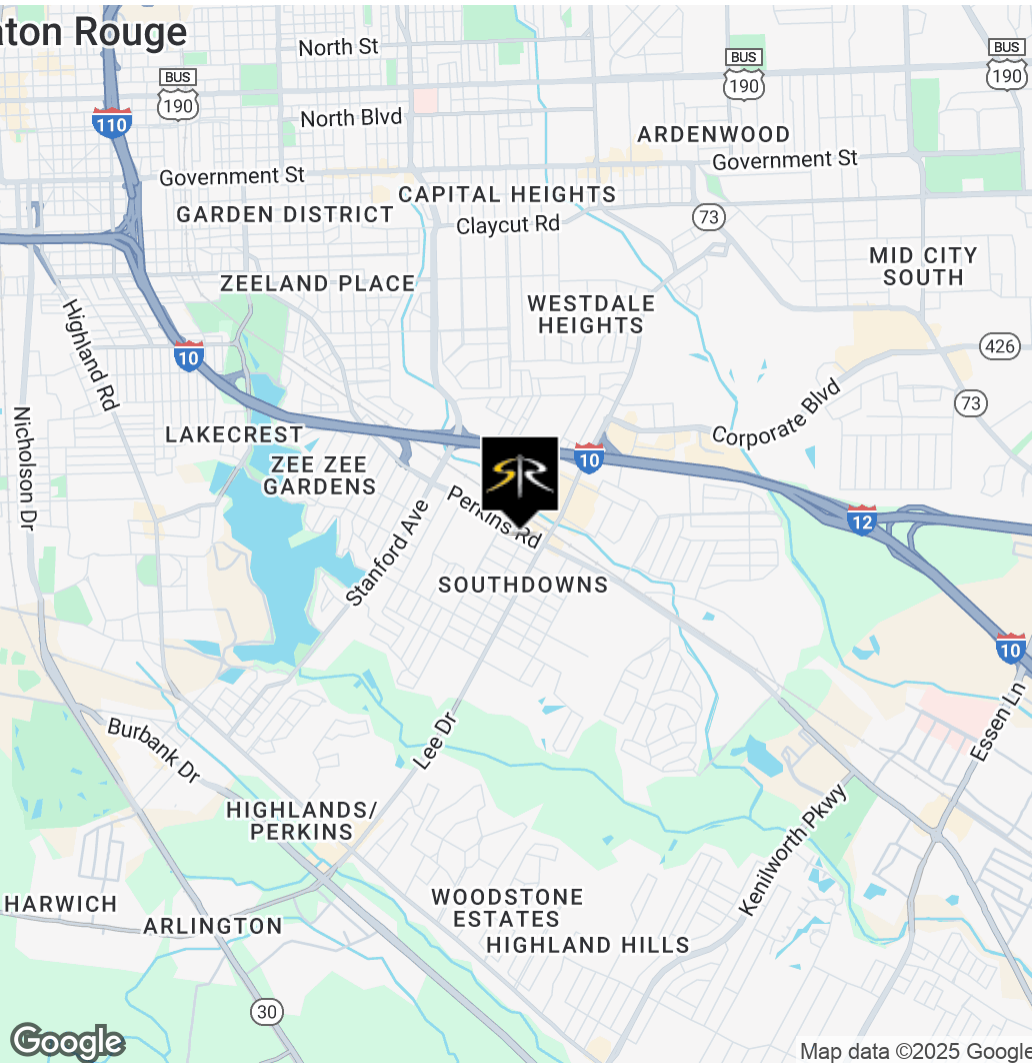
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LOCATION MAPS

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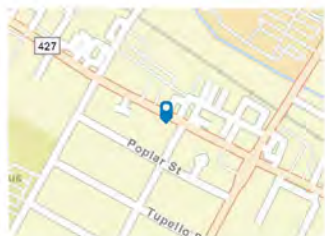
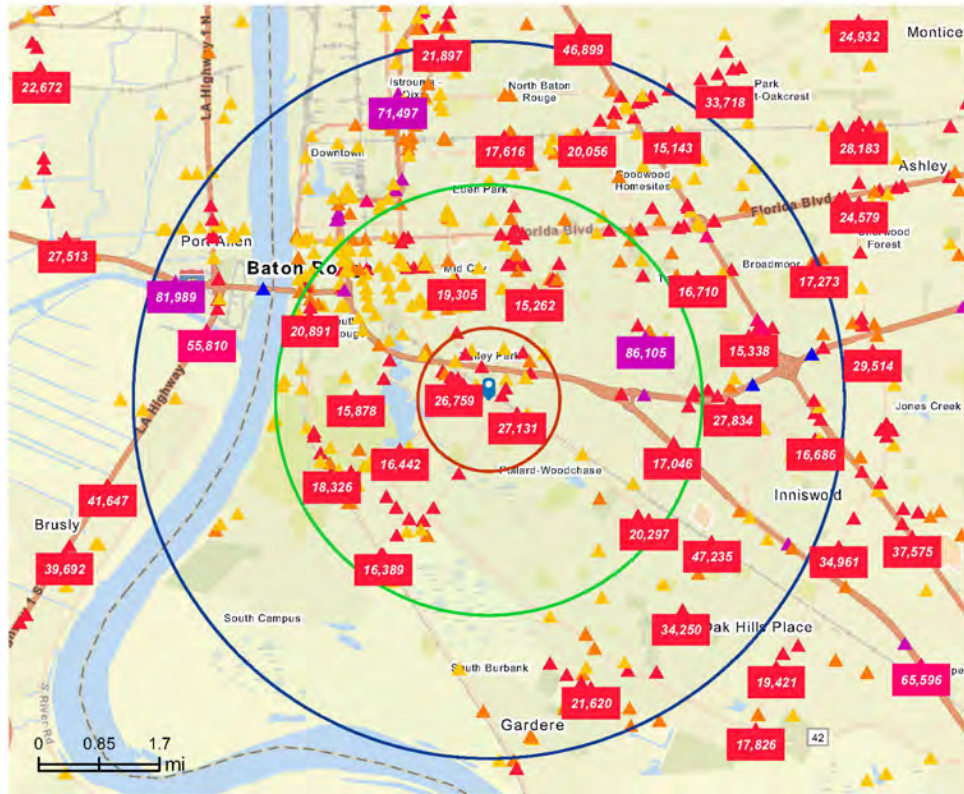


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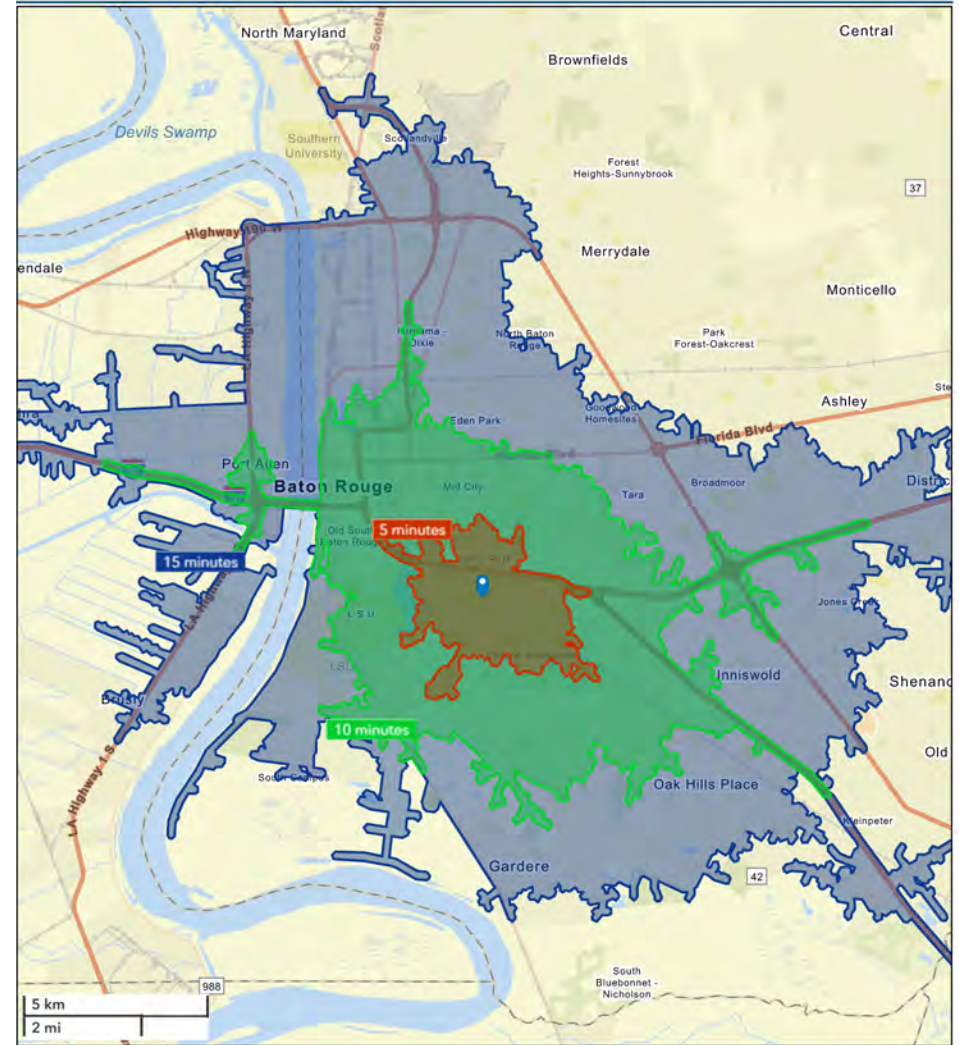
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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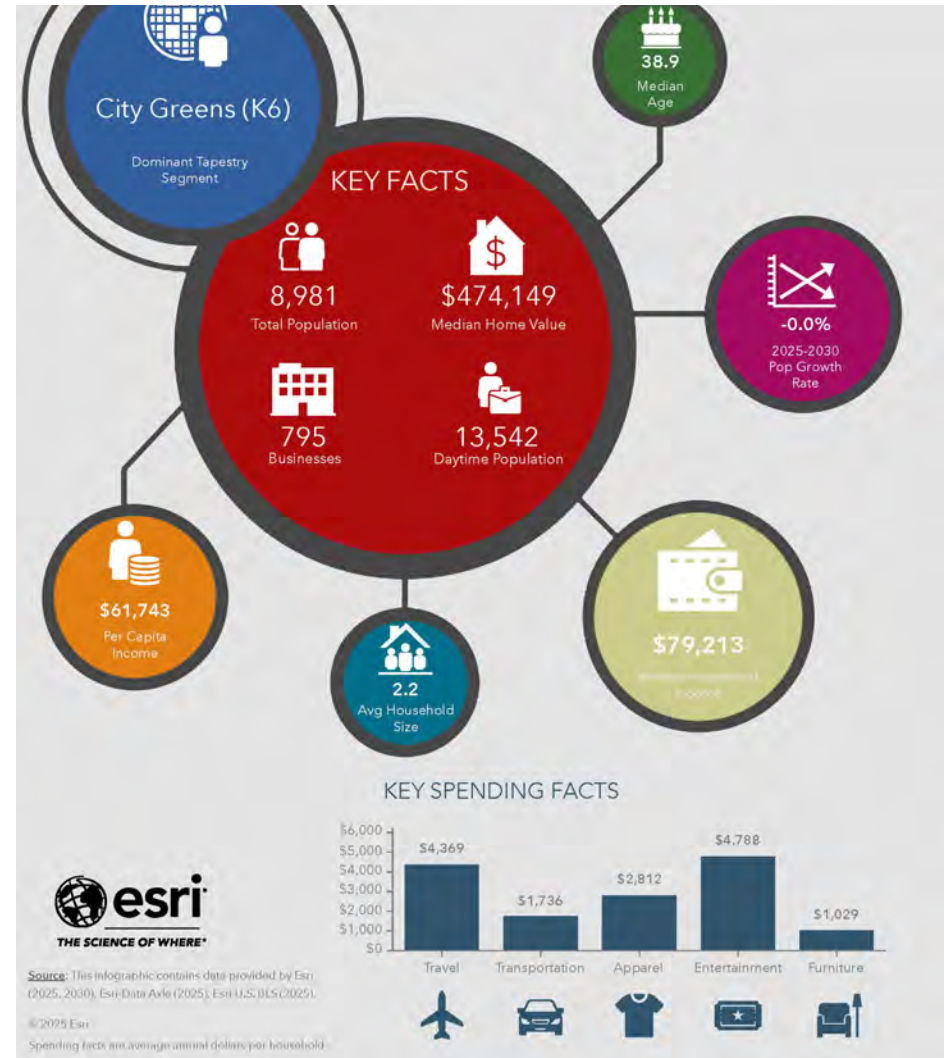
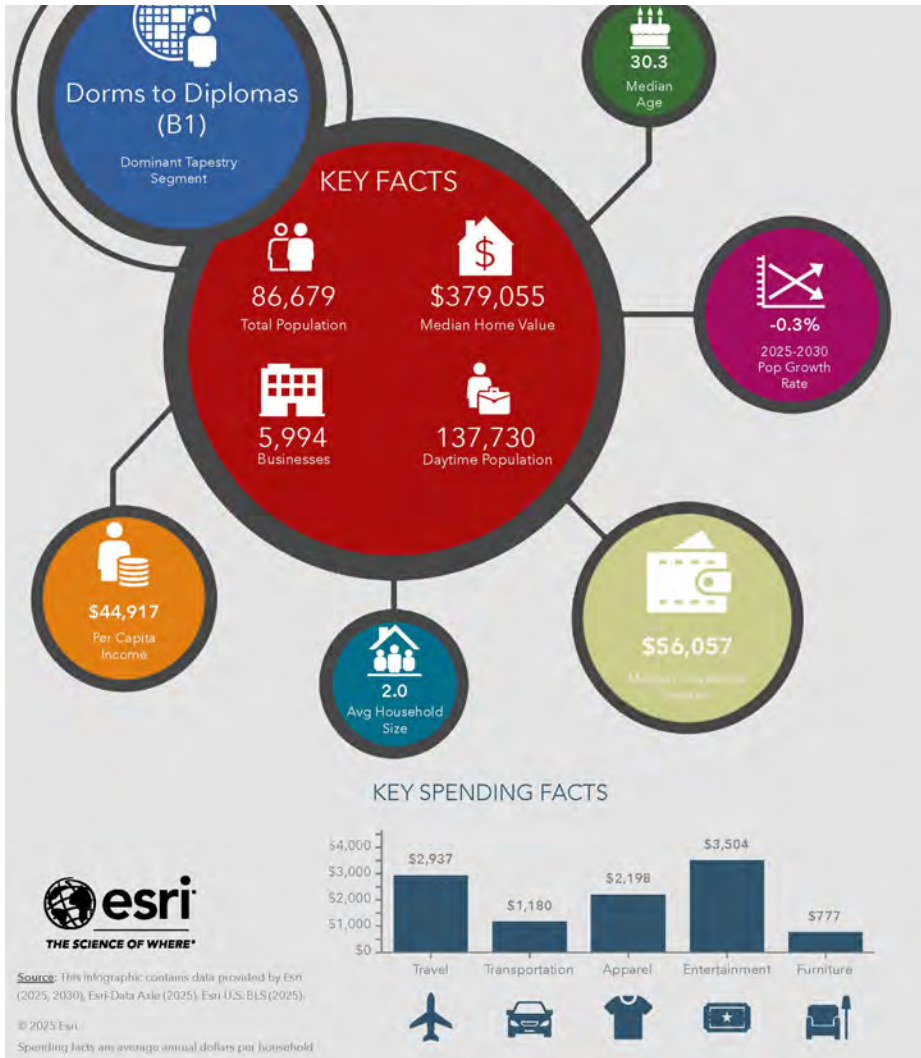
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EXECUTIVE SUMMARY: KEY FACTS: 1 MILE RADIUS (LEFT) & 3 MILE RADIUS (RIGHT)

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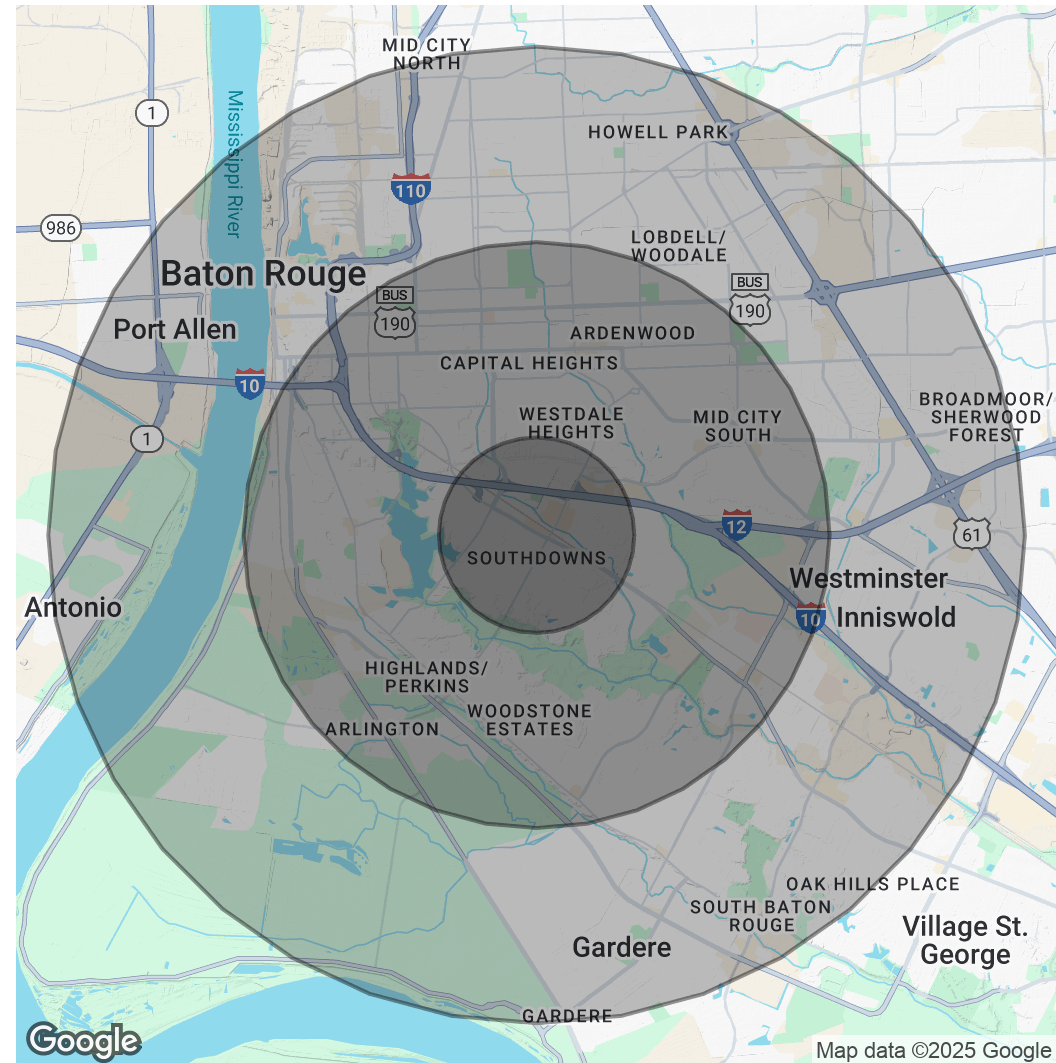
DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,948	86,379	184,889
Average Age	41	37	38
Average Age (Male)	40	36	37
Average Age (Female)	42	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,479	37,275	79,531
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$121,646	\$86,695	\$80,582
Average House Value	\$551,493	\$409,541	\$338,388

Demographics data derived from AlphaMap



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