



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

7,580 SF RETAIL CENTER ALONG PERKINS ROAD

**8150 Perkins Rd
Baton Rouge, LA 70810**

BRIAN NICOLICH

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7,580 SF RETAIL CENTER ALONG THE PERKINS ROAD

8150 PERKINS RD, BATON ROUGE, LA 70810

FOR LEASE

7,580 SF



OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	7,580 SF
Available SF:	1,140 - 1,450 SF
Lot Size:	72,286 SF
Year Built:	2025
Zoning:	C1
Traffic Count:	21,826

PROPERTY OVERVIEW

This 7,580 SF Retail Center along the Perkins Road corridor will offer a variety of configurations for retail and restaurant use, including drive-thru.



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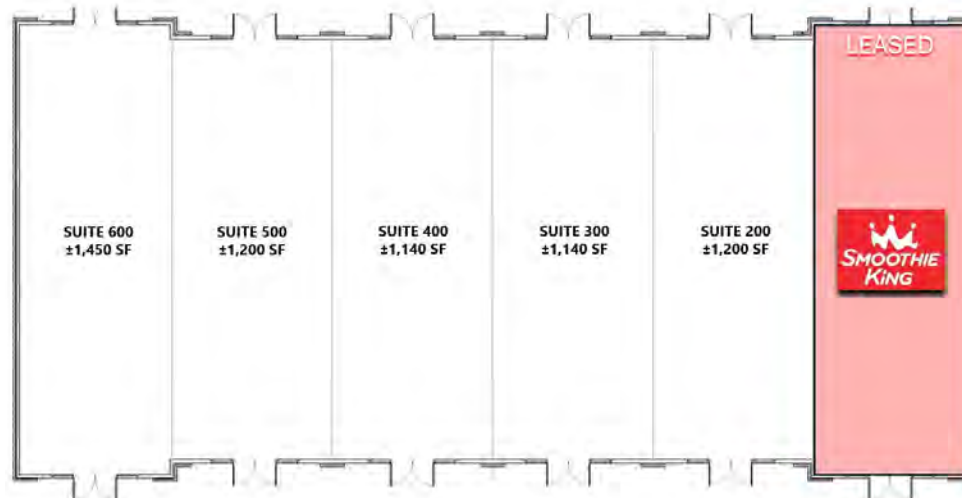
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7,580 SF



PROPERTY HIGHLIGHTS

- This 7,580 SF Retail Center along the Perkins Road corridor will offer a variety of configurations for retail and restaurant use, including drive-thru.
- Suite Offerings include:
 - Two ±1,450 SF End Caps (one with Drive-thru)
 - Two ±1,140 SF Suites
 - Two ±1,200 SF Suites
- This Retail Center is situated just south of the Perkins Road / Essen Lane intersection, less than 5 minute drive times to the Mall of Louisiana, Perkins Rowe shopping center and the Village at Willow Grove
- Nearby tenants include Burger King, Iron Tribe Fitness, Pet Suites, Walgreens, Bowie Outfitters, Rotolo's, Domino's, Ichiban, and so many more
- Minutes from the Baton Rouge health district; Our Lady of the Lake Regional Medical Center and Children's Hospital, Baton Rouge General Medical Center, Ochsner Medical Complex, and numerous health care providers
- There is a Dedicated Left Turn Lane already in place on Perkins making for easy access for traffic in both directions.
- LL will finish Buildout to a Vanilla Box based on tenant's needs



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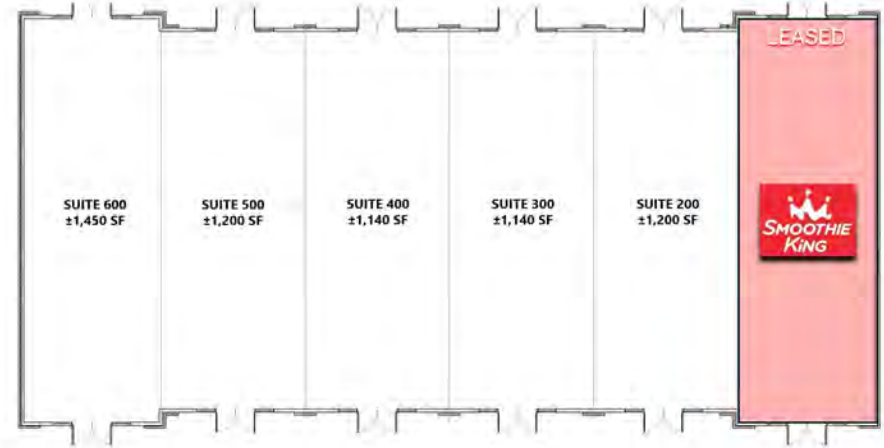
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	SMOOTHIE KING	1,450 SF	NNN	\$35.00 SF/yr	End-Cap with Drive-Thru
Suite 200	Available	1,200 SF	NNN	\$35.00 SF/yr	In-line
Suite 300	Available	1,140 SF	NNN	\$35.00 SF/yr	In-line
Suite 400	Available	1,140 SF	NNN	\$35.00 SF/yr	In-line
Suite 500	Available	1,200 SF	NNN	\$35.00 SF/yr	In-line
Suite 600	Available	1,450 SF	NNN	\$35.00 SF/yr	End-Cap

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RETAIL MAP 1

7,580 SF RETAIL CENTER ALONG THE PERKINS ROAD

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7,580 SF



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/Geo

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RETAIL MAP2

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SITE PLAN

7,580 SF



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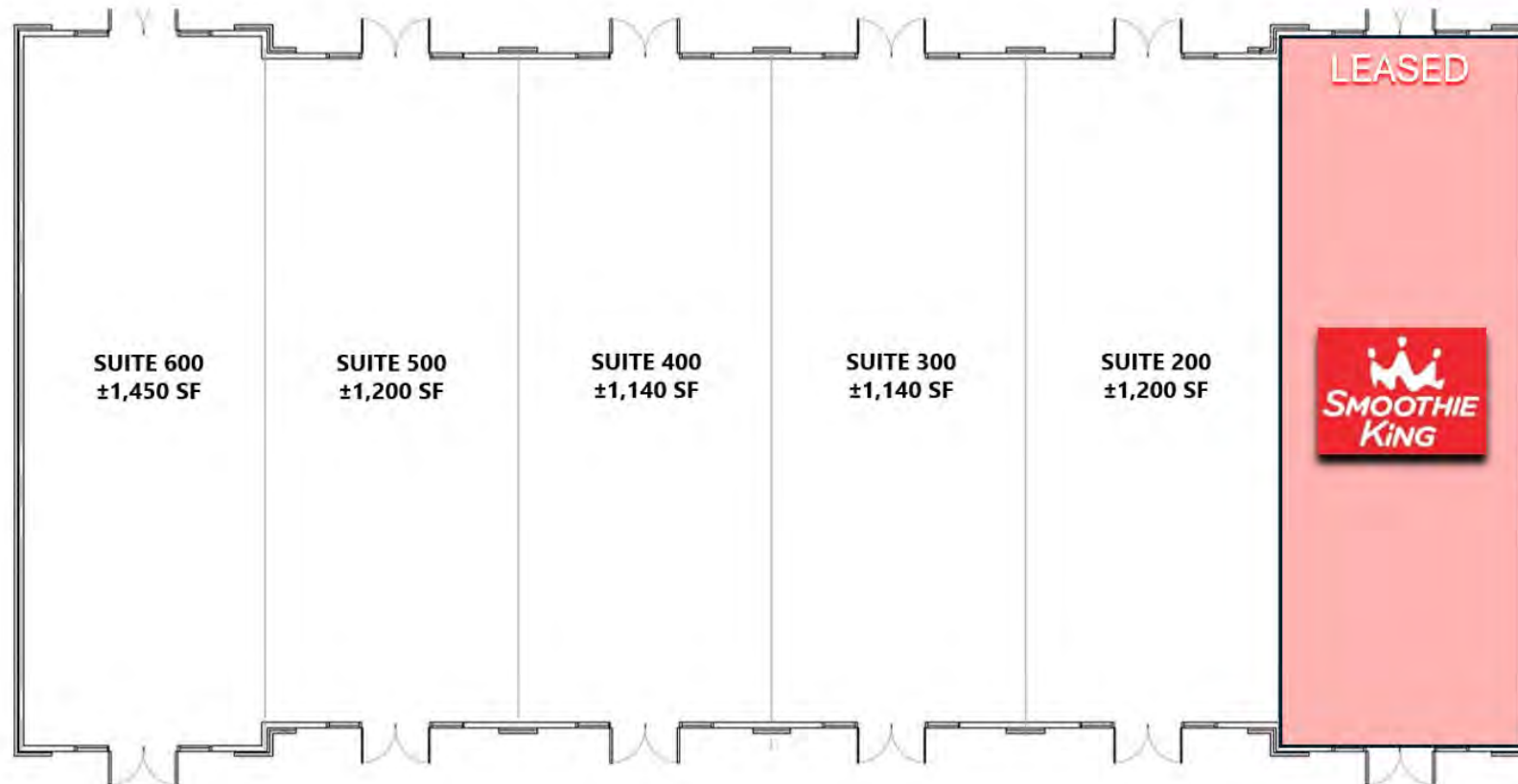
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FLOOR PLAN

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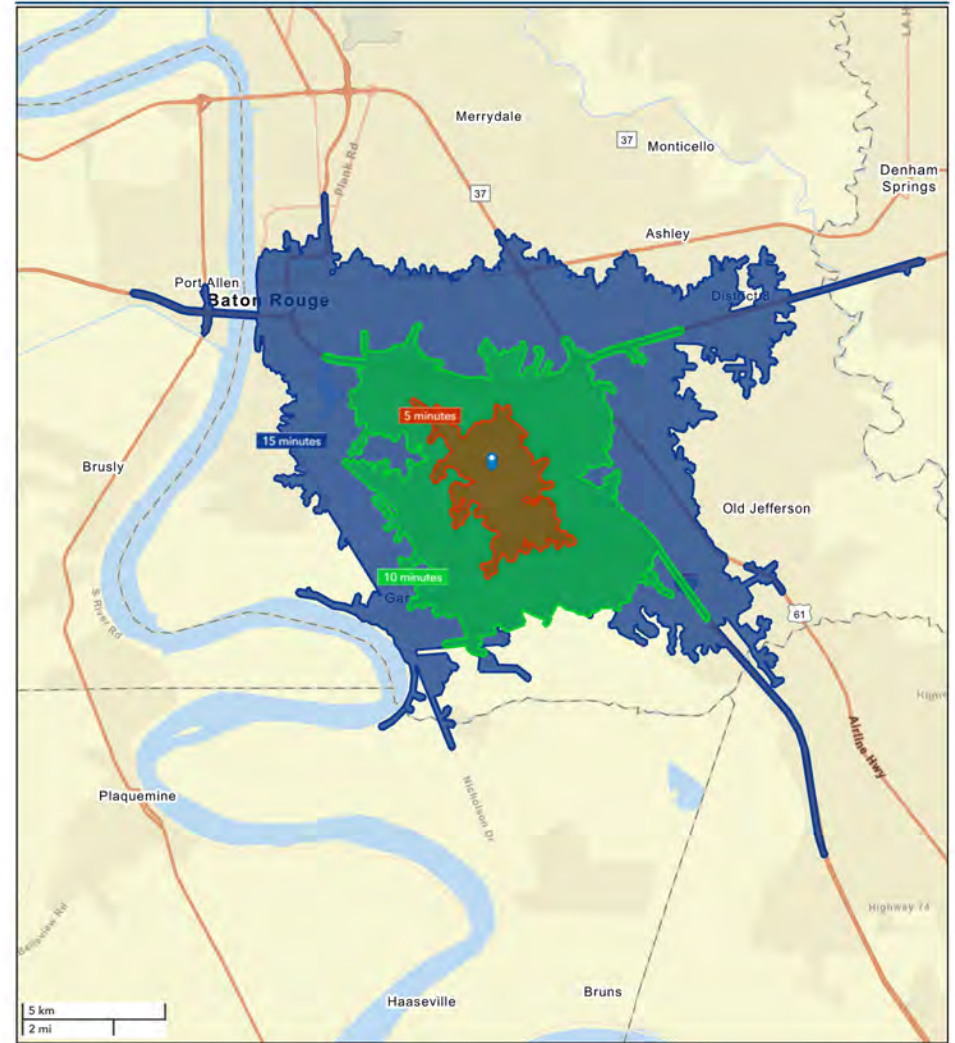
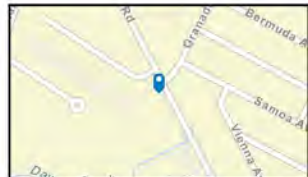
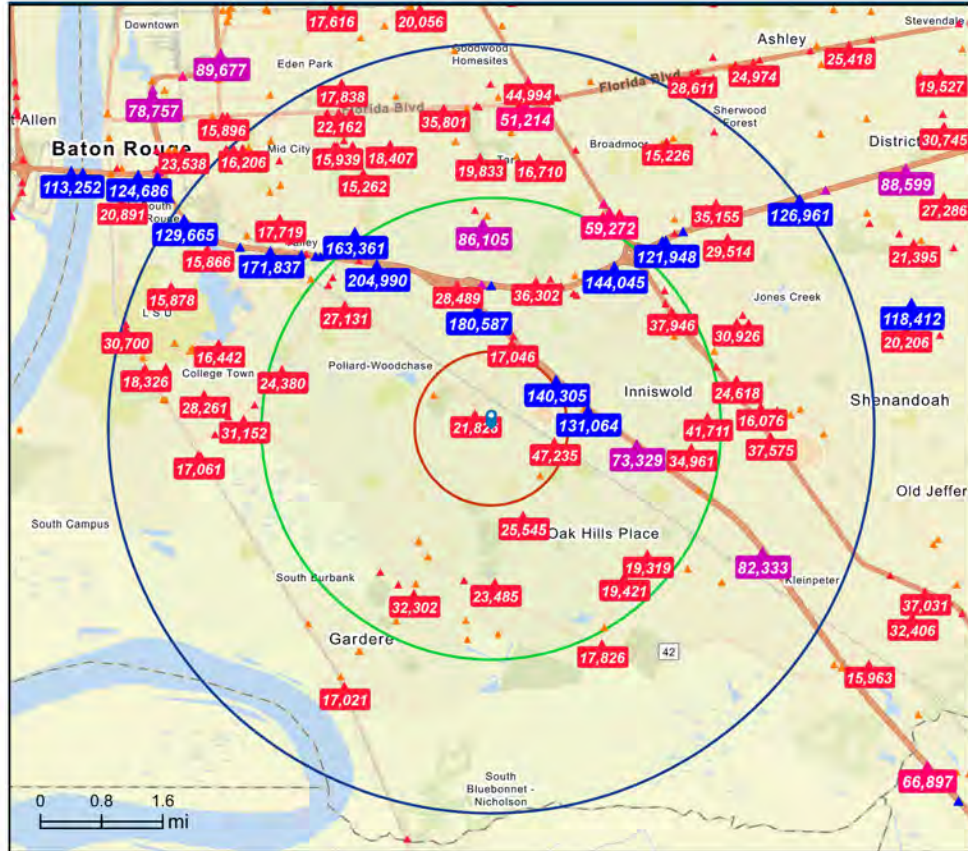


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TRAFFIC COUNT MAP (1, 3, 5 MILE RADII) & DRIVE TIME MAP: 5, 10, 15 MINUTES 6,130 SF RETAIL CENTER ALONG THE PERKINS ROAD

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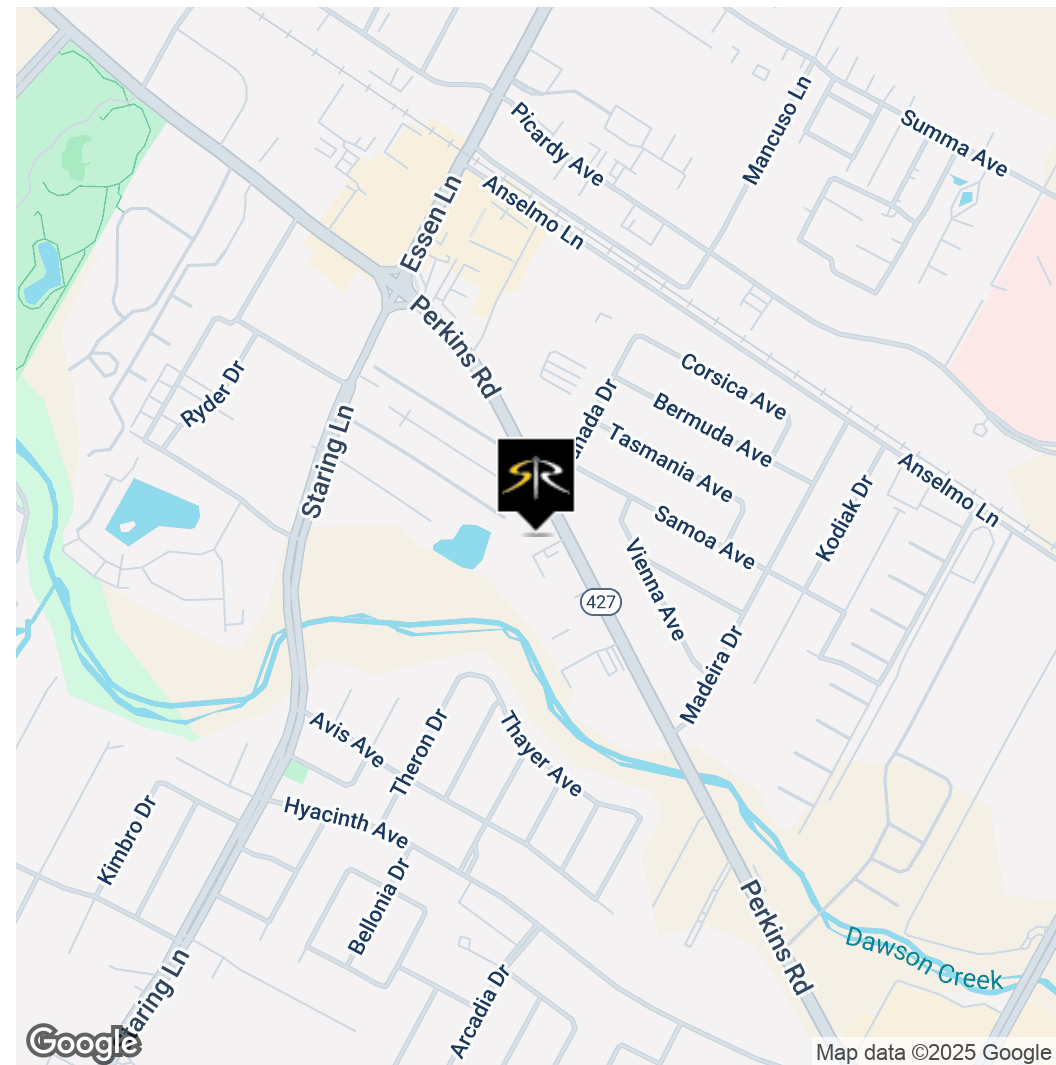
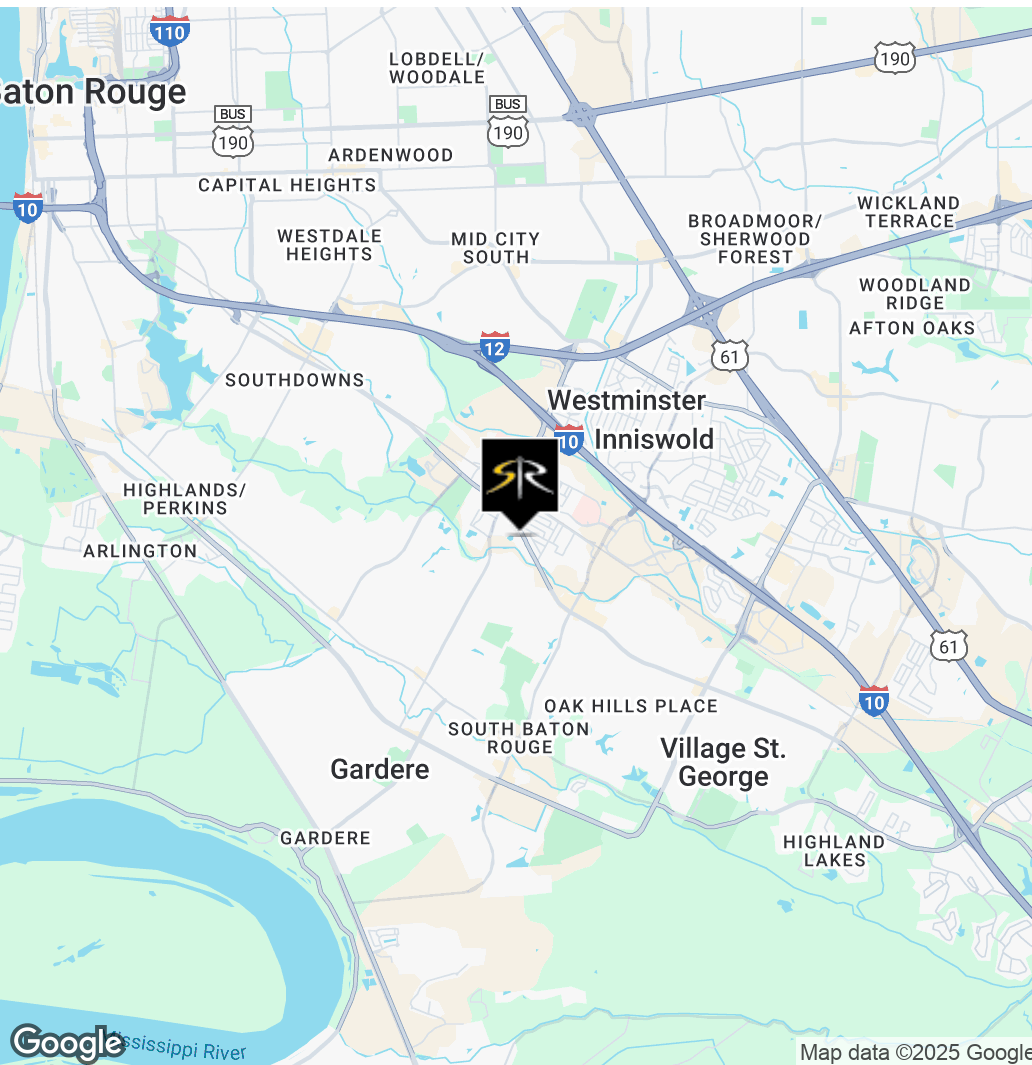
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LOCATION MAPS

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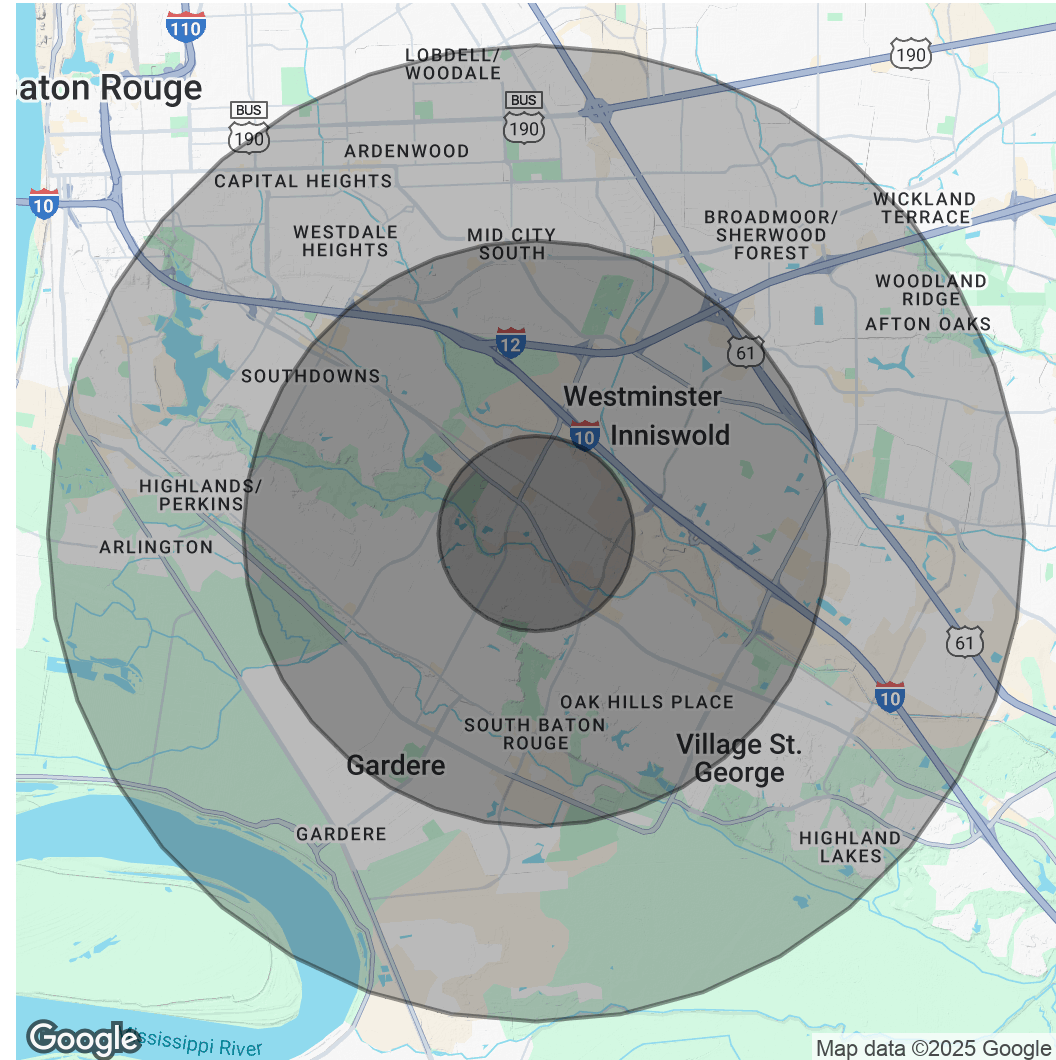
DEMOGRAPHICS

7,580 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,951	71,090	171,187
Average Age	42	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,936	32,018	74,755
# Of Persons Per HH	2	2.2	2.3
Average HH Income	\$93,264	\$111,117	\$100,263
Average House Value	\$361,742	\$430,128	\$383,977

Demographics data derived from AlphaMap



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