SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR LEASE
RETAIL CENTER ALONG PERKINS ROAD

8150 Perkins Rd
Baton Rouge, LA 70810

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FOR LEASE

7,580 SF RETAIL CENTER ALONG PERKINS ROAD

8150 PERKINS RD, BATON ROUGE, LA 70810

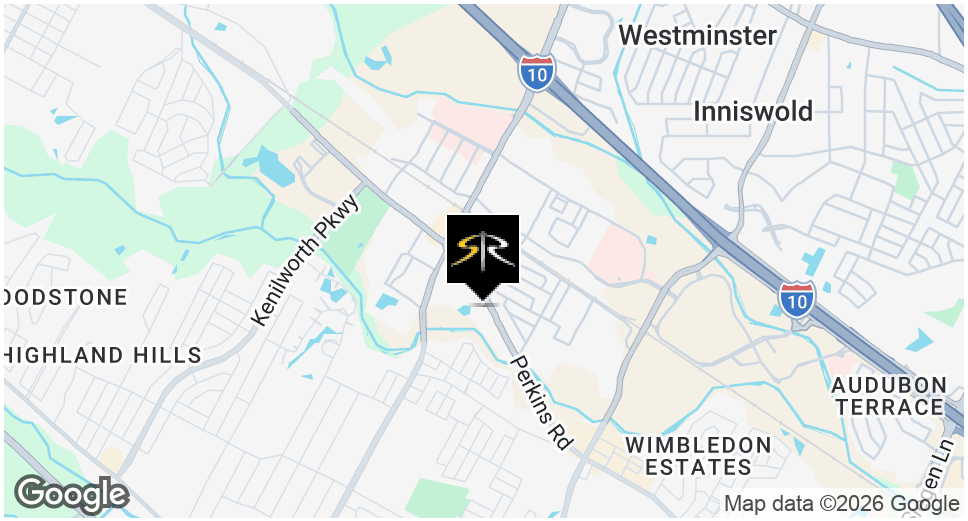
7,580 SF

OFFERING SUMMARY

Lease Rate:	$35 SF/yr (NNN)
Building Size:	7,580 SF
Available SF:	1,520 - 3,317 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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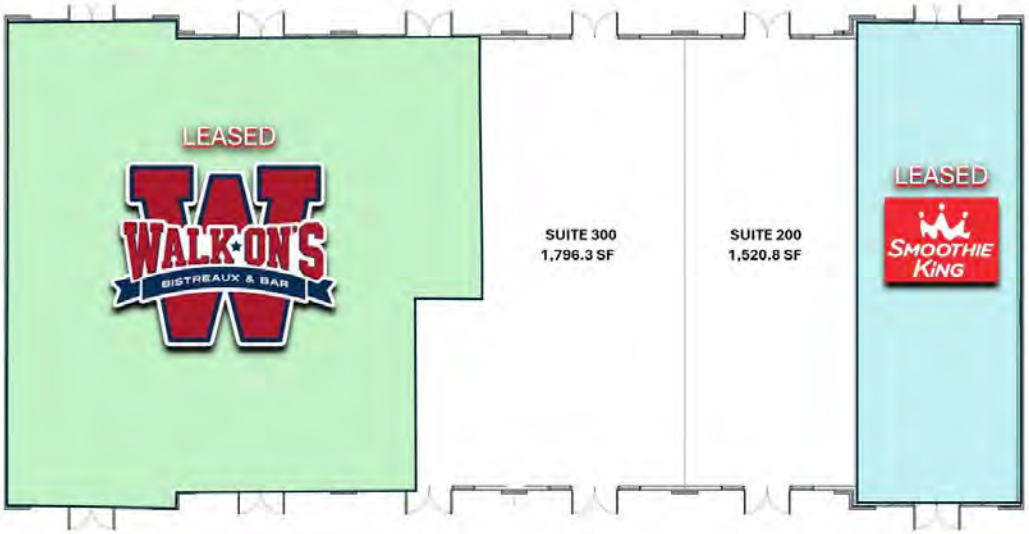

PROPERTY HIGHLIGHTS

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 Suites Remaining (Can be combined):
- Suite 300: 1,796.3 SF
- Suite 200: 1,520.8 SF
- 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
- **Two new Tenants are Smoothie King and Walk-Ons.** 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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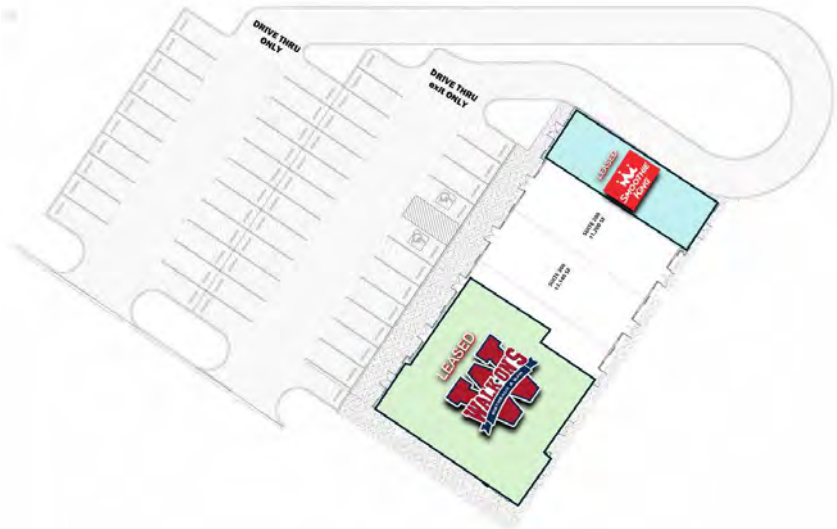

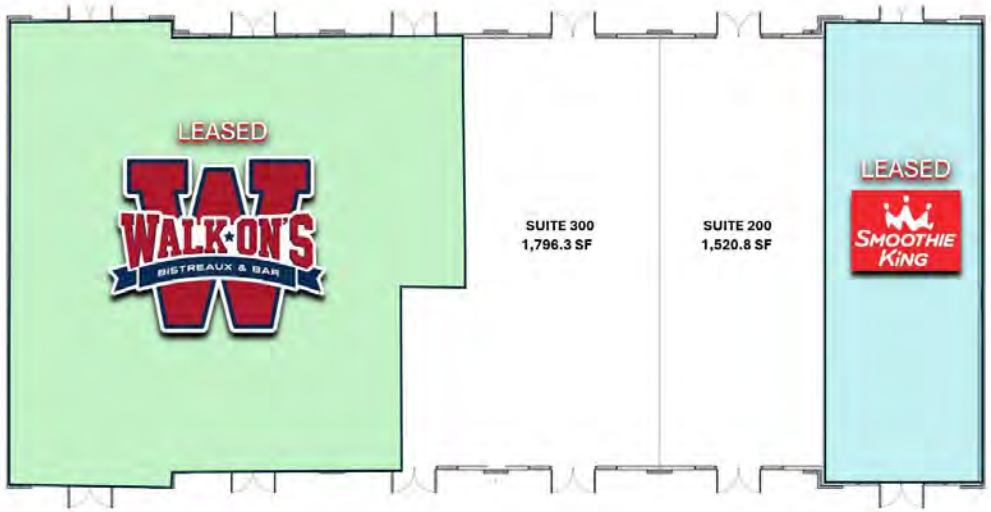

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Smoothie King	1,450 SF	NNN	$35.00 SF/yr	LEASED
Suite 200	Available	1,520 SF	NNN	$35.00 SF/yr	In-line
Suite 300	Available	1,796 SF	NNN	$35.00 SF/yr	In-line
Suite 400	WALK-ON'S	1,140 SF	NNN	$35.00 SF/yr	LEASED
Suite 500	WALK-ON'S	1,200 SF	NNN	$35.00 SF/yr	LEASED
Suite 600	WALK-ON'S	1,450 SF	NNN	$35.00 SF/yr	LEASED

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RETAIL MAP1

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RETAIL MAP2

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FLOOR PLAN

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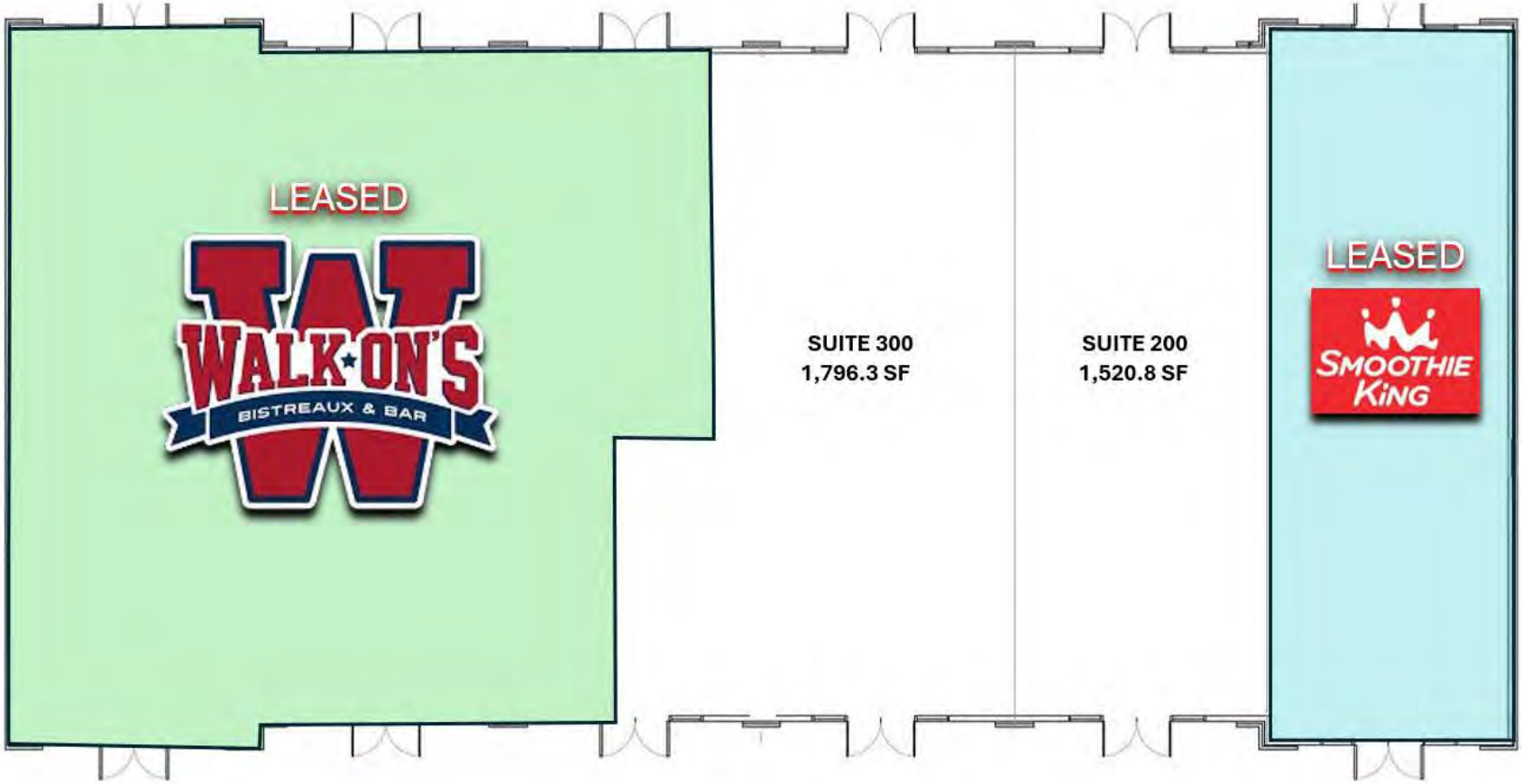

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SITE PLAN

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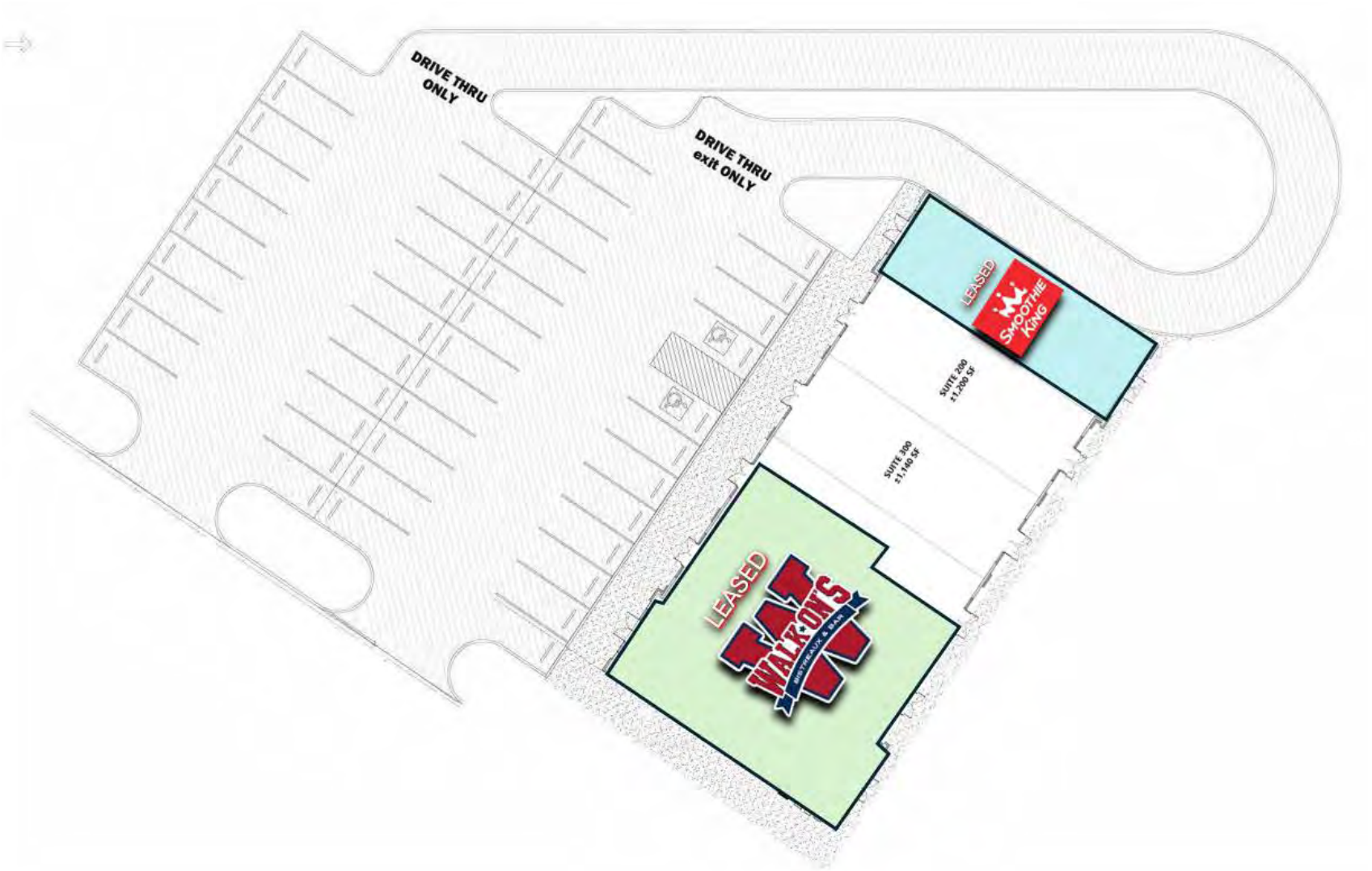

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TRAFFIC COUNT MAP (1, 3, 5 MILE RADII) & DRIVE TIME MAP: 5, 10, 15 MINUTES

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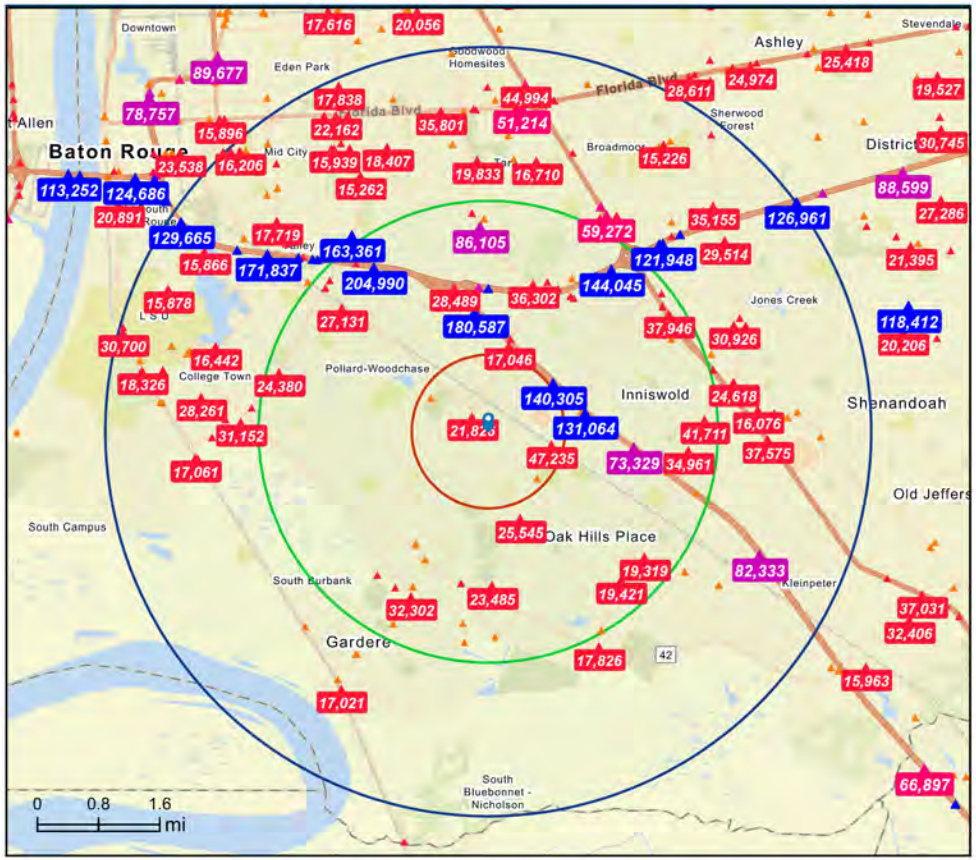
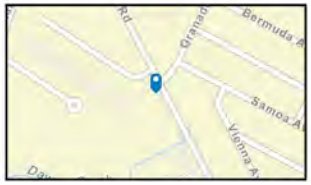
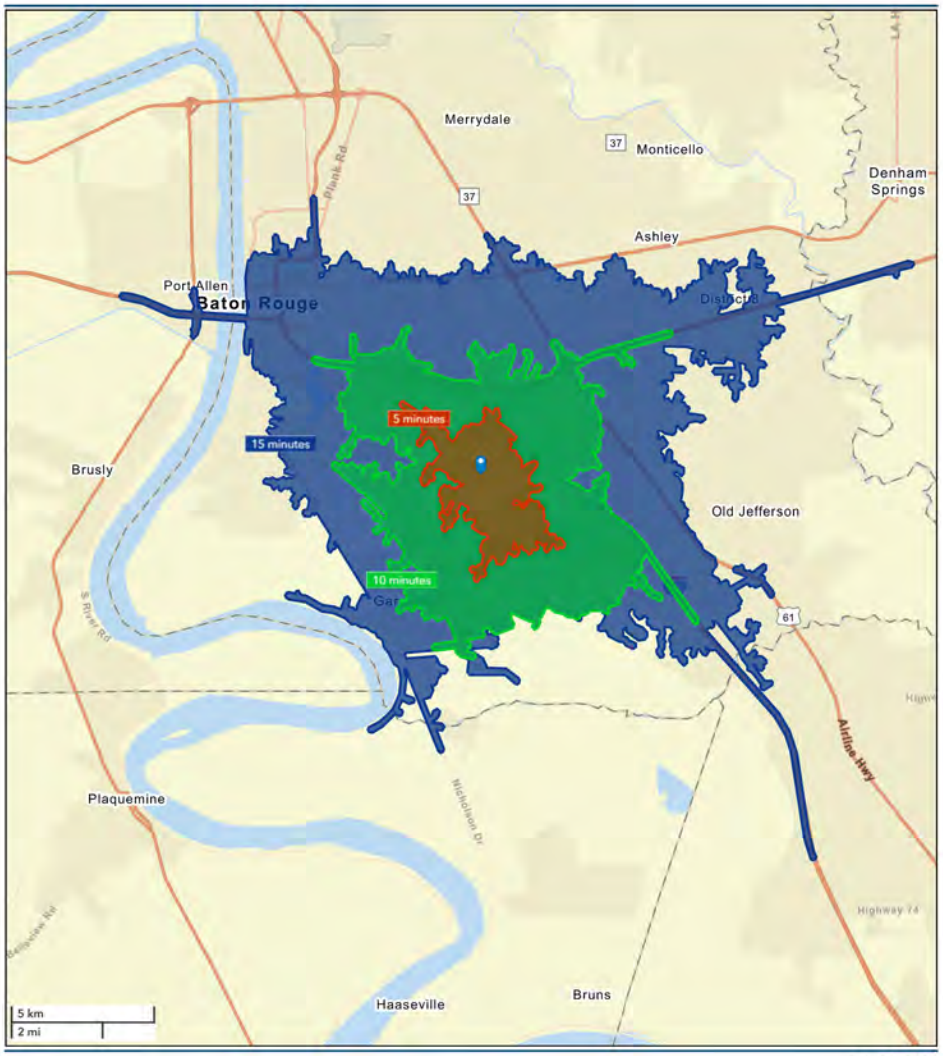




Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



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LOCATION MAPS

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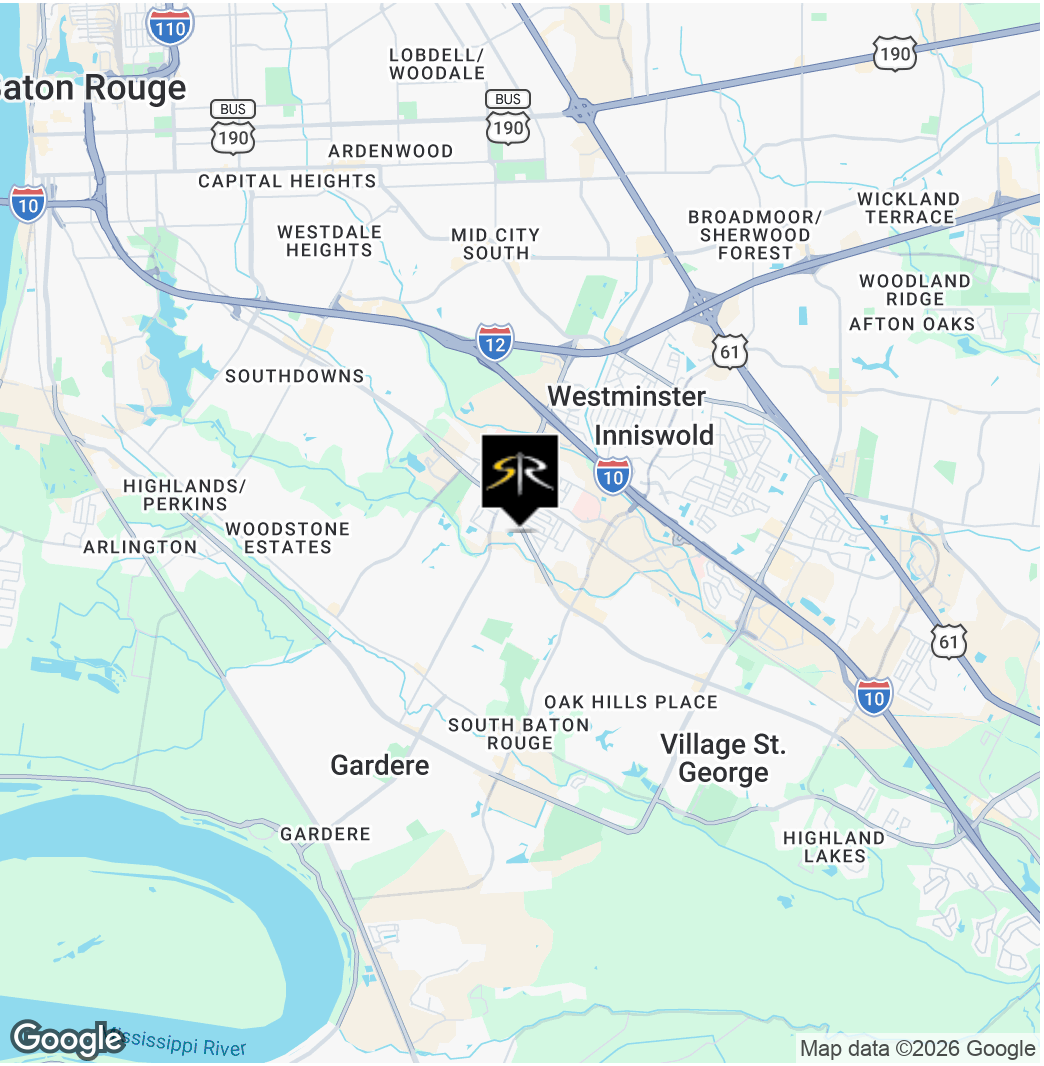

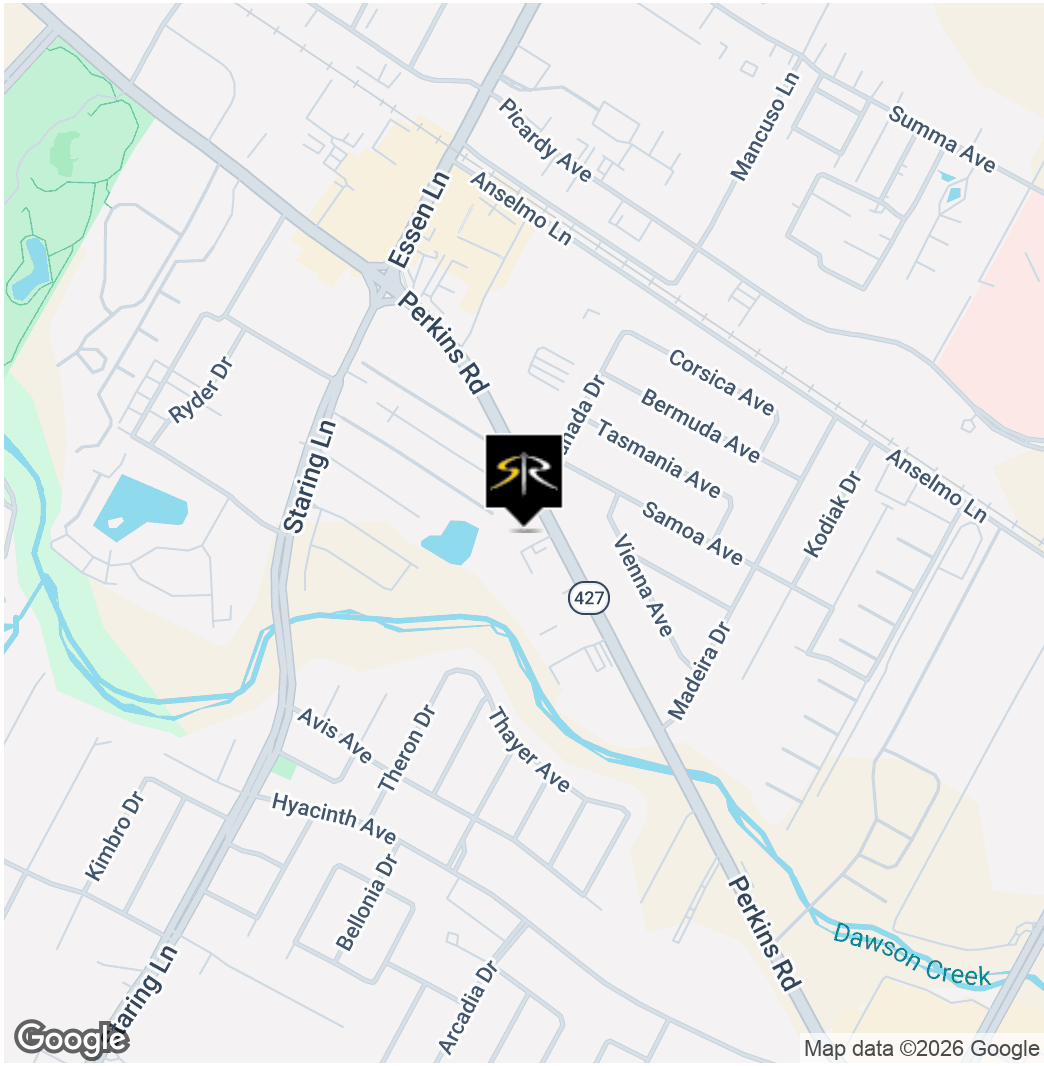

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DEMOGRAPHICS

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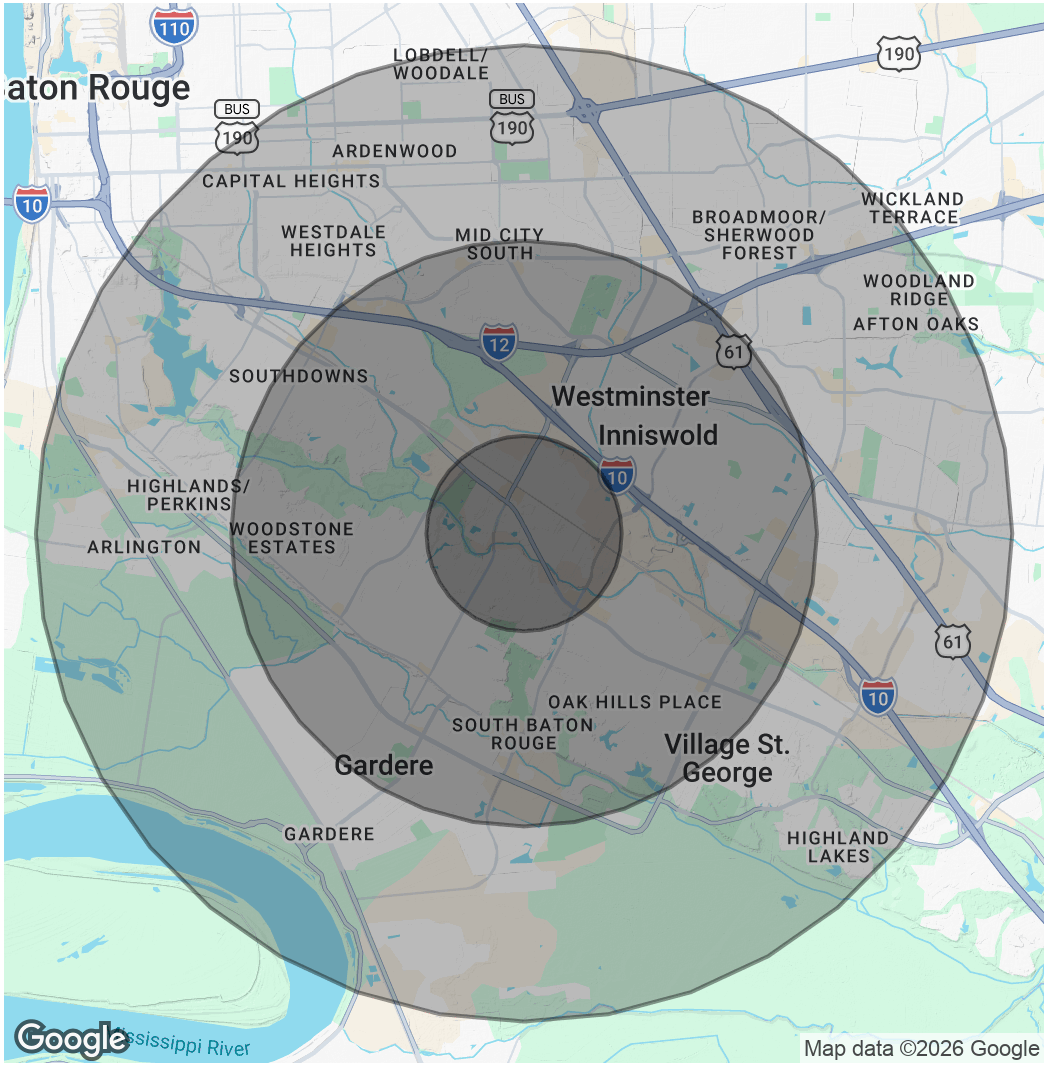
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,951	71,090	171,187
Average Age	42	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	42	40

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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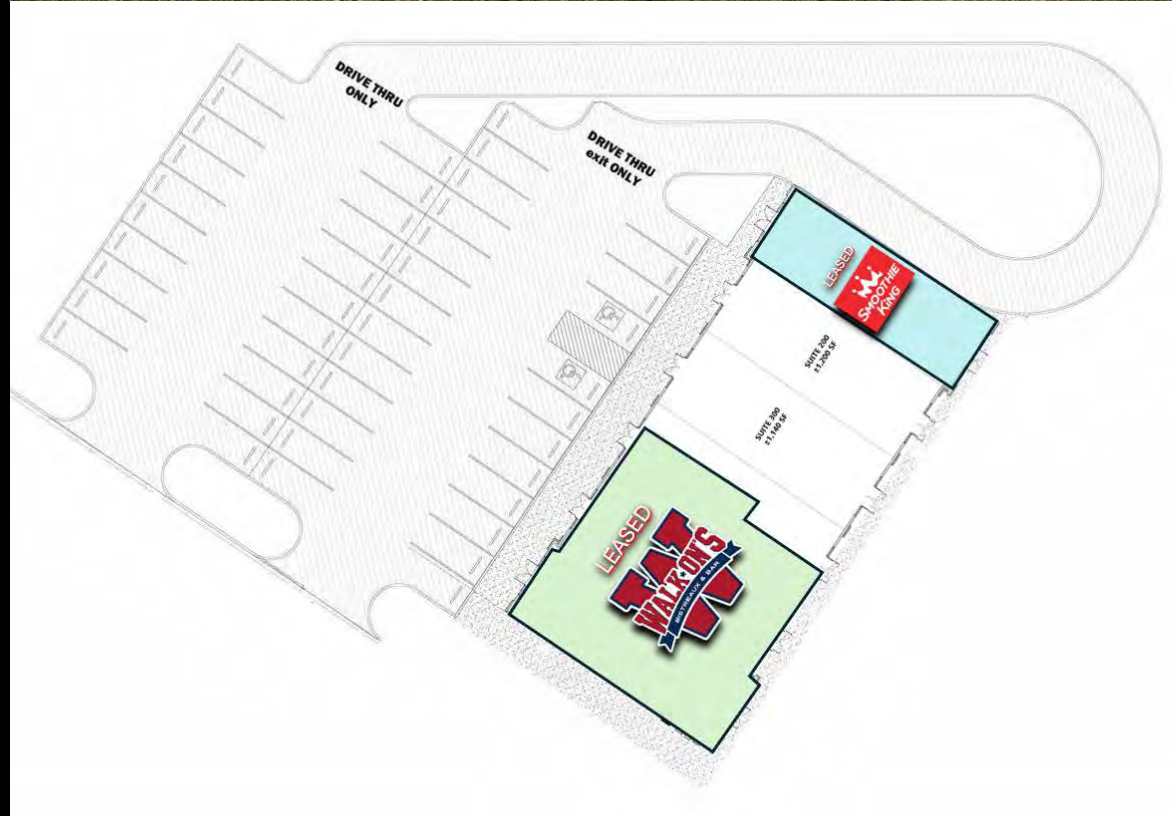

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