

Pecue Park New Construction Retail

15035 Perkins Rd Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

4,940 SF new-construction retail building available at Pecue Park, an office/retail mixed-use development located at the hard corner of Perkins Rd and Pecue Ln in South Baton Rouge (St. George). The building is available for 2-3 tenants, consisting of a 1,715 SF end-cap with drive-thru or pick-up window and patio and 3,225 SF of additional retail/restaurant space.

The site benefits from some of the strongest demographics in the Baton Rouge MSA, including 3mi avg. incomes of nearly \$150k and a population approaching 50k within a 10-minute drive time (SitesUSA). A new interchange at Pecue and I-10 (.5mi from site) opened in February 2026, which is expected to drive significantly more traffic to the property, above the existing 21k VPD. Existing 5,538 SF retail center and 15k SF office building are 100% leased. Additional retail centers to be constructed.

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Offering Summary

Lease Rate:	\$35.00 - \$40.00 PSF (NNN)
Building Size:	4,940 SF
Available SF:	1,715 - 3,225 SF

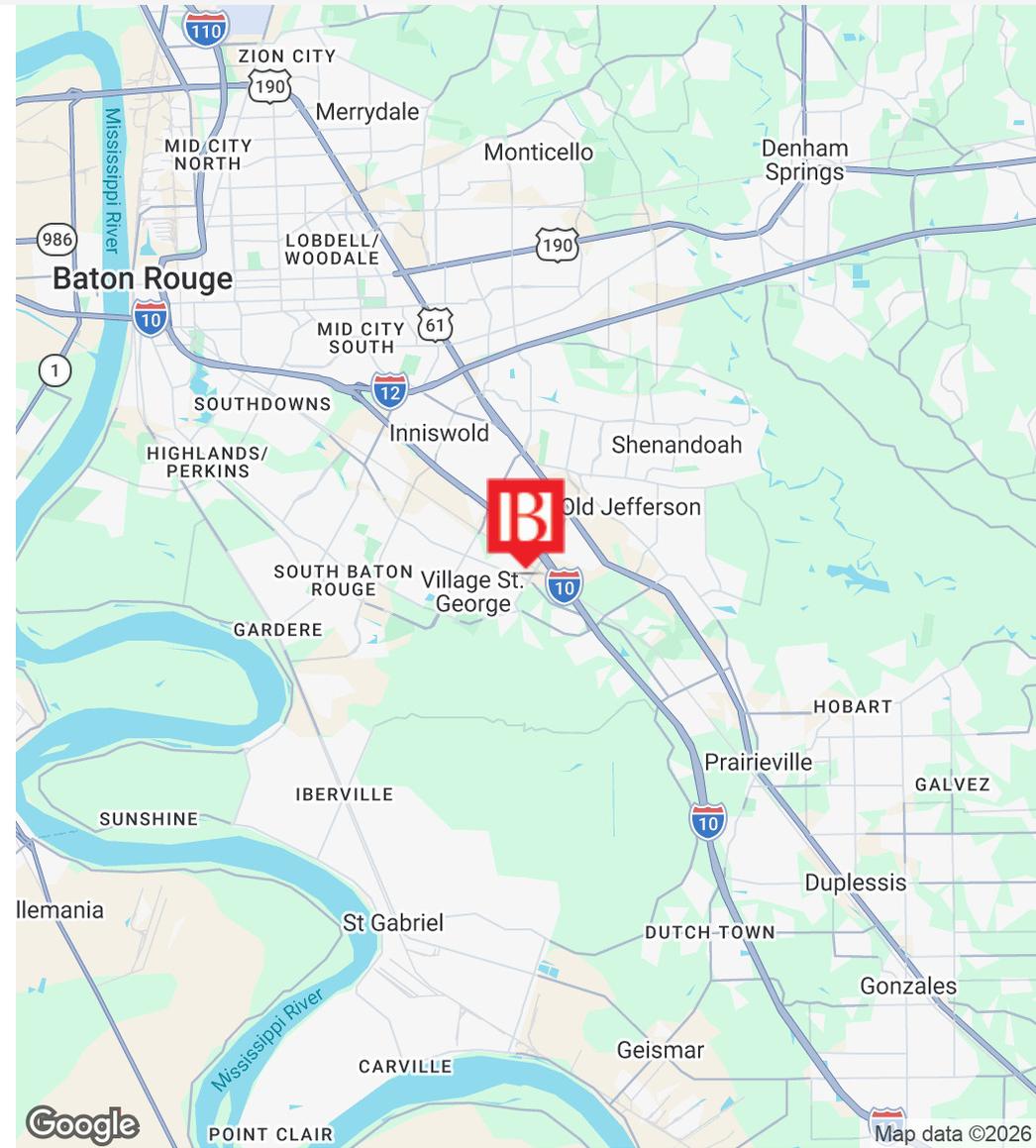
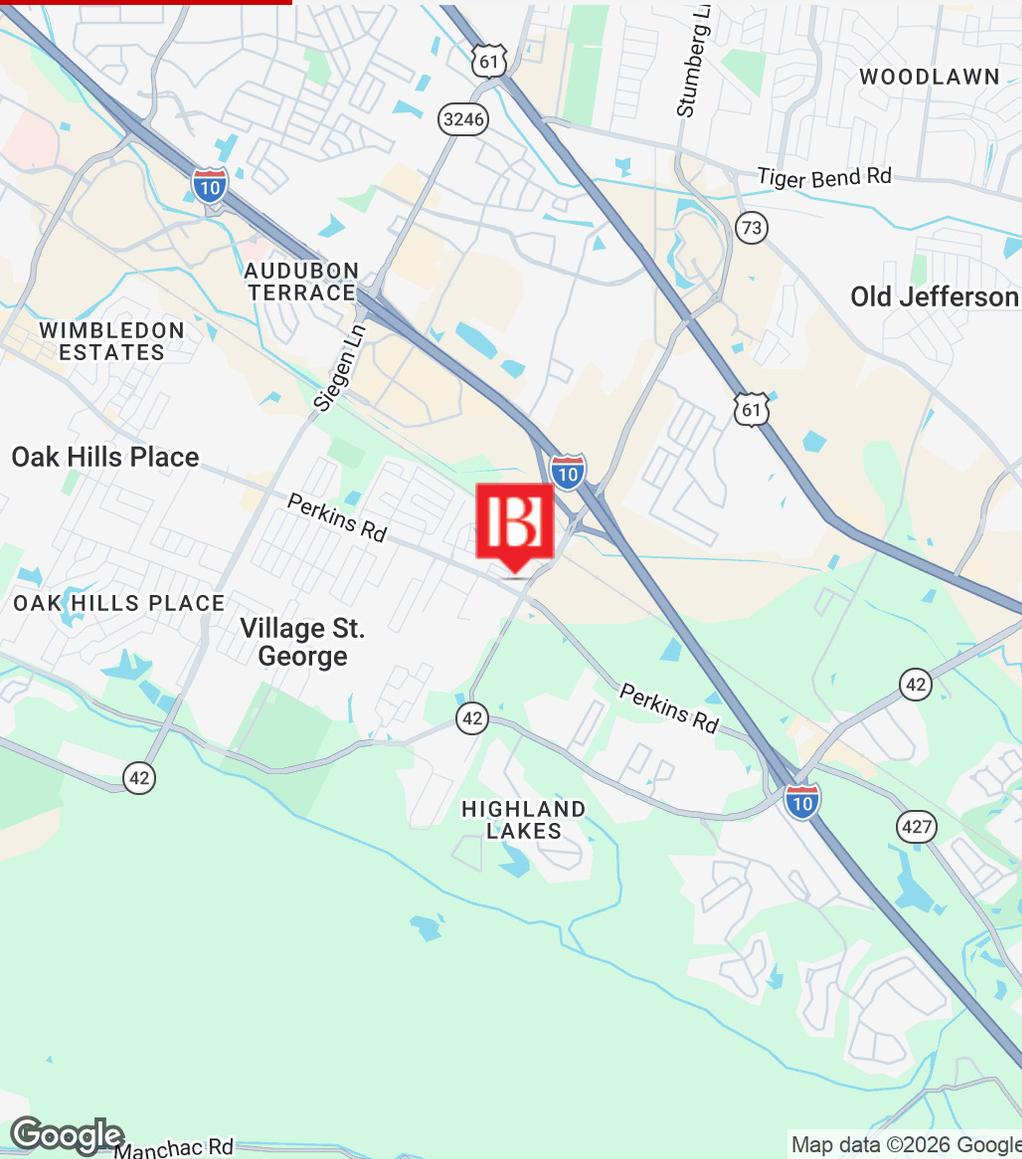
Demographics	1-Mile	3-Mile	5-Mile
Population	6,101	38,491	134,768
Households	2,430	16,296	56,249
Average HH Income	\$173,459	\$147,002	\$130,625



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LOCATION MAP



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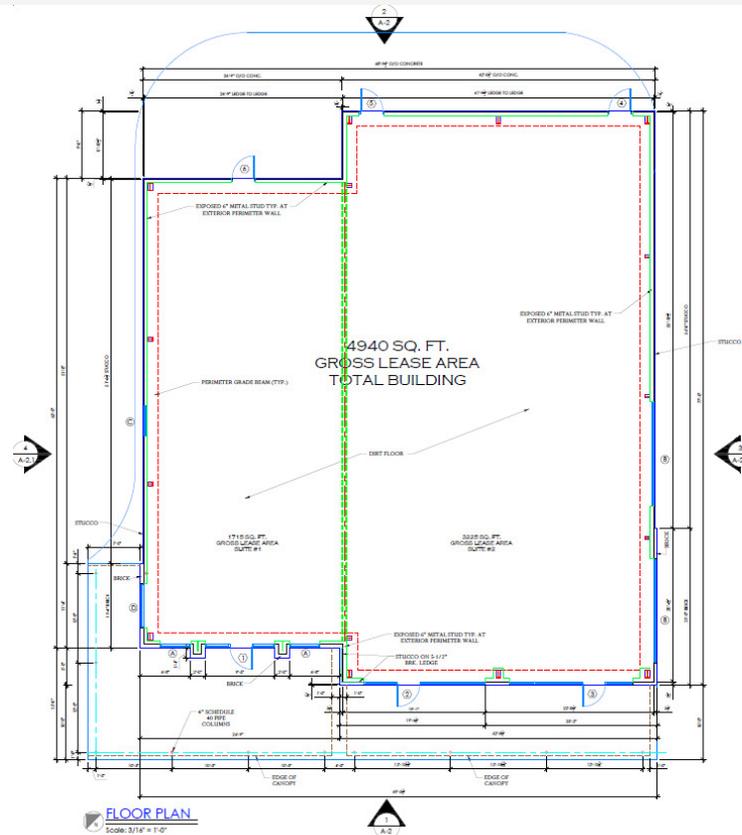
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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite A	Available	1,715 SF	NNN	\$35.00 - \$40.00 SF/yr	1,715 SF end-cap with drive thru or pick-up window and patio.
Suite B	Available	3,225 SF	NNN	\$35.00 - \$40.00 SF/yr	3,225 SF retail/restaurant space. Can be demised.

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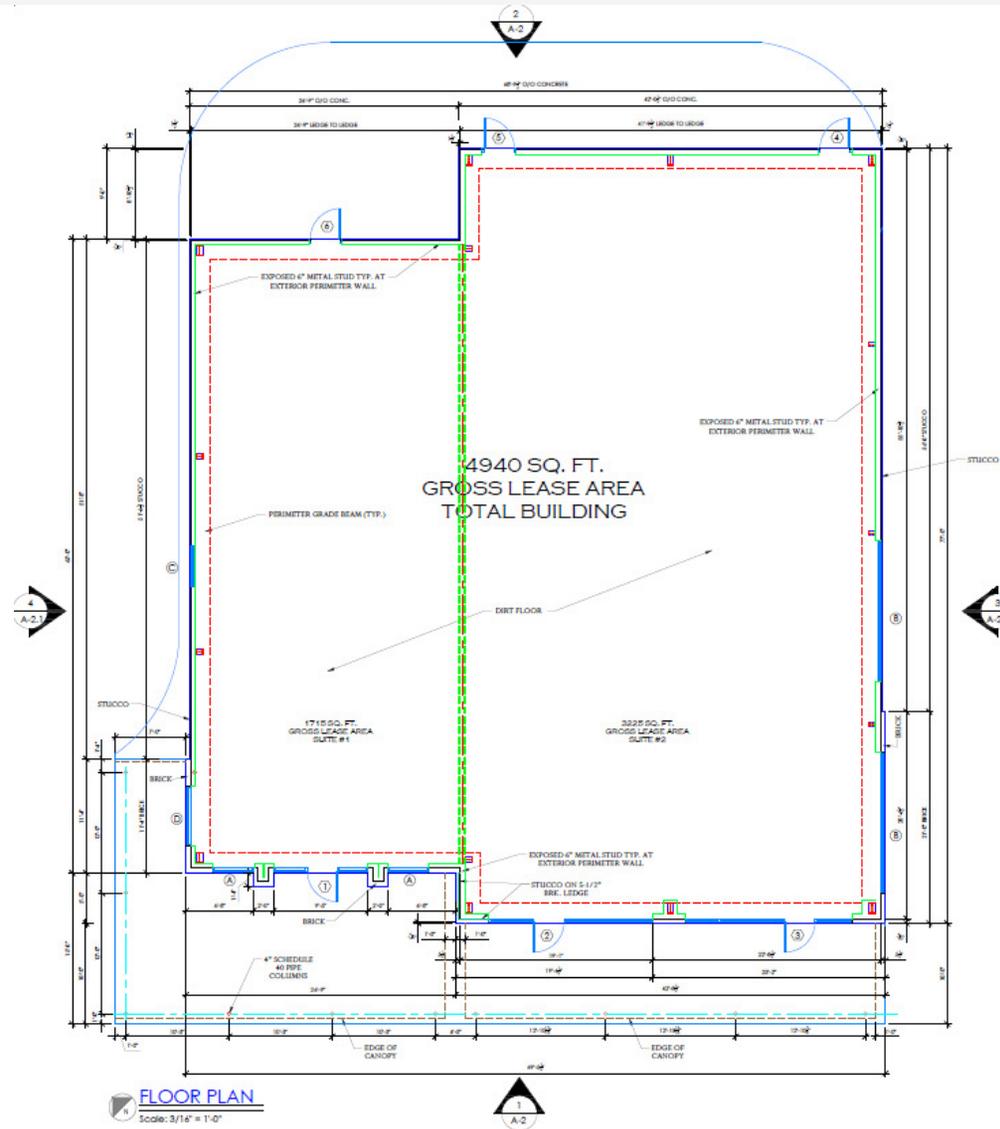
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PRELIMINARY FLOOR PLAN



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SITE AERIAL - FEB 2026



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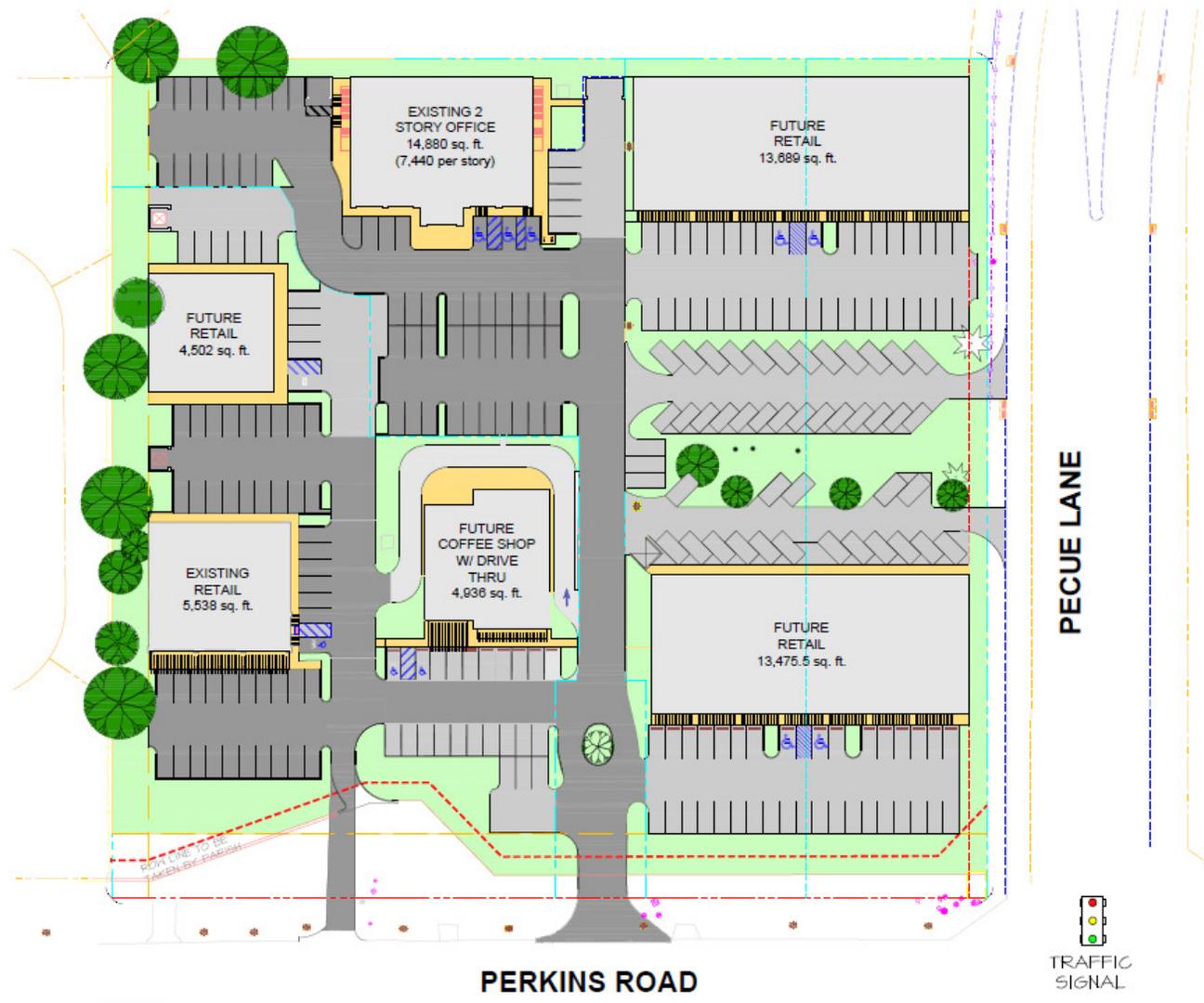
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PECUE PARK SITE PLAN



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RENDERING



YOUR DESIGN/BUILD GENERAL CONSTRUCTION FIRM

SALCO
CONSTRUCTION, INC.
8484 ATHENS AVE. / BATON ROUGE, LA 70814 / 225-927-9970

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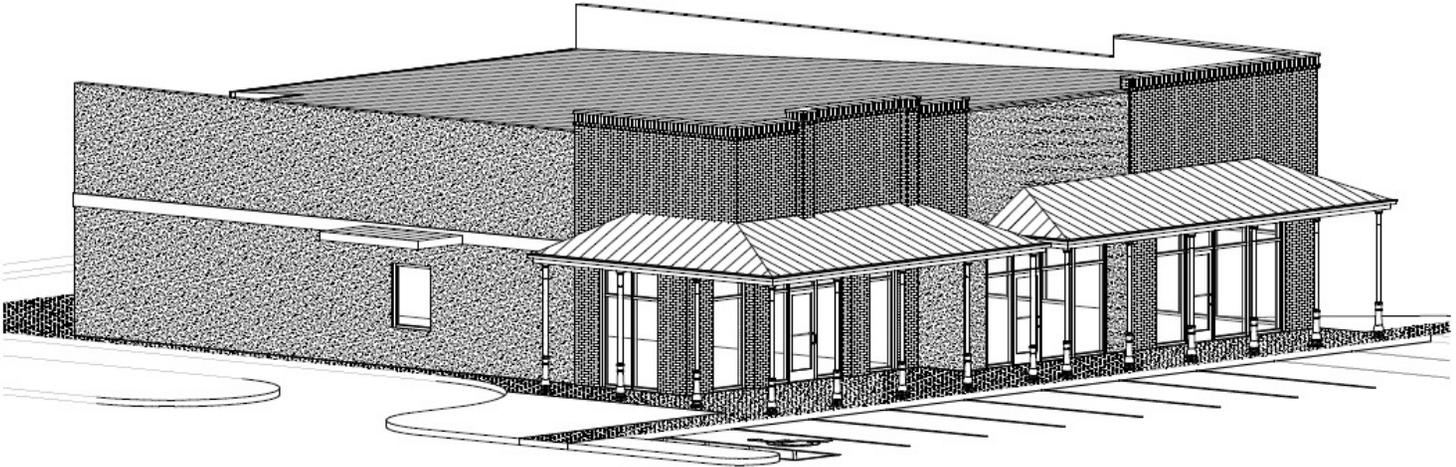
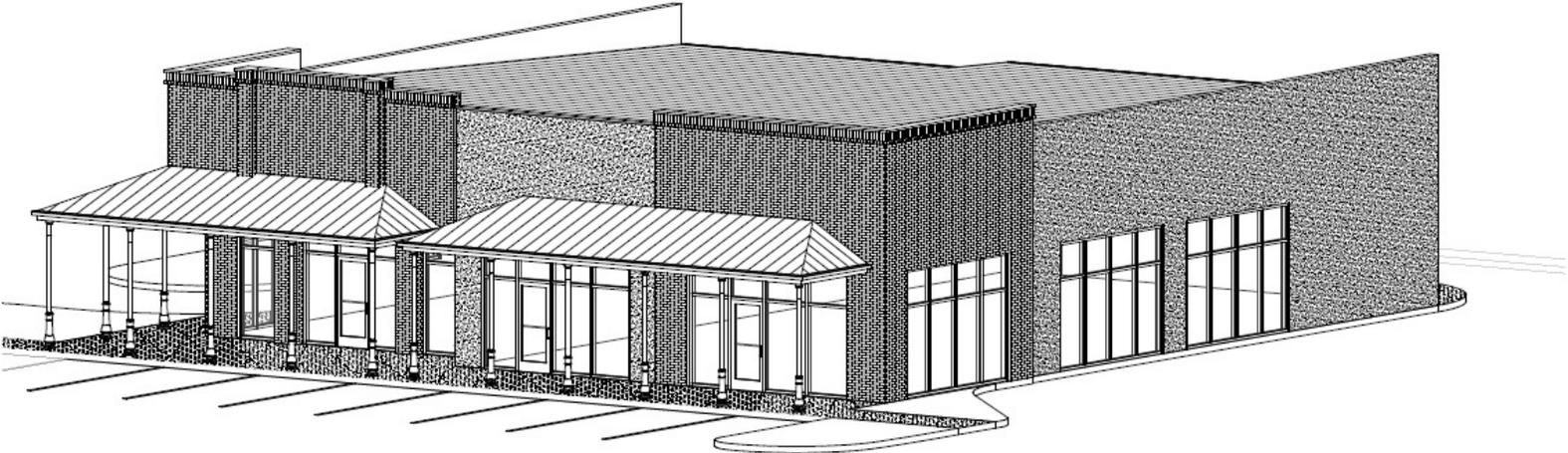
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BUILDING ELEVATIONS



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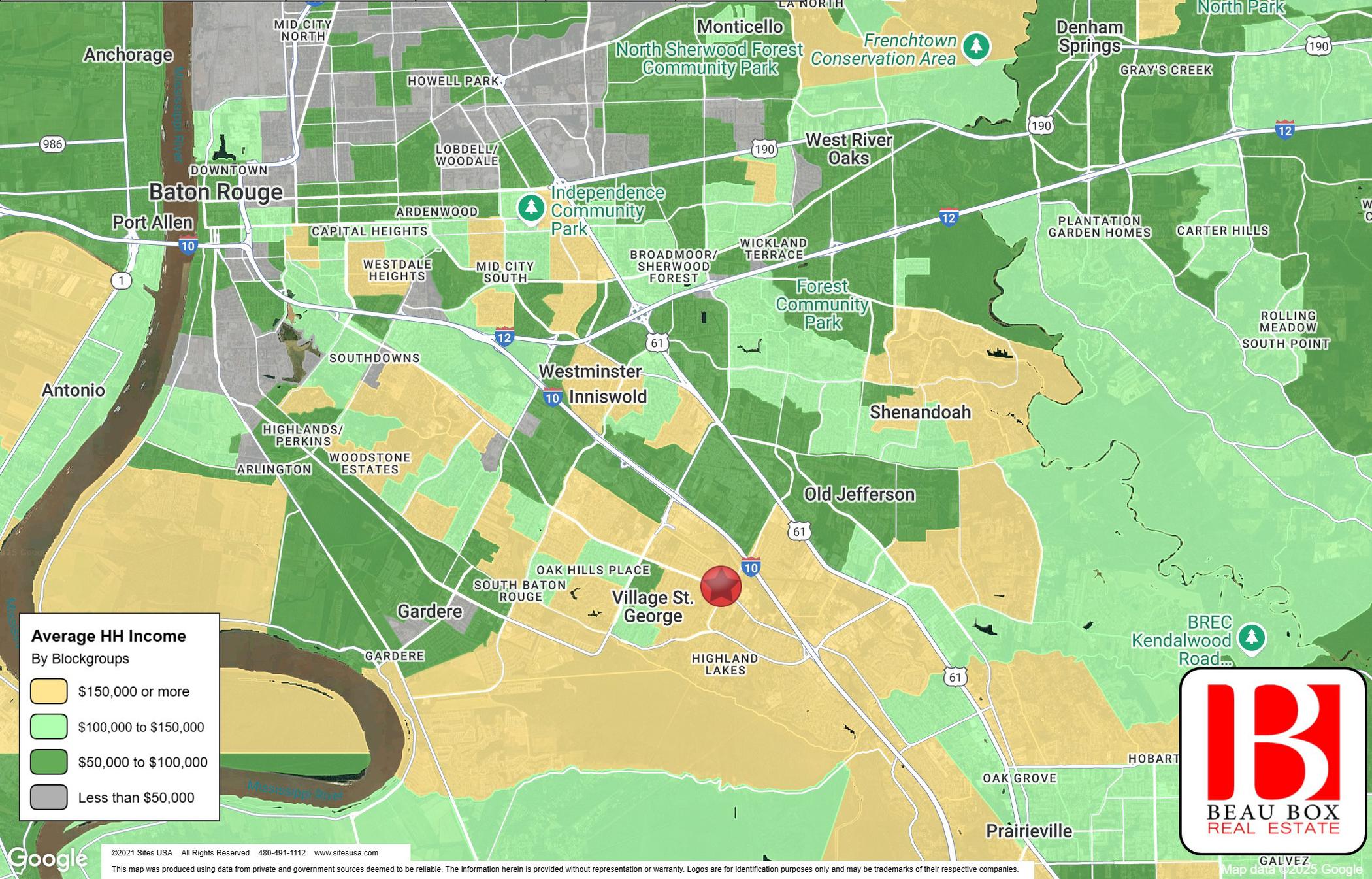
1 mi Radius

3 mi Radius

5 mi Radius

10 min Drive

Population	6,101	38,491	134,768	48,375
Households	2,430	16,296	56,249	20,738
Population Median Age	37.5	39.8	37.2	39.6
Average HH Income	\$173,459	\$147,002	\$130,625	\$136,606



Average HH Income
By Blockgroups

- \$150,000 or more
- \$100,000 to \$150,000
- \$50,000 to \$100,000
- Less than \$50,000



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