

RETAIL PROPERTY FOR LEASE
NOVEMBER 2024

SHOWROOM SPACE FOR LEASE

12550 PERKINS RD
BATON ROUGE, LA

stirling



PROPERTY OVERVIEW

Class A Retail Showroom Space available on Perkins Road near Siegen Lane. Stoma's furniture store sold the property to Inspirations in 2017 and the excess 7,000 SF showroom space is now available for lease. Positioned in a high-traffic area, this property offers strong visibility and easy access in a well-maintained development. The space can be demised and is adaptable to various retail uses.

OFFERING SUMMARY

Lease Rate:	\$30.00 PSF (Annual)
Building Size:	± 20,000 SF
Available SF:	± 7,000 SF (Max contig.: 20,000 SF)
Zoning:	C-1
Primary Use:	Retail

PROPERTY HIGHLIGHTS

- Prime location on Perkins Road with great access and visibility.
- Traffic Counts 19,821 ADT (DOTD 2023)
- At least 7,000 SF available for a variety of uses.
- Adjacent to established retailers with high-income customers.





Mall of Louisiana
 JCPenney ★ macy's Dillard's
 ZARA H&M LANE BRYANT
 VICTORIA'S SECRET francesca's **Rack**
 BJ's RESTAURANT BREWHOUSE EXPRESS SHAKE SHACK
 PACSUN FOSSIL
 TORRID LOFT
 FOREVER 21 chico's
 AMERICAN EAGLE

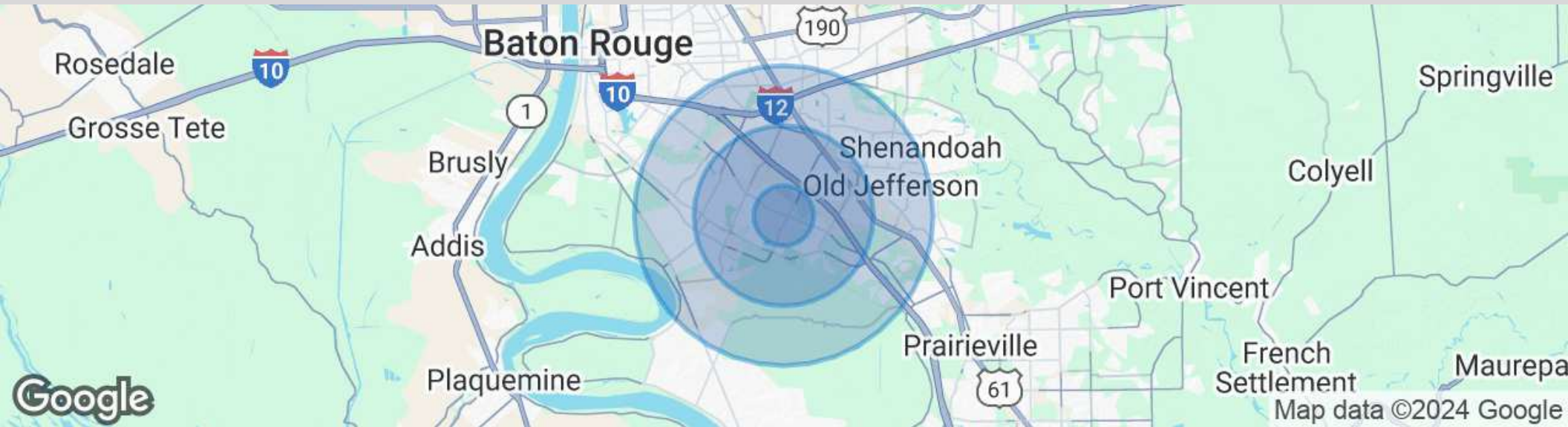
Siegen Plaza
 Target ROSS DRESS FOR LESS
 carter's Olive Garden

Perkins Rowe
 CAVA BARNES & NOBLE
 URBAN OUTFITTERS francesca's
 ANTHROPOLOGIE TEXAS de BRAZIL
 FREE PEOPLE california PIZZA KITCHEN

Seigen Market Place
 TJ-maxx Walmart TEXAS
 sam's club OLD NAVY LOWE'S

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,471	56,076	145,021
Average Age	43	41	40
Average Age (Male)	42	39	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,576	24,405	62,399
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$117,929	\$111,682	\$111,592
Average House Value	\$442,993	\$394,352	\$377,824

Demographics data derived from AlphaMap