



RETAIL PROPERTY FOR SALE & LEASE

7520 Perkins Road
Baton Rouge, LA 70808

Presented By:

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PROPERTY HIGHLIGHTS

- ±2,400 SF Suite for Sale or Lease - Former High-End Barber / Salon Space
- Located just off the corner of Essen Lane and Perkins Road
- Space is move-in ready for a Barber / Salon
- Space includes: A reception area, 14 or 15 barber stations, 8 hair washing stations, a utility room (2 washers & 2 dryers), 2 restrooms, a breakroom, and an outdoor patio lunch area.
- The property has 2 points of ingress / egress from Perkins Road.

OFFERING SUMMARY

Sale Price:	\$350,000
Lease Rate:	\$17.50 SF/yr (NNN)
Available SF:	2,400 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	1,054	3,377
Total Population	438	2,068	6,749
Average HH Income	\$97,832	\$101,824	\$97,904

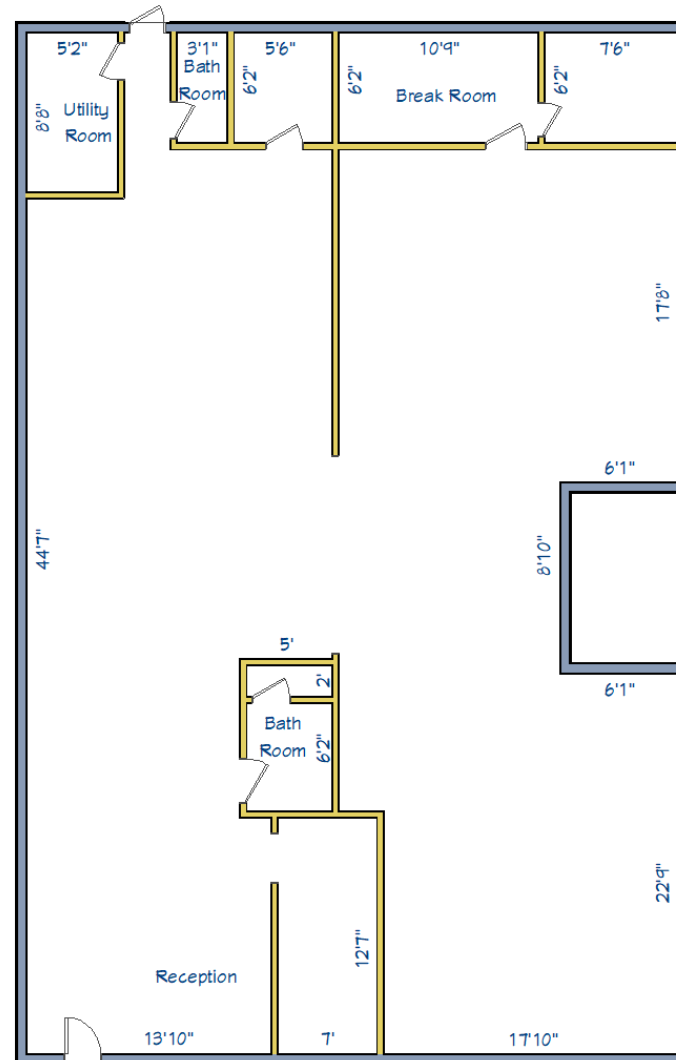
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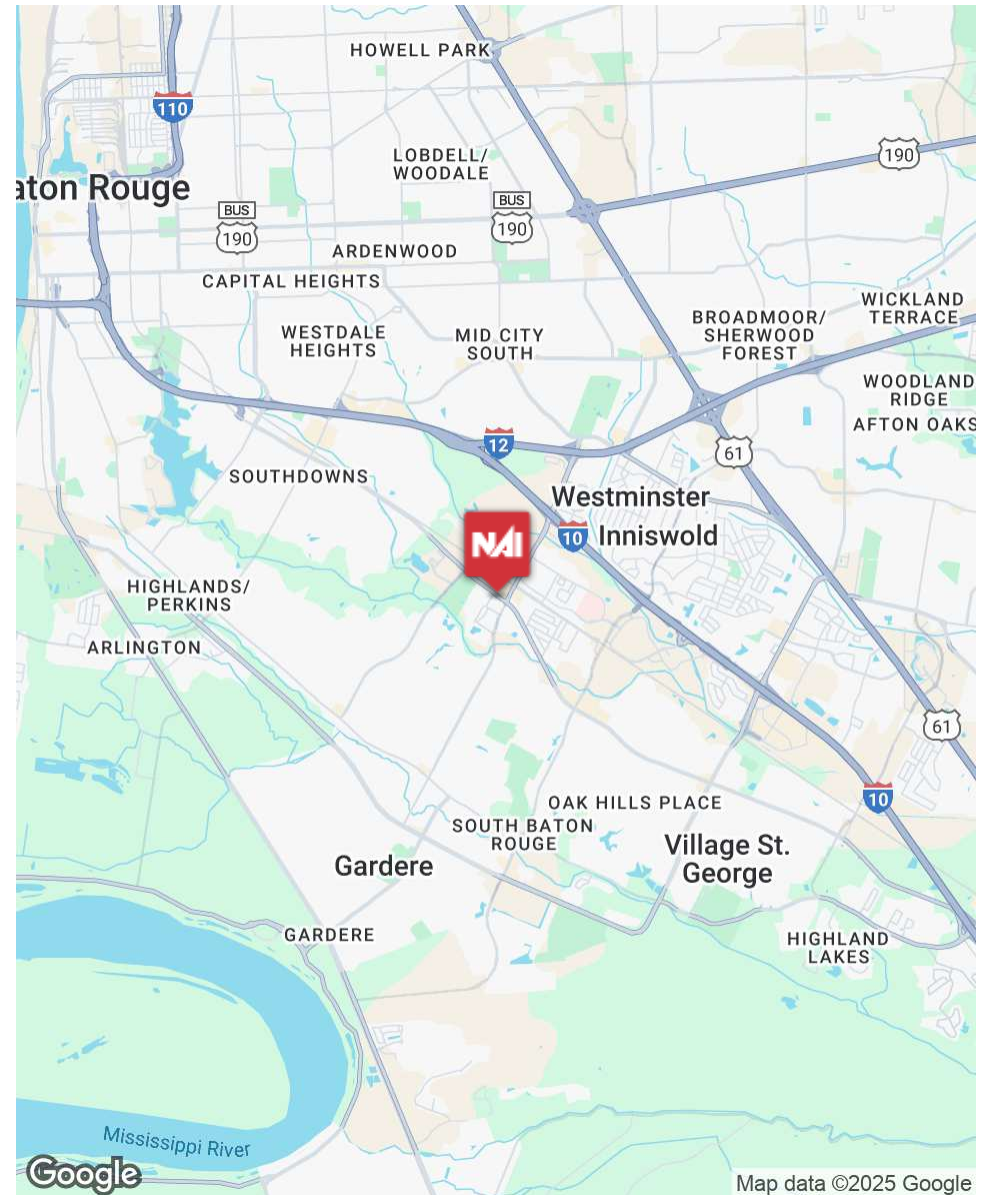
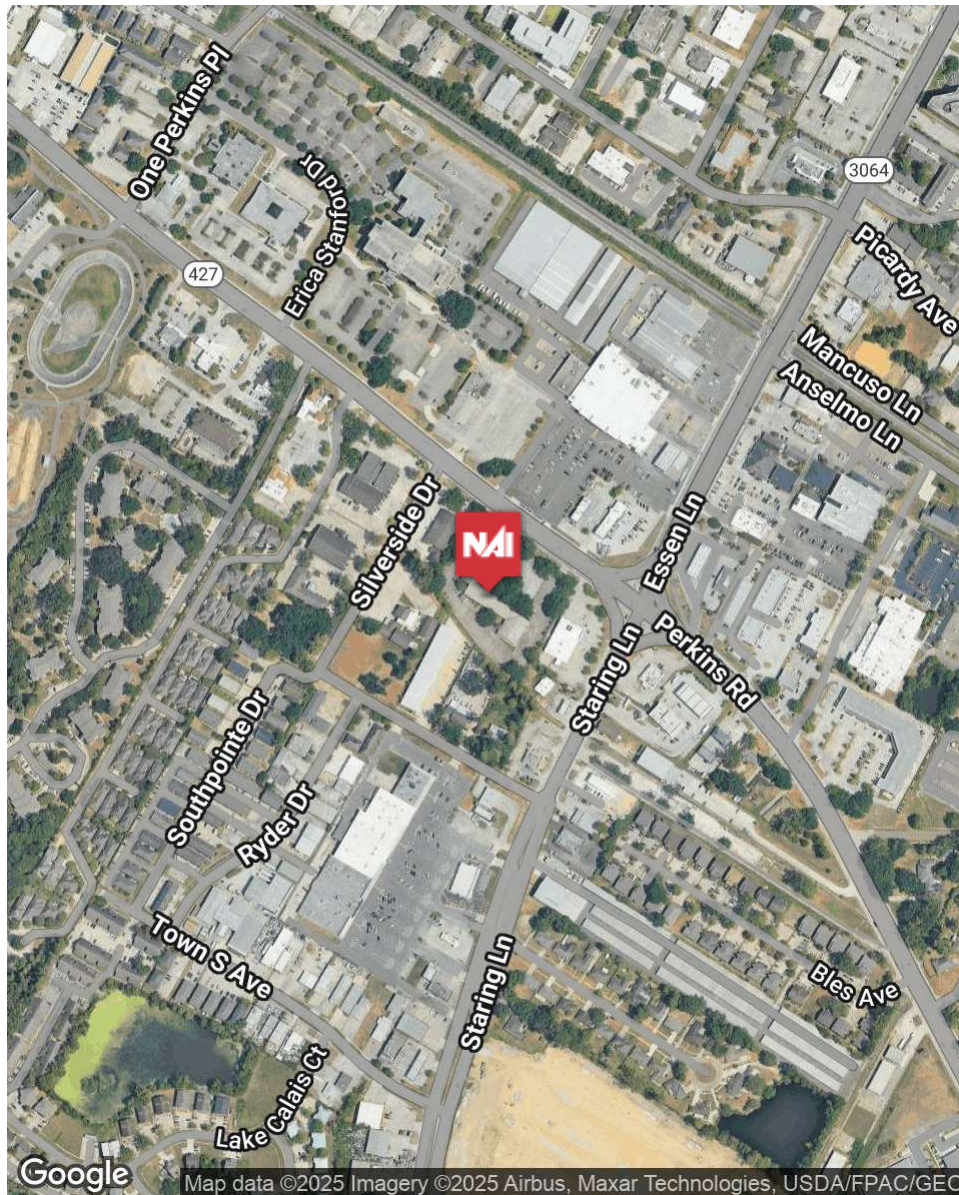
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For More Information:

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