

For Sale or Lease

PERKINS 8 OFFICE/RETAIL DEVELOPMENT
16153 PERKINS RD, BATON ROUGE, LA

SUITE A - \$25/SF
SUITE C - \$25/SF



PROPERTY INFO:

- Two Suites Available: 1,274 SF suite (A) & 1,363 SF & suite (C)
- Suited for Office or Retail
- Delivered as a white shell w/ flexible floorplan options
- New Construction in P-8 Development on Perkins Road Between Highland and Pecue Lane
- Modern space with flexible floor plans and high-end amenities
- Inviting, professional setting designed to elevate your brand
- Ideal for startups or expanding businesses
- Premier leasing opportunity in a thriving location

PAUL ELLIS c [225] 317-3200 | d [225] 408-6591 | f [225] 408-9596 | paul@momentum-commercial.com

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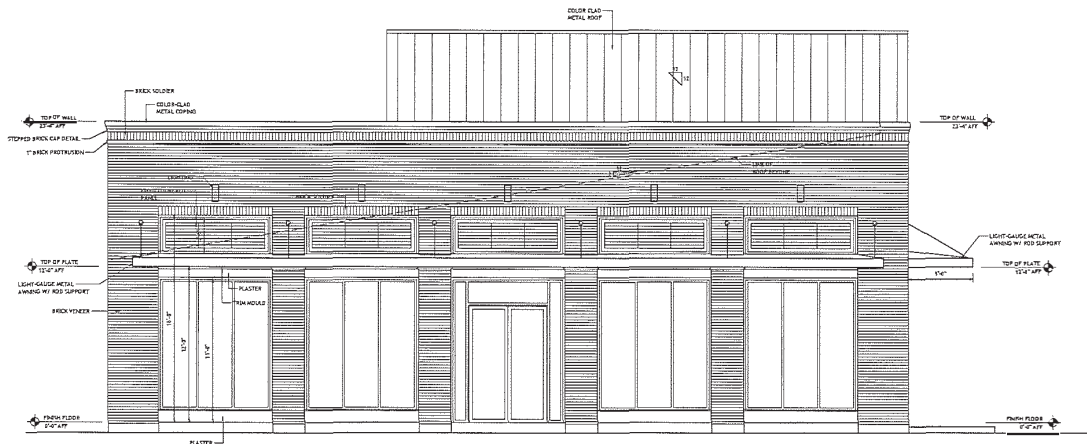
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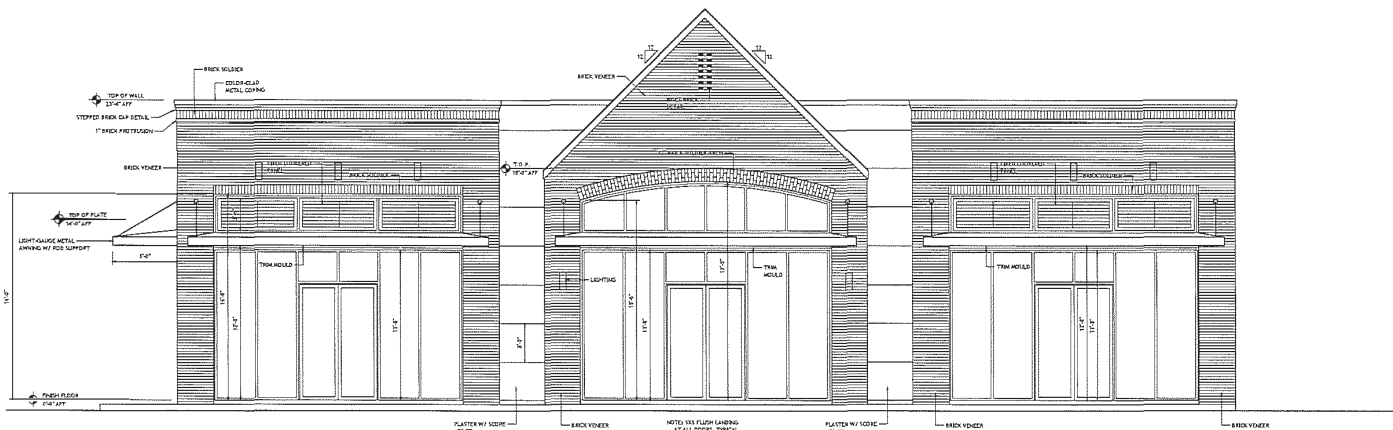
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left side elevation

scaled at 1/4\" = 1'-0"



front elevation

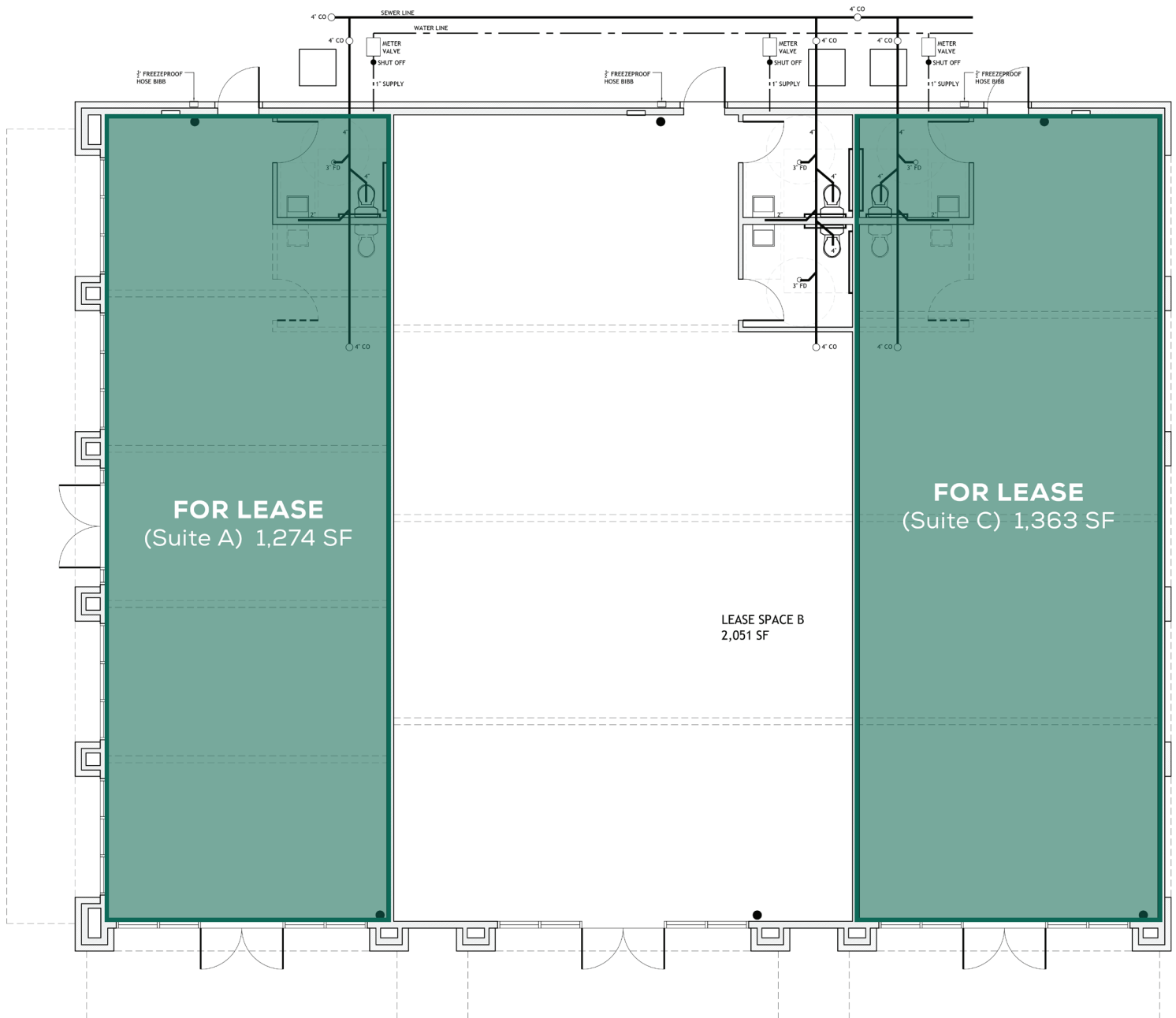
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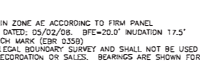


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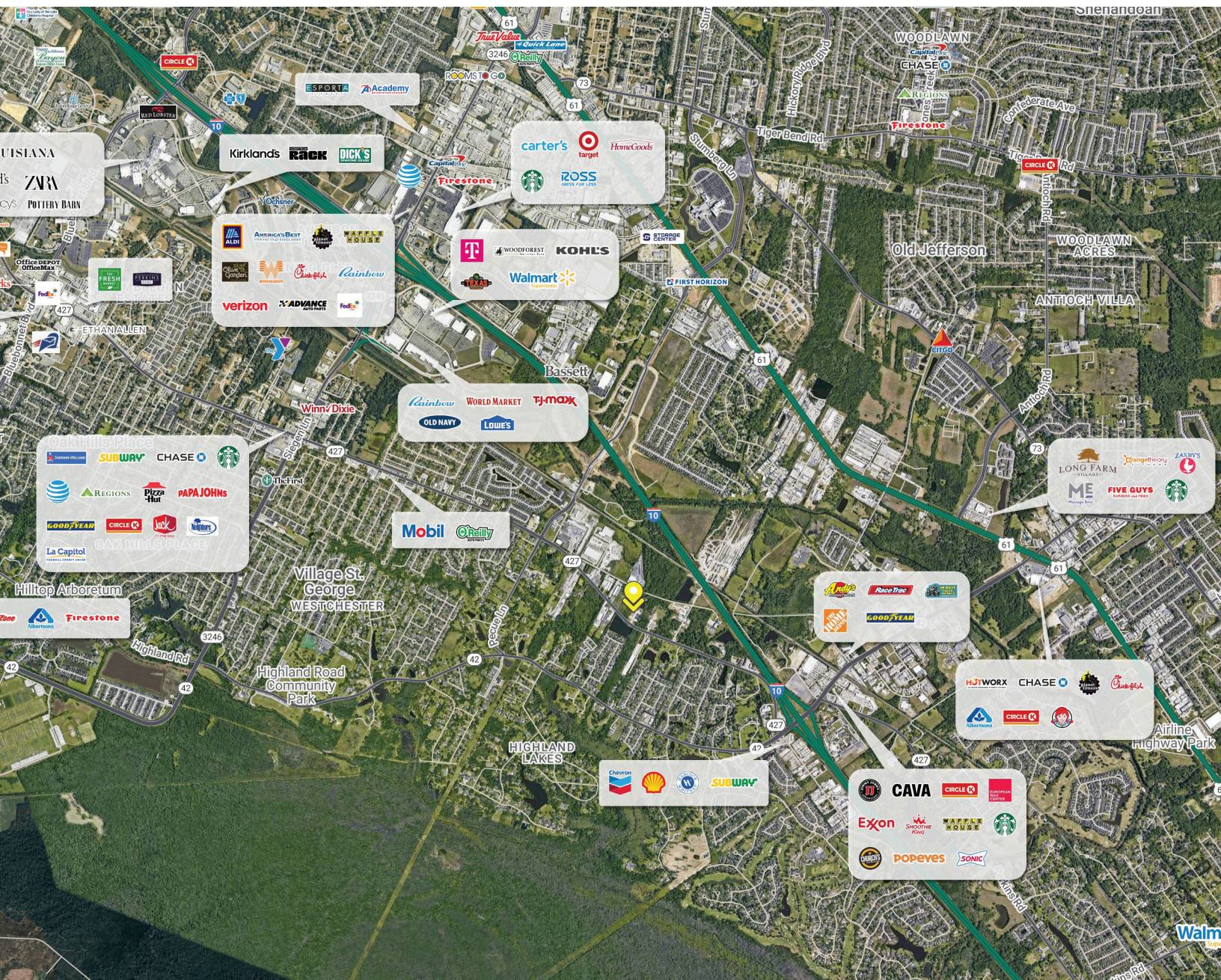


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1 mi **3 mi** **5 mi**
radius **radius** **radius**

Population

2025 Estimated Population	1,936	33,741	120,950
2030 Projected Population	2,008	33,002	120,959
2020 Census Population	2,402	35,324	119,091
2010 Census Population	2,121	31,649	107,936
Projected Annual Growth 2025 to 2030	0.7%	-0.4%	-
Historical Annual Growth 2010 to 2025	-0.6%	0.4%	0.8%
2025 Median Age	38.8	40.2	38.2

Households

2025 Estimated Households	802	13,925	50,089
2030 Projected Households	857	13,961	51,391
2020 Census Households	892	14,277	49,852
2010 Census Households	782	12,516	44,291
Projected Annual Growth 2025 to 2030	1.4%	-	0.5%
Historical Annual Growth 2010 to 2025	0.2%	0.8%	0.9%

Race and Ethnicity

2025 Estimated White	56.0%	60.7%	58.4%
2025 Estimated Black or African American	31.1%	27.0%	28.4%
2025 Estimated Asian or Pacific Islander	6.3%	5.2%	5.4%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.3%	6.9%	7.6%
2025 Estimated Hispanic	7.1%	7.5%	7.9%

Income

2025 Estimated Average Household Income	\$193,004	\$148,824	\$134,065
2025 Estimated Median Household Income	\$111,754	\$107,298	\$101,120
2025 Estimated Per Capita Income	\$80,035	\$61,508	\$55,578

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	3.4%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.5%
2025 Estimated High School Graduate	16.0%	17.1%	18.8%
2025 Estimated Some College	16.5%	19.7%	20.3%
2025 Estimated Associates Degree Only	4.6%	5.1%	6.1%
2025 Estimated Bachelors Degree Only	26.0%	31.2%	30.0%
2025 Estimated Graduate Degree	33.3%	21.5%	19.8%

Business

2025 Estimated Total Businesses	155	2,738	8,296
2025 Estimated Total Employees	2,047	37,400	84,266
2025 Estimated Employee Population per Business	13.2	13.7	10.2
2025 Estimated Residential Population per Business	12.5	12.3	14.6