

*For Lease*

## **PERKINS SOUTH SHOPPING CENTER**

**1919 STARING LN, BATON ROUGE, LA 70810**

**\$14.00 - \$32.95 PSF**



### **PROPERTY INFO:**

- Available: Two 1,130 SF inline suites in the newly constructed center
- Available Suites: 2,000 to 4,000 SF (within the renovated main shopping center)
- Available: Former bank structure (3,426 SF) is available for lease or out parcel ground lease
- Perkins South Shopping Center recently received over \$1 million in upgrades, including new paving, landscaping, lighting, exterior finishes, and signage
- Located near the high-traffic intersection of Essen Lane and Perkins Road, with over 70,000 vehicles passing daily
- Traffic count on Starring averages 23,164 cars daily

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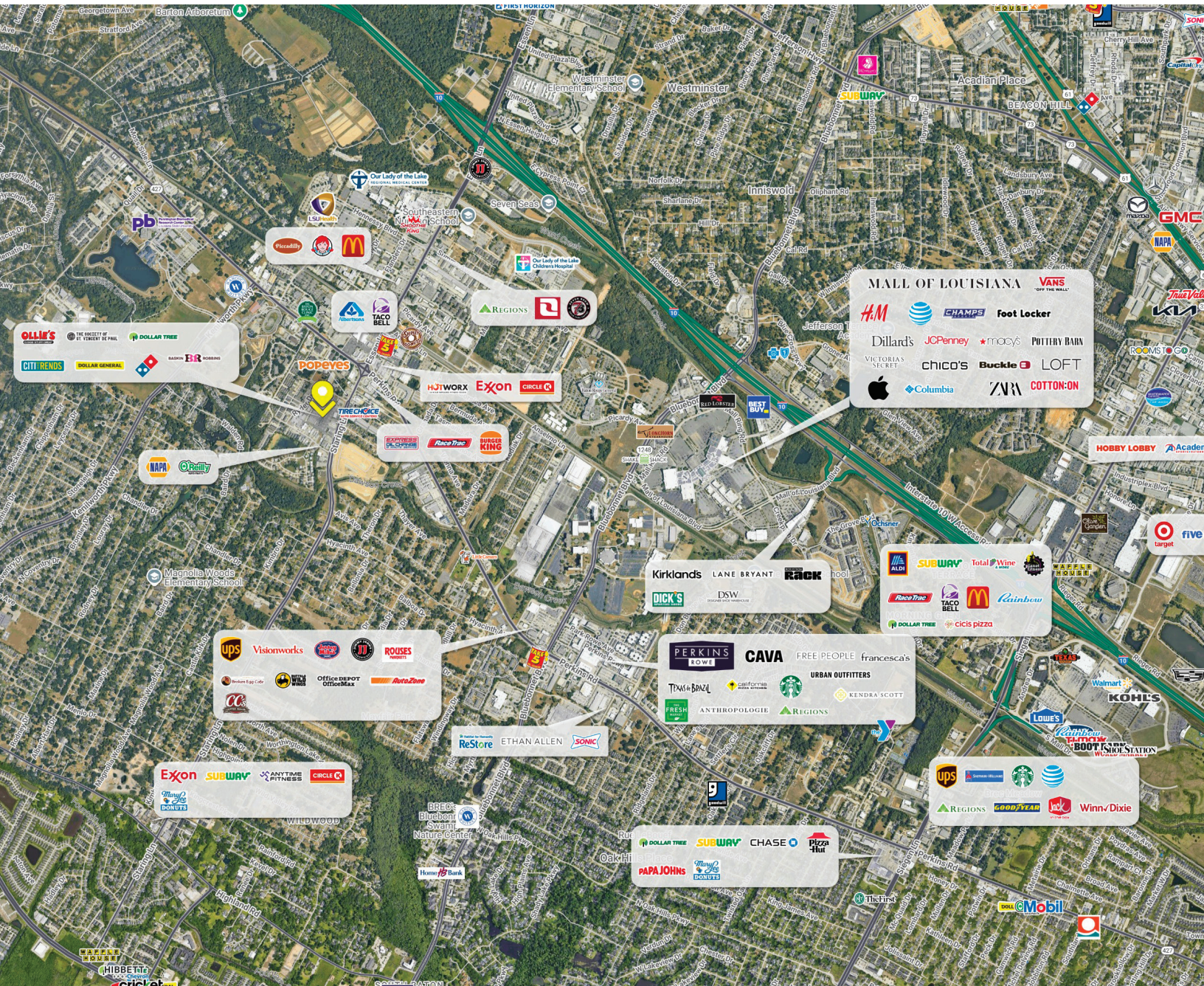


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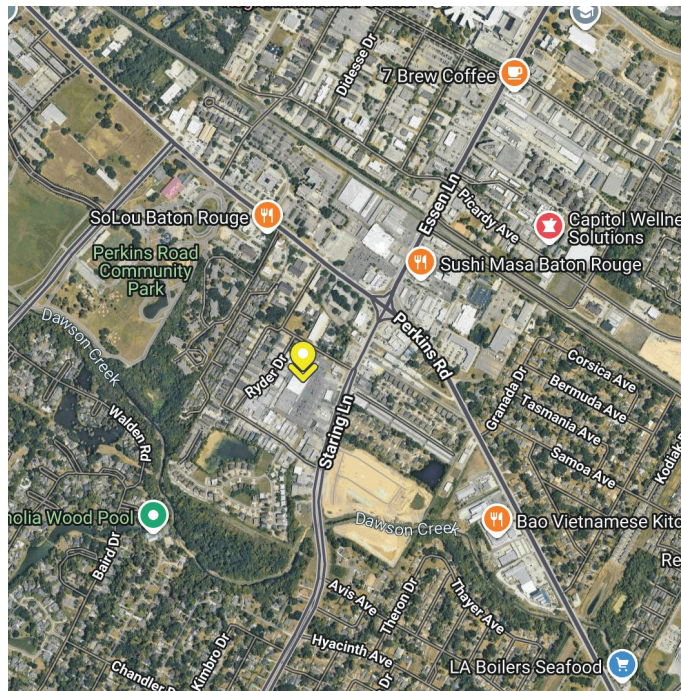
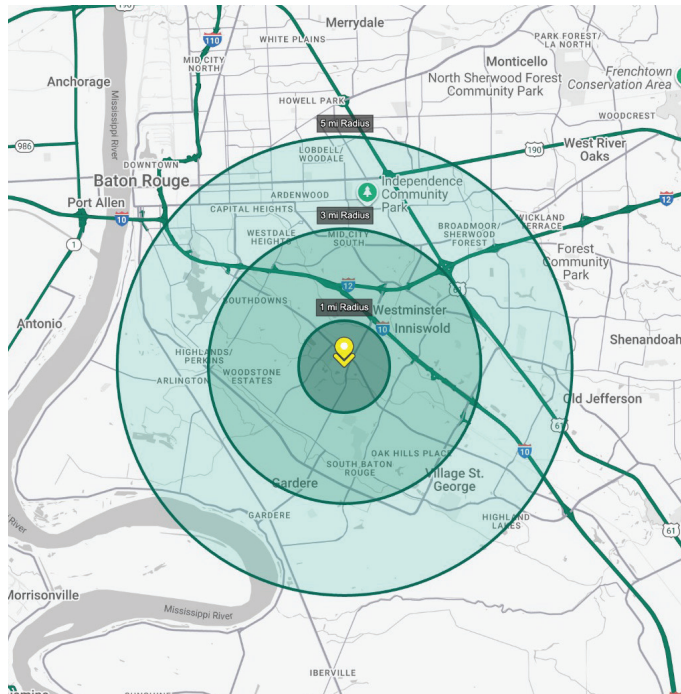
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## For Lease



**1 mi  
radius**

**3 mi  
radius**

**5 mi  
radius**

### Population

|                                       |       |        |         |
|---------------------------------------|-------|--------|---------|
| 2025 Estimated Population             | 7,758 | 68,469 | 192,754 |
| 2030 Projected Population             | 7,588 | 66,704 | 188,640 |
| 2020 Census Population                | 7,284 | 67,063 | 189,619 |
| 2010 Census Population                | 7,456 | 62,220 | 176,456 |
| Projected Annual Growth 2025 to 2030  | -0.4% | -0.5%  | -0.4%   |
| Historical Annual Growth 2010 to 2025 | 0.3%  | 0.7%   | 0.6%    |
| 2025 Median Age                       | 39.4  | 37.5   | 34.5    |

### Households

|                                       |       |        |        |
|---------------------------------------|-------|--------|--------|
| 2025 Estimated Households             | 3,701 | 30,857 | 81,325 |
| 2030 Projected Households             | 3,785 | 30,834 | 81,435 |
| 2020 Census Households                | 3,589 | 30,959 | 81,801 |
| 2010 Census Households                | 3,679 | 27,830 | 76,522 |
| Projected Annual Growth 2025 to 2030  | 0.5%  | -      | -      |
| Historical Annual Growth 2010 to 2025 | -     | 0.7%   | 0.4%   |

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2025 Estimated White                             | 48.4% | 59.5% | 53.2% |
| 2025 Estimated Black or African American         | 41.4% | 28.2% | 34.1% |
| 2025 Estimated Asian or Pacific Islander         | 3.8%  | 4.6%  | 4.9%  |
| 2025 Estimated American Indian or Native Alaskan | 0.2%  | 0.2%  | 0.2%  |
| 2025 Estimated Other Races                       | 6.2%  | 7.4%  | 7.6%  |
| 2025 Estimated Hispanic                          | 5.9%  | 7.9%  | 7.9%  |

### Income

|   |          |           |           |
|---|----------|-----------|-----------|
| 2025 Estimated Average Household Income | \$89,275 | \$124,295 | \$109,475 |
| 2025 Estimated Median Household Income  | \$65,557 | \$83,238  | \$76,448  |
| 2025 Estimated Per Capita Income        | \$42,739 | \$56,102  | \$46,475  |

### Education (Age 25+)

|   |       |       |       |
|---|-------|-------|-------|
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 4.2%  | 2.3%  | 2.8%  |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 3.7%  | 2.7%  | 3.6%  |
| 2025 Estimated High School Graduate                   | 13.4% | 15.9% | 20.1% |
| 2025 Estimated Some College                           | 23.7% | 18.3% | 18.4% |
| 2025 Estimated Associates Degree Only                 | 6.2%  | 6.5%  | 6.5%  |
| 2025 Estimated Bachelors Degree Only                  | 24.3% | 30.9% | 27.7% |
| 2025 Estimated Graduate Degree                        | 24.5% | 23.4% | 20.8% |

### Business

|  |        |        |         |
|--|--------|--------|---------|
| 2025 Estimated Total Businesses                    | 881    | 5,772  | 13,152  |
| 2025 Estimated Total Employees                     | 11,614 | 61,876 | 134,529 |
| 2025 Estimated Employee Population per Business    | 13.2   | 10.7   | 10.2    |
| 2025 Estimated Residential Population per Business | 8.8    | 11.9   | 14.7    |

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