



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

ICONIC SOUTHDOWN'S BAR + PATIO | COMMISSARY | OFFICE FOR LEASE

**3753 Perkins Rd
Baton Rouge, LA 70808**

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ICONIC SOUTHDOWN'S BAR WITH PATIO, COMMISSARY, AND OFFICE

FOR LEASE

3753 PERKINS RD, BATON ROUGE, LA 70808

6,575 SF + 2,197 SF PATIO

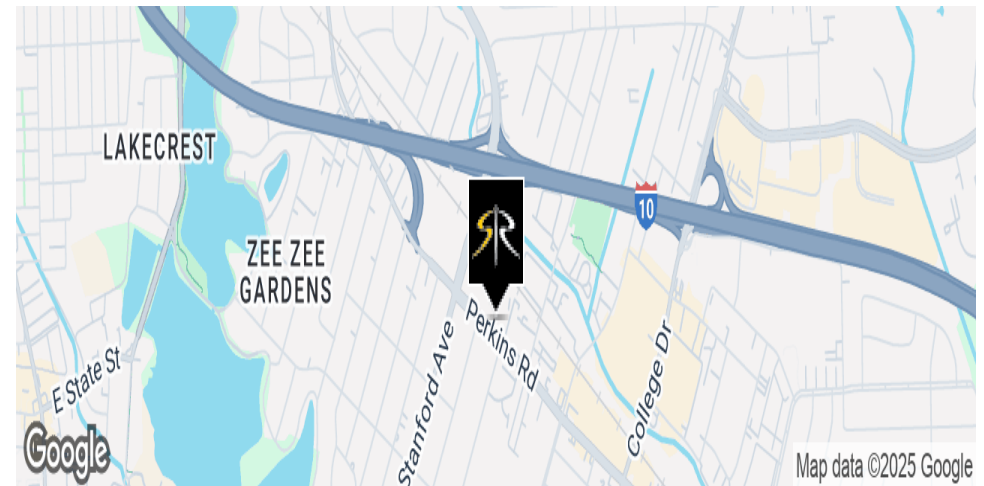


OFFERING SUMMARY

Lease Rate:	\$1,560.00 - 10,730.67 per month (MG)
Available SF:	6,575 SF + 2,197 SF PATIO
Zoning:	CAB-2

PROPERTY HIGHLIGHTS

- Welcome to a rare and exciting opportunity to lease a turnkey bar and event-ready venue zoned CAB-2 in the heart of Baton Rouge's iconic Southdowns area. Located in the high-traffic Acadian Perkins Plaza, this listing offers a curated mix of chic bar space, spacious patio ambiance, professional office support, and back-of-house commissary functionality — perfect for an established or rising hospitality brand.



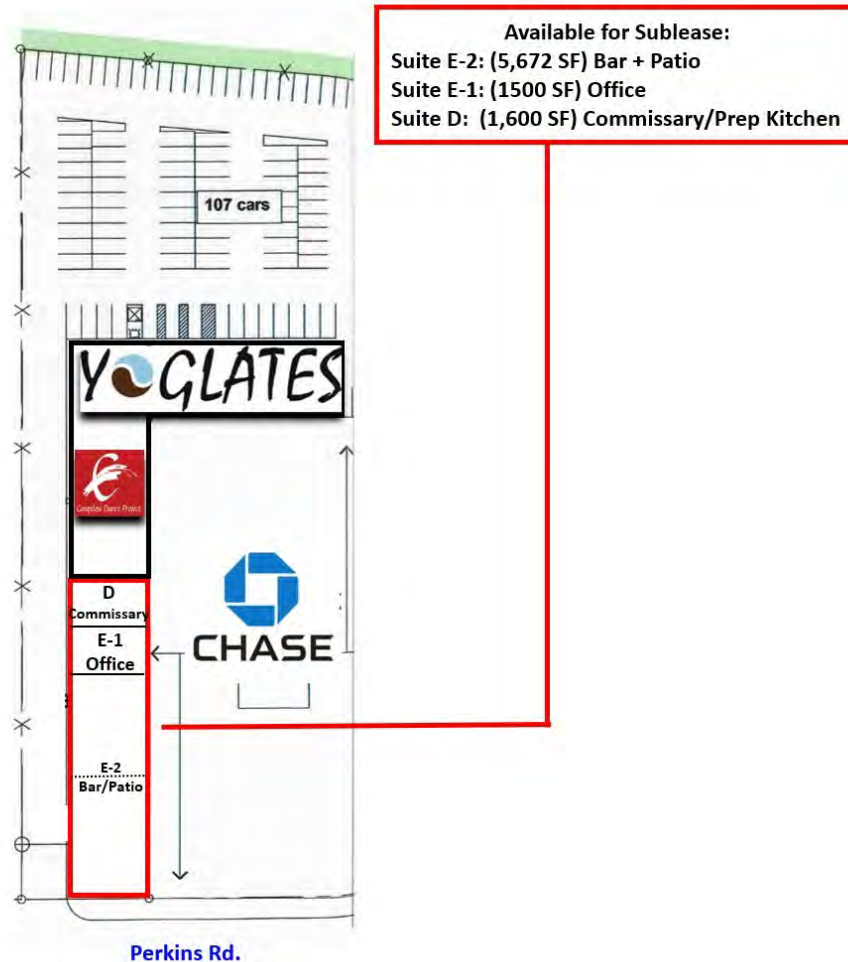
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PROPERTY HIGHLIGHTS

- **SUITE E-2 – Bar + Patio**
- Indoor Space: 3,475 SF
- Chic Patio Space: 2,197 SF
- Lease Rate: \$10,731.67/month
- Details: Fully built out, existing FF&E (available), stylish interiors, service stations, restrooms, lighting, and dual bar access. Prime visibility with high traffic Perkins Road frontage and signage.
- **SUITE E-1 – Office**
- Size: 1,500 SF
- Lease Rate: \$1,560/month
- Details: Perfect for operations HQ, back-of-house management, VIP hosting, or private meeting space. Adjacent to bar suite.
- **SUITE D – Commissary / Prep Kitchen**
- Size: 1,600 SF
- Lease Rate: \$2,875/month
- Details: Designed for catering, food prep, or ghost kitchen use. Accessible via rear service entry with loading zone.

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PROPERTY HIGHLIGHTS

• LOCATION HIGHLIGHTS

- Anchored in Acadian Perkins Plaza, a boutique center with a mix of local retailers and dining including Juban's, The Foyer, Smoothie King, Burgersmith, Queen of Sparkles, Mattress Firm, Purple Cow, etc.
- Minutes from LSU, Mid-City, and Downtown via Perkins Rd. and Acadian Thruway.
- Surrounded by walkable neighborhoods, affluent residential areas, and a built-in nightlife customer base near Perkins Road Overpass.
- High visibility + signage opportunity on well-traveled corridor.

• IDEAL USES

- Upscale Bar + Lounge
- Craft Cocktail or Wine Bar
- Event Venue
- Tapas or Charcuterie Concept
- Restaurant + Catering Base
- Private Club or Speakeasy
- Live Music Venue

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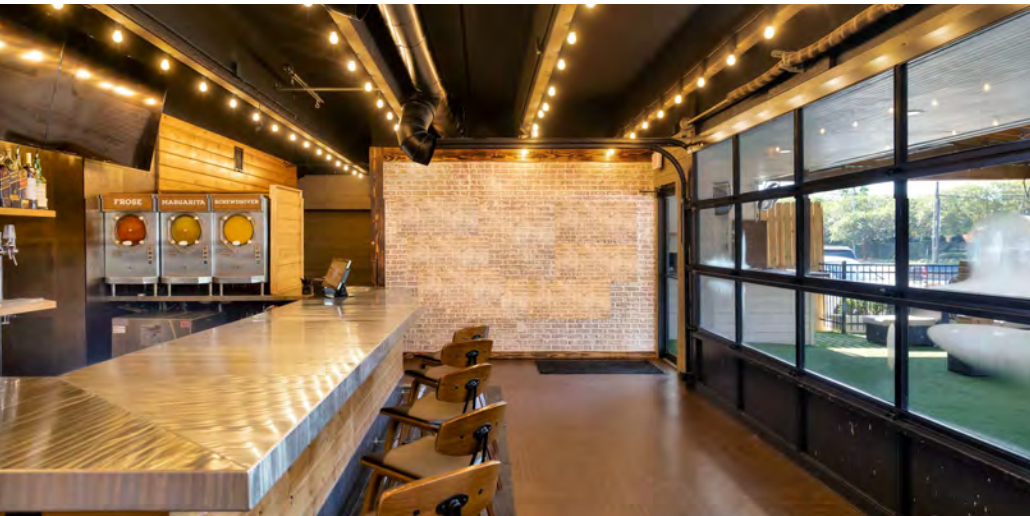
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PROPERTY HIGHLIGHTS

• KEY FEATURES

- Turnkey Interiors + Existing FF&E (may be available)
- Ample Shared Parking
- Dual Entrances for Public + Service
- Covered Outdoor Patio Seating
- Large Bar & Serving Counters
- Bar + Office + Commissary Combo Option
- Ready to take over one of the most recognizable bar spaces in Baton Rouge?
- Schedule a tour today!



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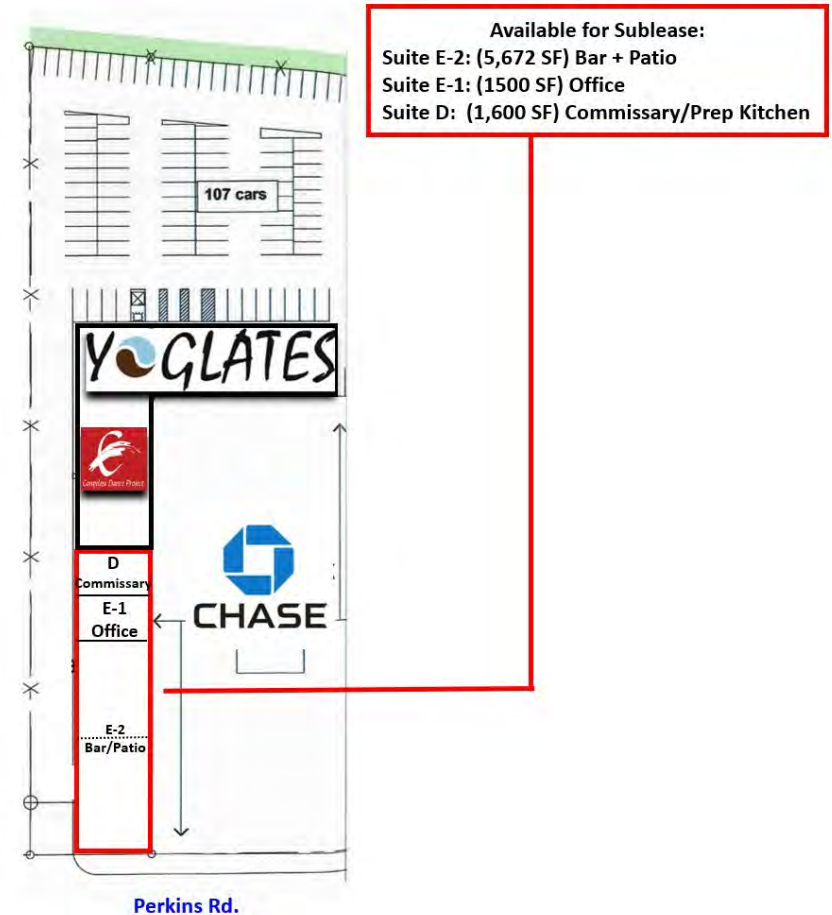
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite E-2	Available	3,475 SF	Modified Gross	\$10,731 per month	Bar + Patio
Suite E-1	Available	1,500 SF	Modified Gross	\$1,560 per month	Office
Suite D	Available	1,600 SF	Modified Gross	\$2,875 per month	Commissary / Prep Kitchen



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Suite E-2: Bar + Patio



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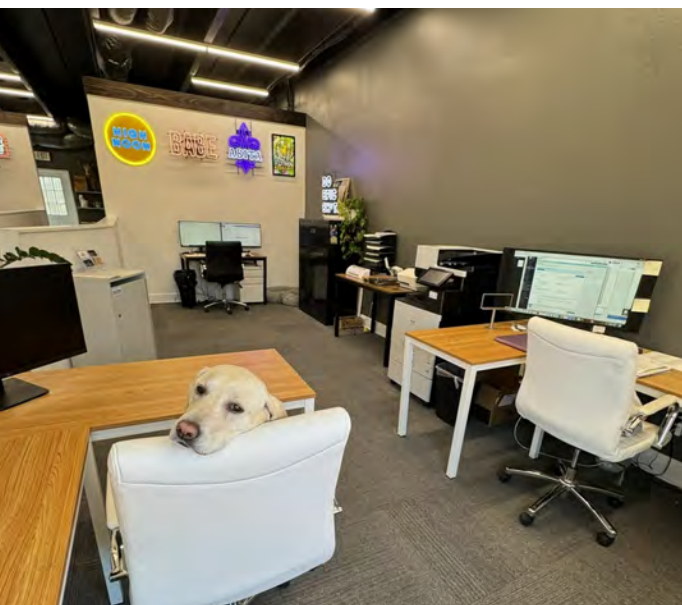
Suite E-1: Office



Suite E-1: Office



Suite E-1: Office



Suite E-1: Office (Good Boy not included)



Suite E-1: Office



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Suite D: Commissary Prep/Kitchen



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AERIAL

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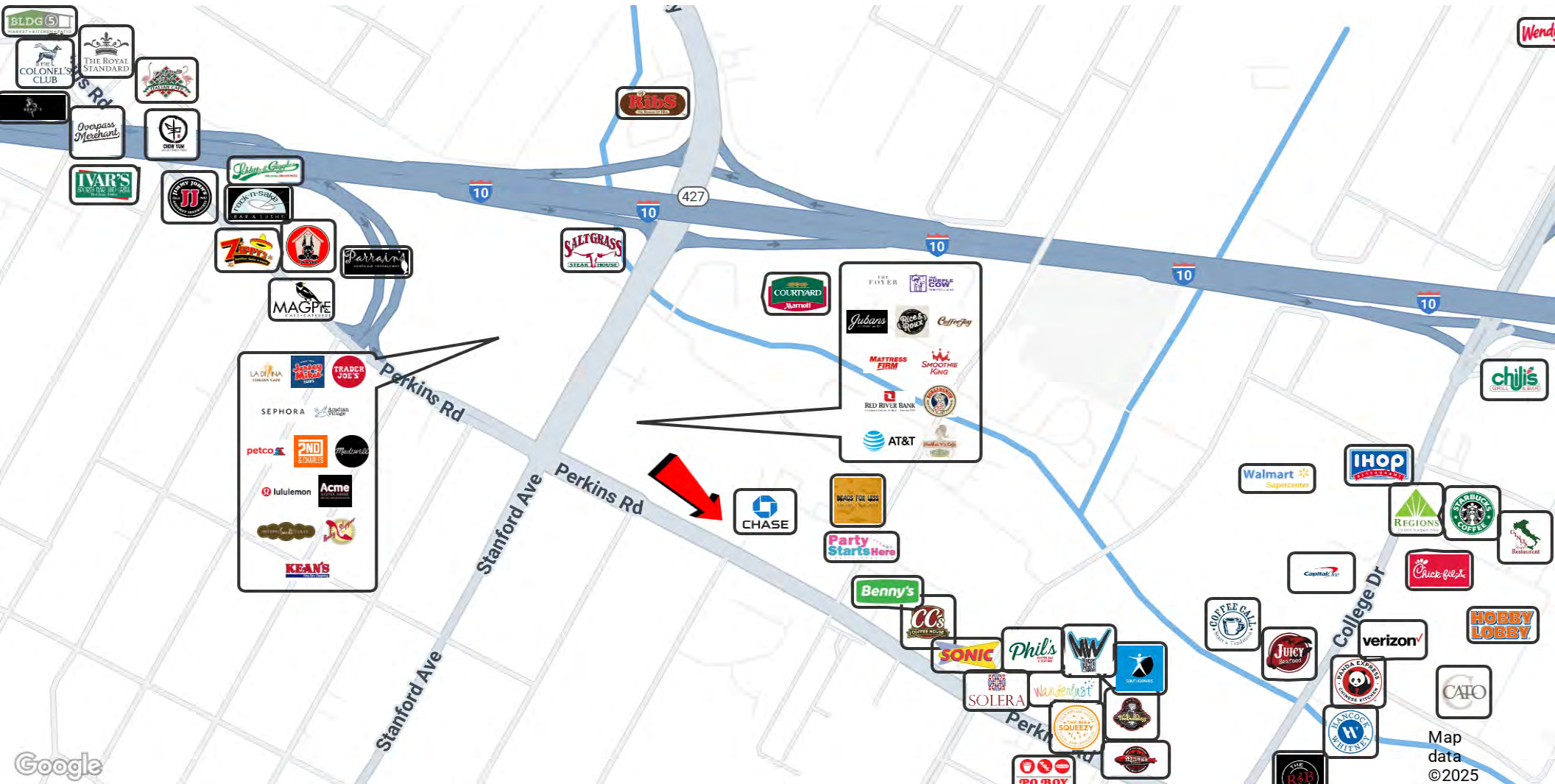


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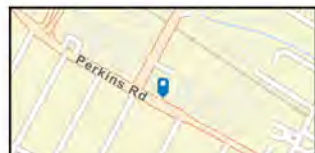
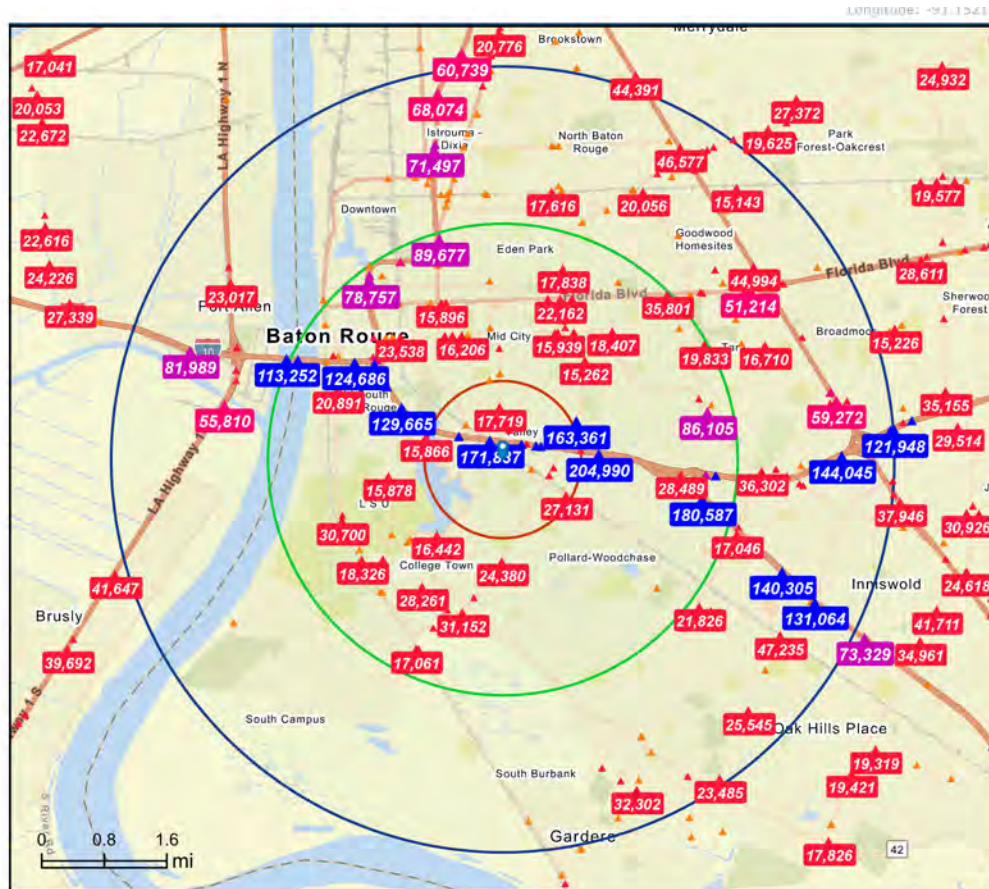
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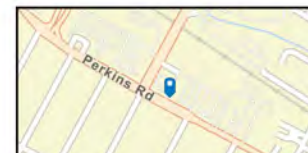
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TRAFFIC COUNT MAPS



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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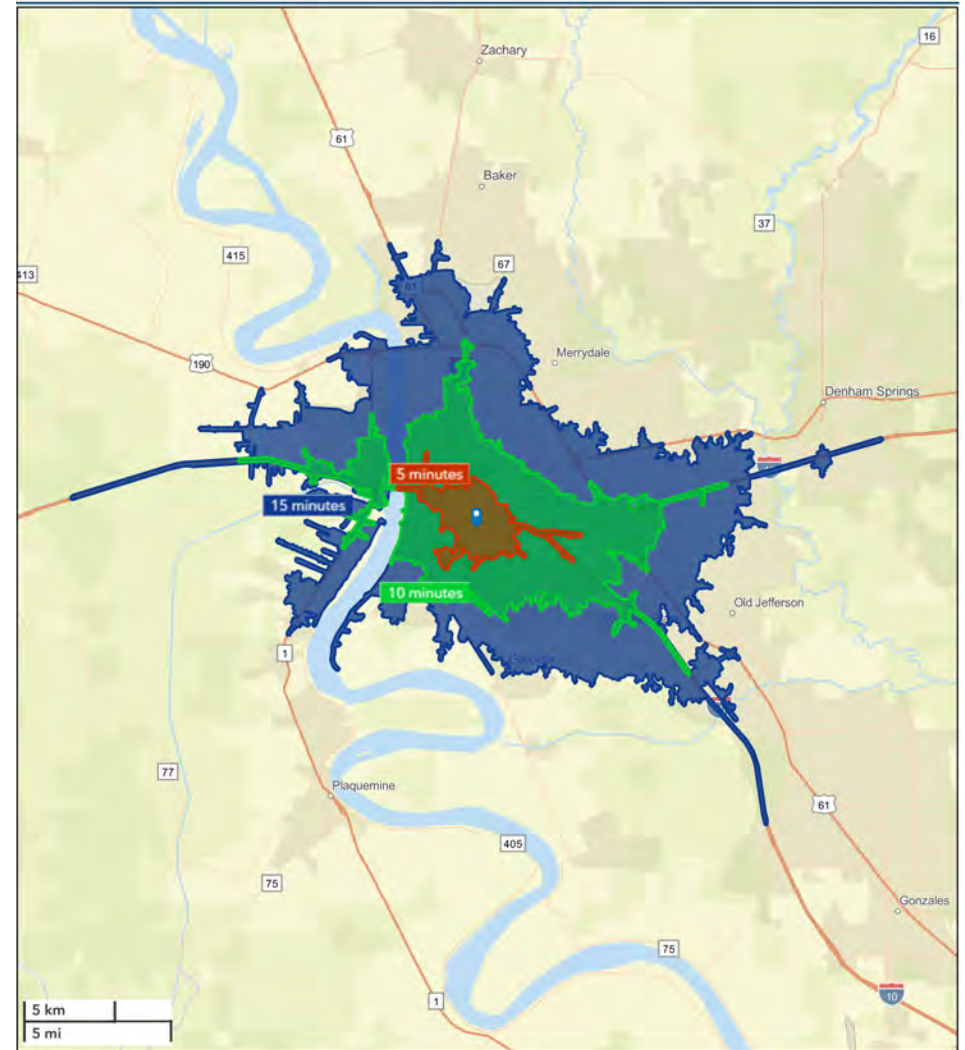
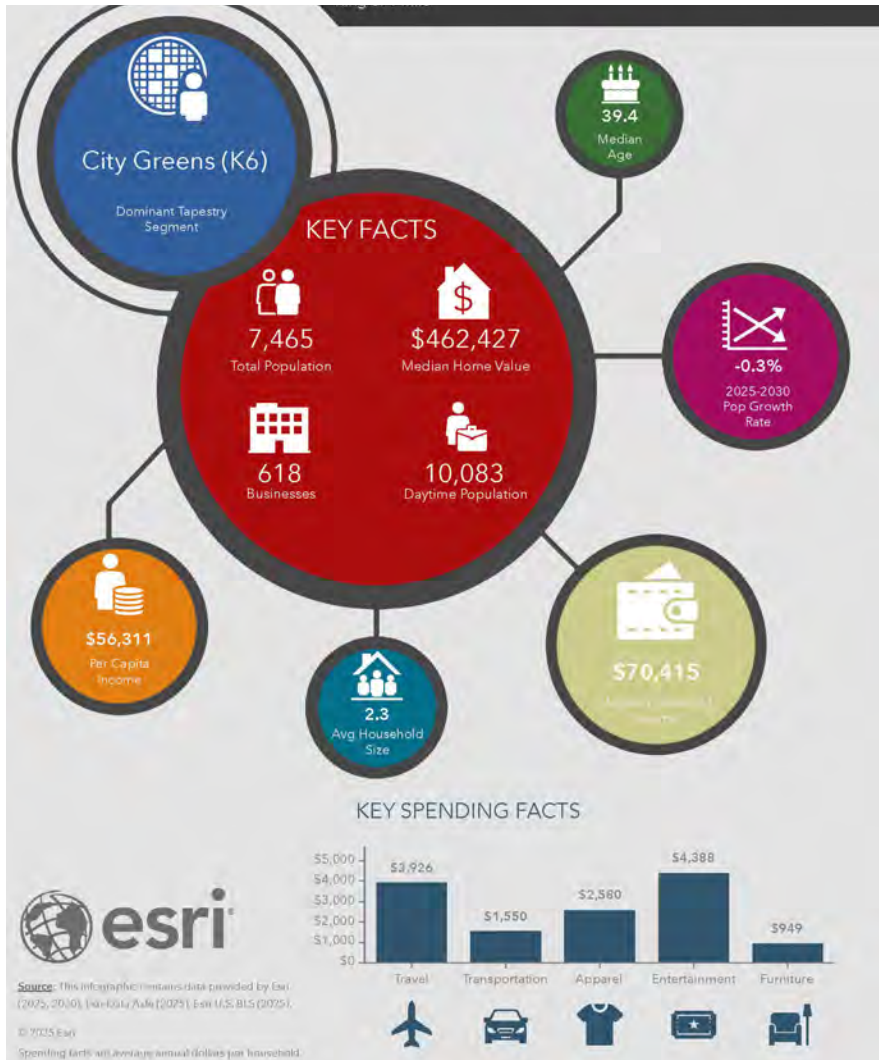
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DEMOGRAPHIC KEY FACTS: 1 MILE RADIUS (LEFT) & DRIVE TIME MAP: 5, 10, 15 MINUTES (RIGHT)

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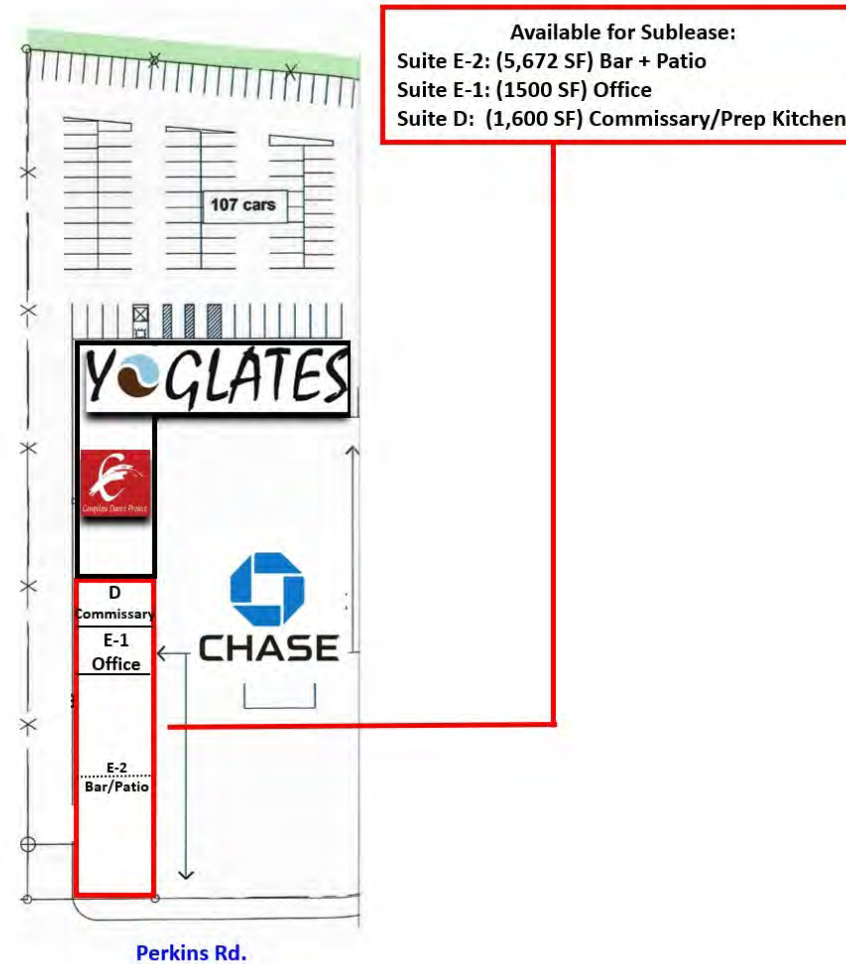
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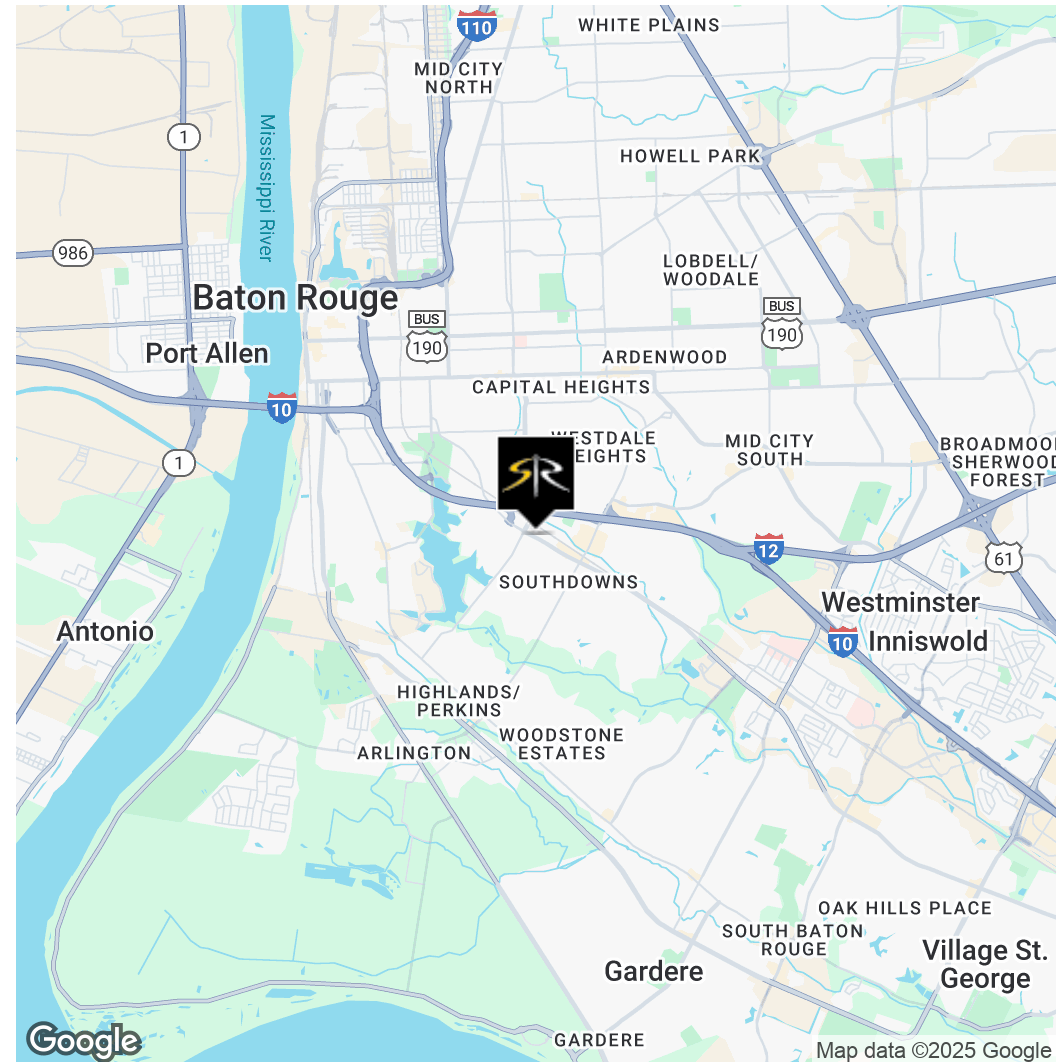
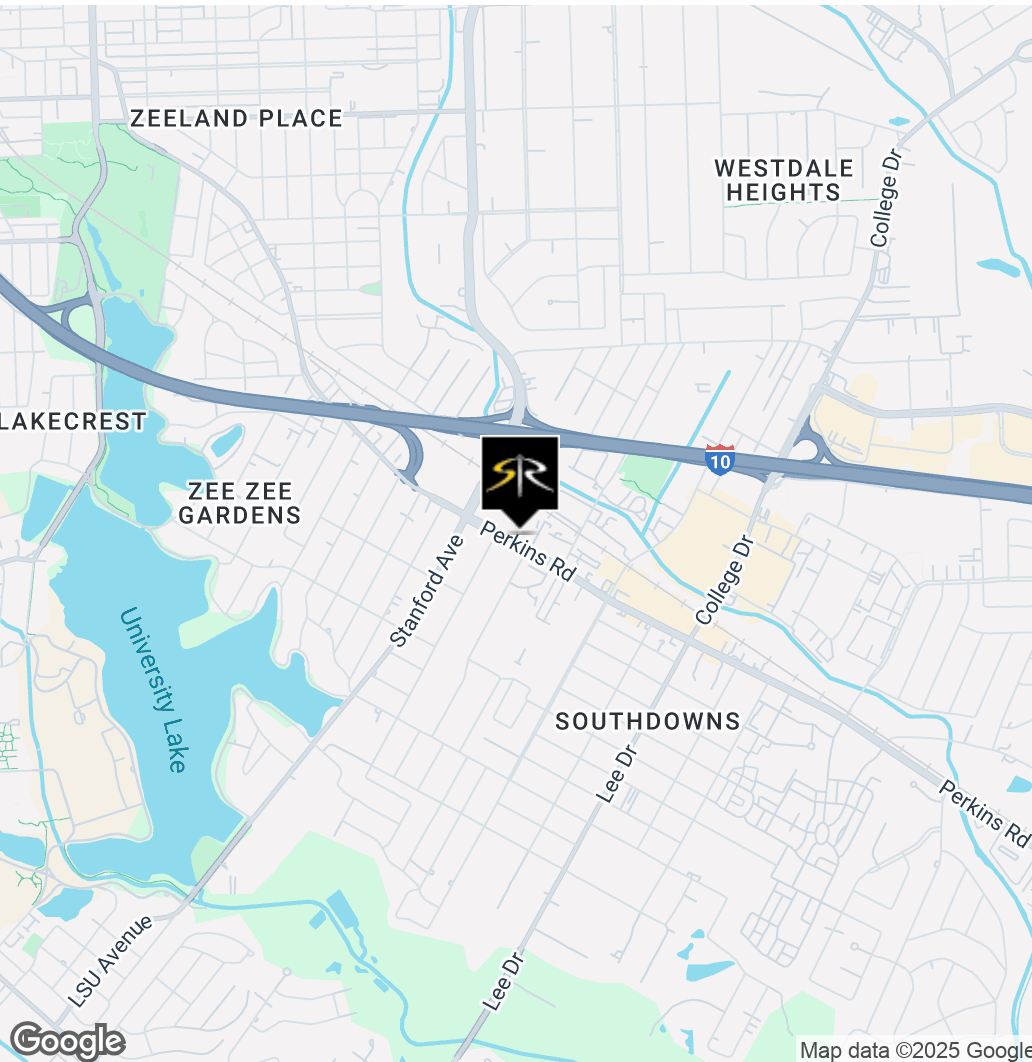
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LOCATION MAPS

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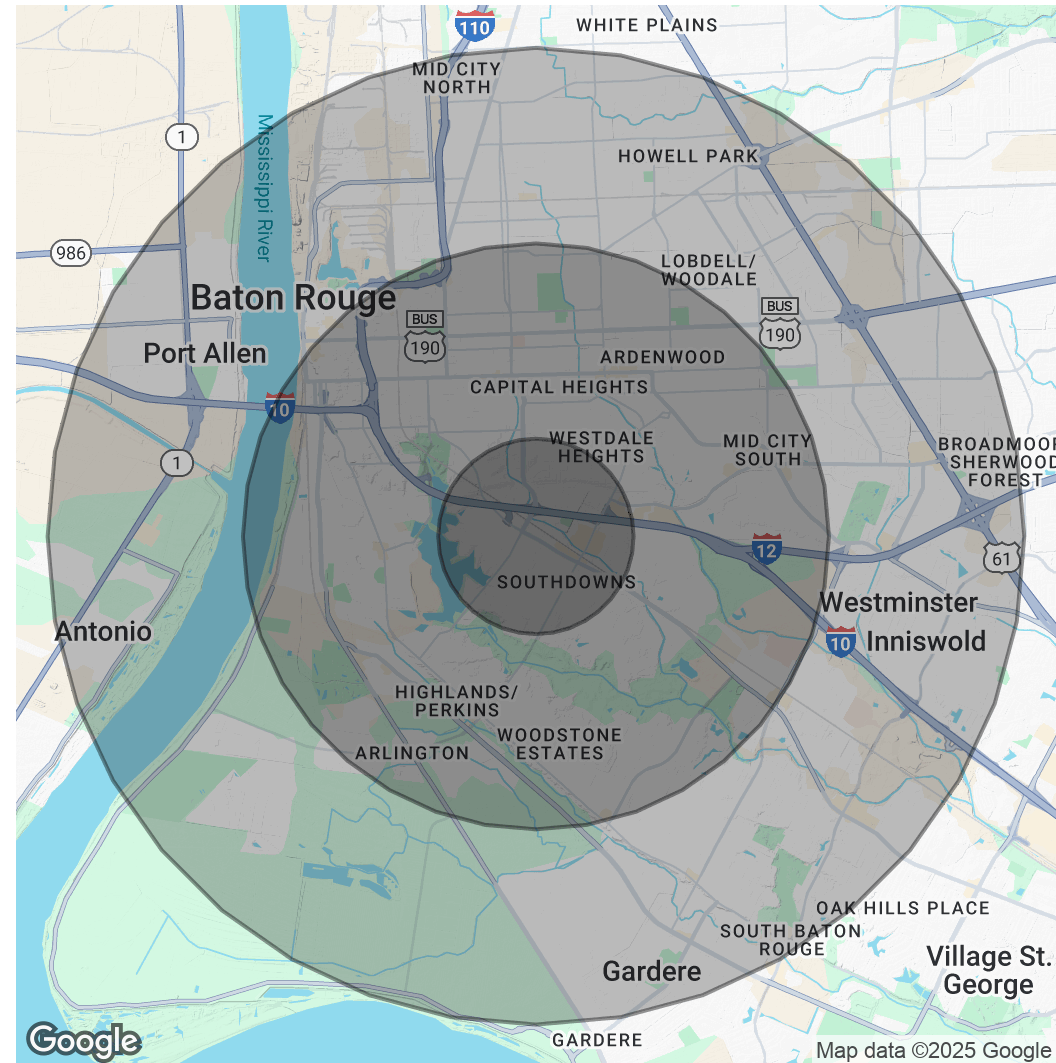
DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,307	85,985	171,763
Average Age	41	36	37
Average Age (Male)	40	36	36
Average Age (Female)	42	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,648	36,759	73,687
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$112,733	\$84,198	\$78,617
Average House Value	\$535,576	\$396,662	\$336,295

Demographics data derived from AlphaMap



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