



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE
RETAIL / COMMERCIAL BUILDING ON PERKINS RD.

14617 PERKINS RD., BATON ROUGE, LA 70810

\$7,850/MO. (NNN)



OFFERING SUMMARY

Lease Rate:	\$7,850 per Month (NNN)
Primary Building Size:	3,100 SF
Free-Standing Warehouse:	1,600 SF

PROPERTY HIGHLIGHTS

- Excellent Retail / Commercial Building on Perkins Rd.
- Primary Building +/- 3,100 SF on 0.7 Acre Lot
- Reception, Private Offices, Open Area/Conference Room
- Two Lots w/ Extra Large Yard for Vehicle / Equipment Storage
- Additional 1,600 SF Secured Dry-Storage Warehouse
- Back-up Electric Generator
- 140' Perkins Rd. Frontage
- High Visibility Location between Siegen Ln. & Pecue Ln.
- Enhanced Access with Perkins Rd. Widening Project
- Current Use: School with Wet Lab
- Suitable for a wide variety of Retail/Commercial/Light Industrial Uses; Office/Warehouse, Lab, School, Construction, Landscaping, etc.



BILL JEANSONNE

Commercial Investment Specialist
(D)225.802.2932
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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Map
data
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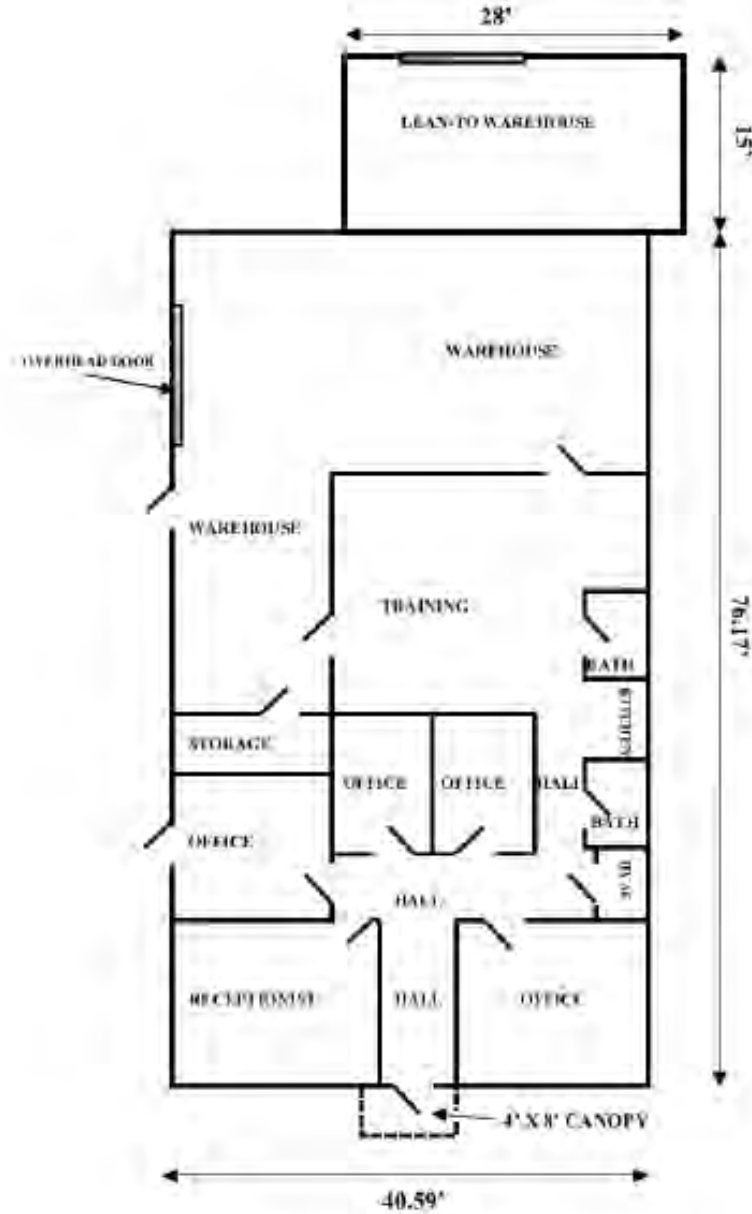


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FLOOR PLAN 3,092 SQ. FT.
OFFICE-1,952 SQ. FT.
WAREHOUSE-1,140 SQ. FT.

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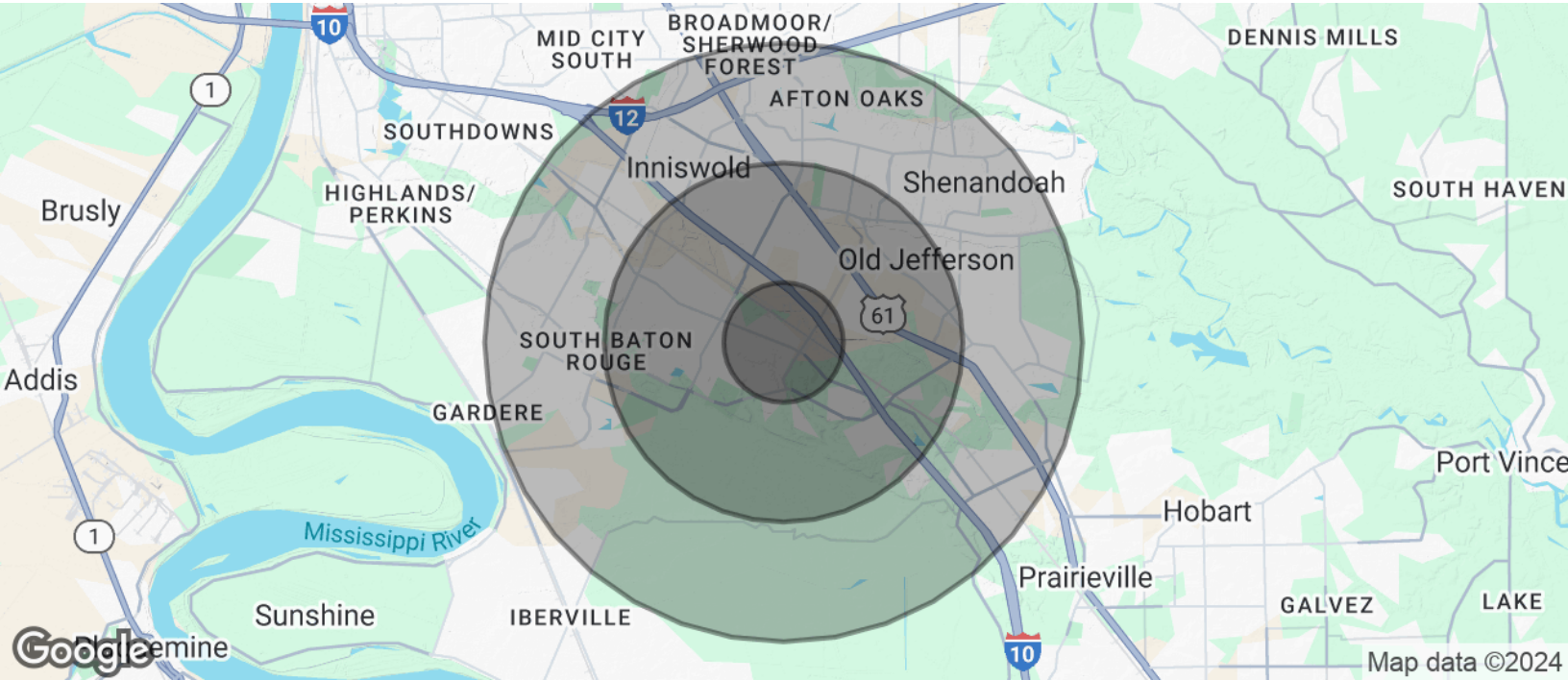
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,631	40,116	137,671
Average Age	41	42	40
Average Age (Male)	39	41	39
Average Age (Female)	42	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,621	17,211	57,899
# Of Persons Per HH	2.5	2.3	2.4
Average HH Income	\$131,815	\$124,342	\$115,956
Average House Value	\$445,273	\$417,132	\$368,525

Demographics data derived from AlphaMap

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