

RETAIL FOR LEASE
4433 PERKINS ROAD

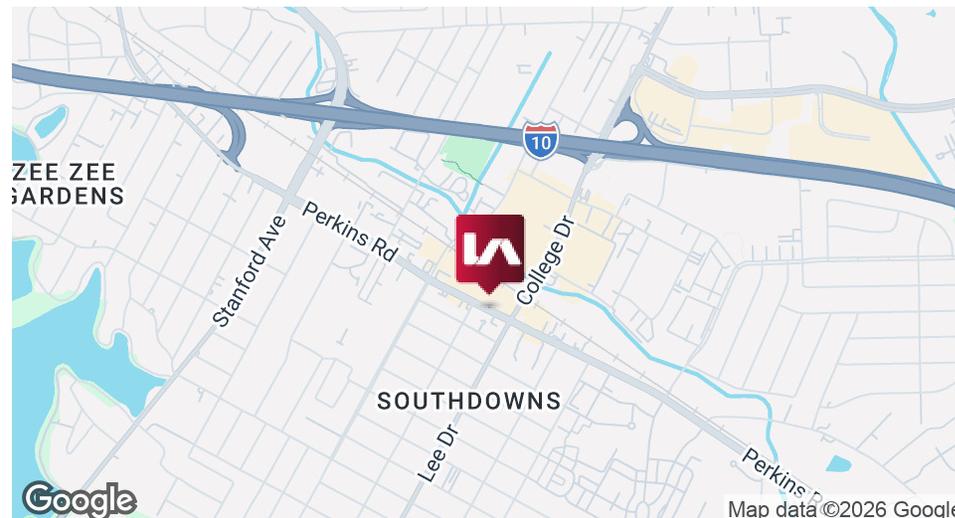
4433 Perkins Road, Baton Rouge, LA 70808



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OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	7,500 SF
Available SF:	1,250 SF
Number of Units:	6
Year Built:	2007
Zoning:	C-1
Market:	Baton Rouge - MSA

PROPERTY OVERVIEW

1,250 square foot suite available for lease at the intersection of Perkins Road and College Drive. Neighboring retailers and restaurants include AutoZone, Walgreens, Sherwin Williams, Red Zepplin Pizza and The Bulldog. Excellent opportunity to capture Southdowns and College Drive traffic and business with this strategic location.

PROPERTY HIGHLIGHTS

- Excellent Location
- Perkins Road Visibility
- Flexible Floor Plan
- Good Tenant Mix and Foot Traffic
- Strong Daily Traffic Counts

CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	Available	1,250 SF	NNN	\$16.00 SF/yr	-

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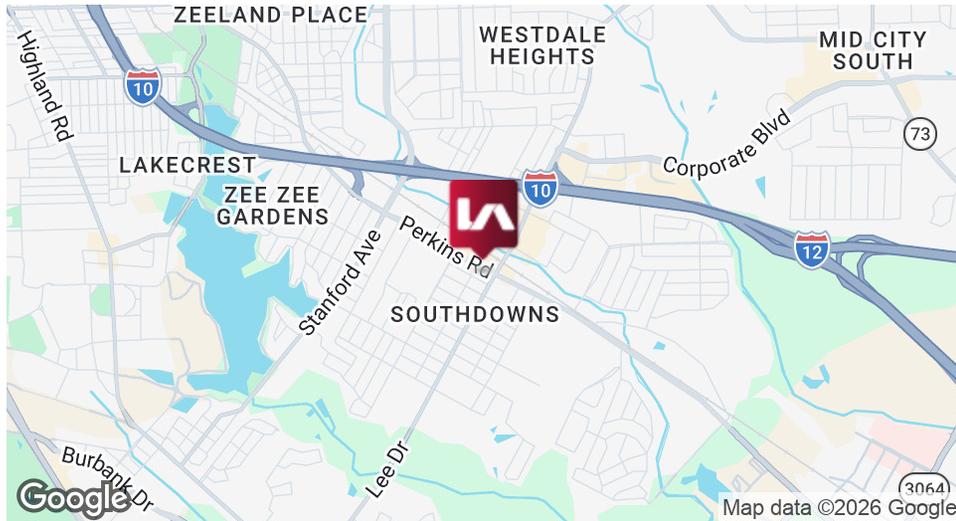
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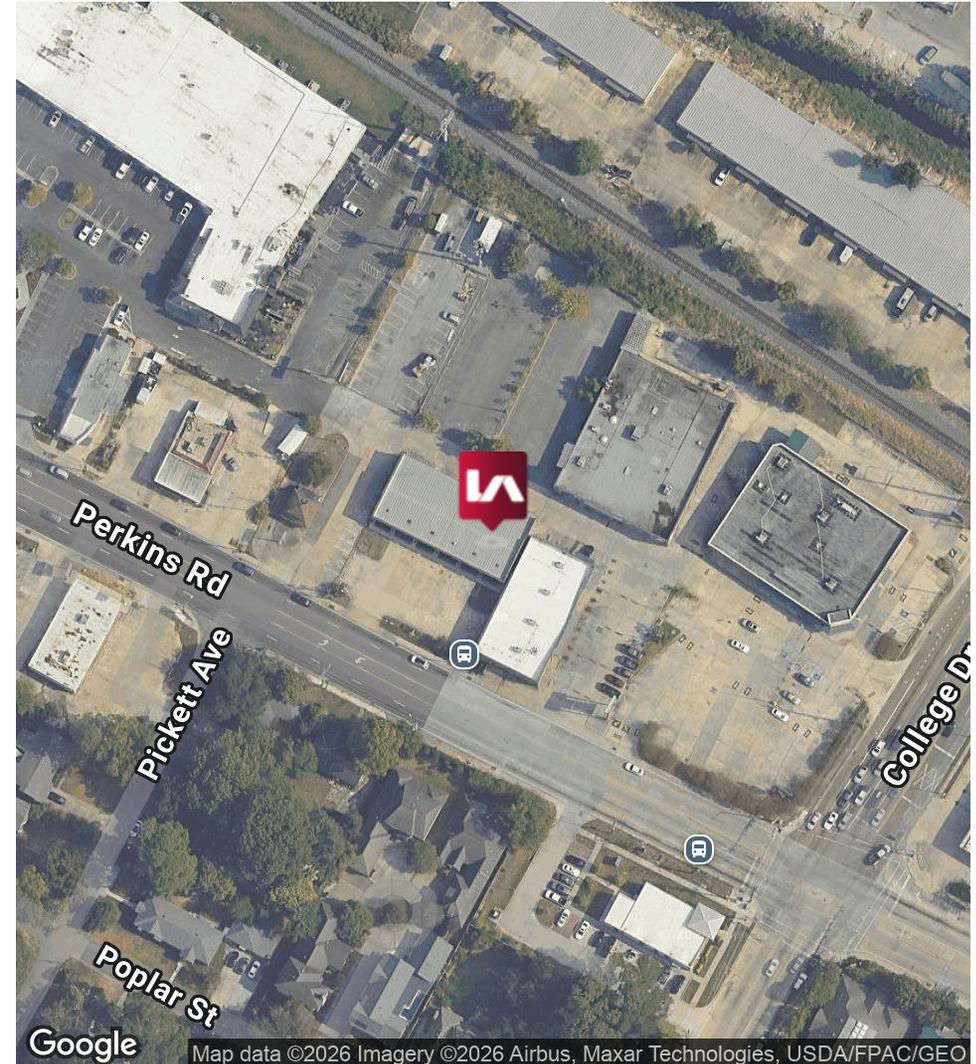
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LOCATION OVERVIEW

The Perkins Road / College Drive intersection is one of the most traveled intersections in Baton Rouge. This location provides excellent access to Interstate 10 and benefits from the synergy created by retailers and restaurants along College Drive and Perkins Road. Another benefit to this location is the close proximity to rooftops and major job providers.



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