



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

# OFFICE SPACE AVAILABLE ACADIAN PERKINS SHOPPING CENTER

**3617 Perkins Rd  
Baton Rouge, LA 70808**

**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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OFFICE SPACE FOR LEASE

# ACADIAN PERKINS SHOPPING CENTER

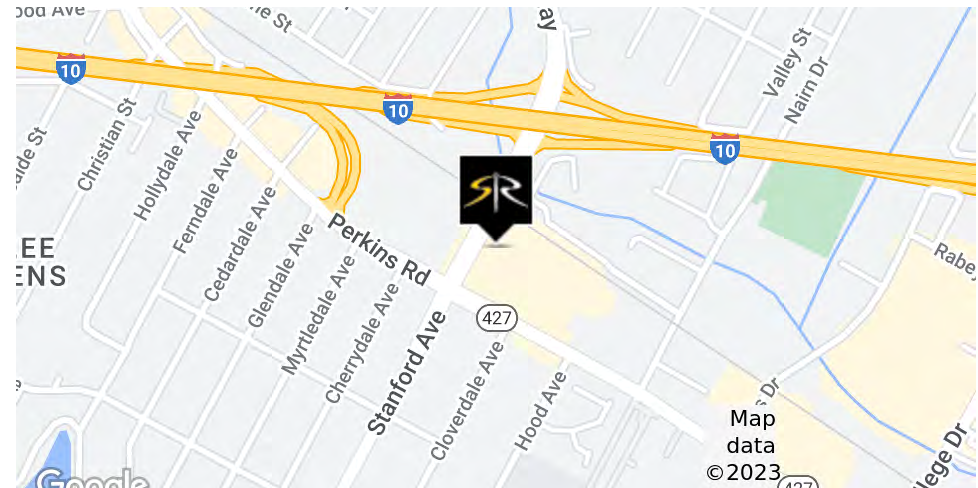
3617 PERKINS RD, BATON ROUGE, LA 70808

**18,200 SF**



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$600.00 per Month (MG)
<b>Building Size:</b>	18,200 SF
<b>Available SF:</b>	400 - 640 SF
<b>Zoning:</b>	C-2
<b>Traffic Count: (Acadian Thruway.)</b>	22,447/Cars per Day
<b>Traffic Count: (Perkins Rd.)</b>	26,396/Cars per Day
<b>Traffic Count: (I-10)</b>	146,552/Cars per Day



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## PROPERTY HIGHLIGHTS

- The most desirable demographics and traffic patterns in Baton Rouge! Located near I-10, I-12 split, LSU, Southdowns, the LSU Lakes and Perkins Rd. Overpass area, the Acadian Perkins Plaza Shopping Center is an established and long-time sought-after community shopping center located at the hard corner of high traffic Perkins and Acadian Thruway and sits directly across from the Trader Joe's shopping center which houses Lululemon, Nadeau, LaDivina Italian Cafe, Ruby Slipper Cafe, Acme Oyster House, among others.
- The total square footage of this mostly occupied shopping center is 84,328 SF. This center provides ample parking and has additional parking located at nearby shopping centers.
- Co-tenants include Mattress Firm, Smoothie King, Rock n Roll Sushi, Burgersmith, the Foyer, Purple Cow, Jambalaya Shoppe, among others. Jabby's Pizza and Juban's Restaurant are located directly next door in the adjacent Acadian Perkins Plaza.
- This center provides a great mix of restaurant services, salon suites, yoga, fitness and shopping synergies, such as the Purple Cow Consignment Store, The Foyer, a high-end gift shop, and Juban's providing great traffic generation and patterns attracting female shoppers of many ages.
- This center provides easy access to neighborhoods and great visibility with parking spaces upwards of 352.
- Up to 18' eave heights with loading dock in rear.
- Zoned C-2

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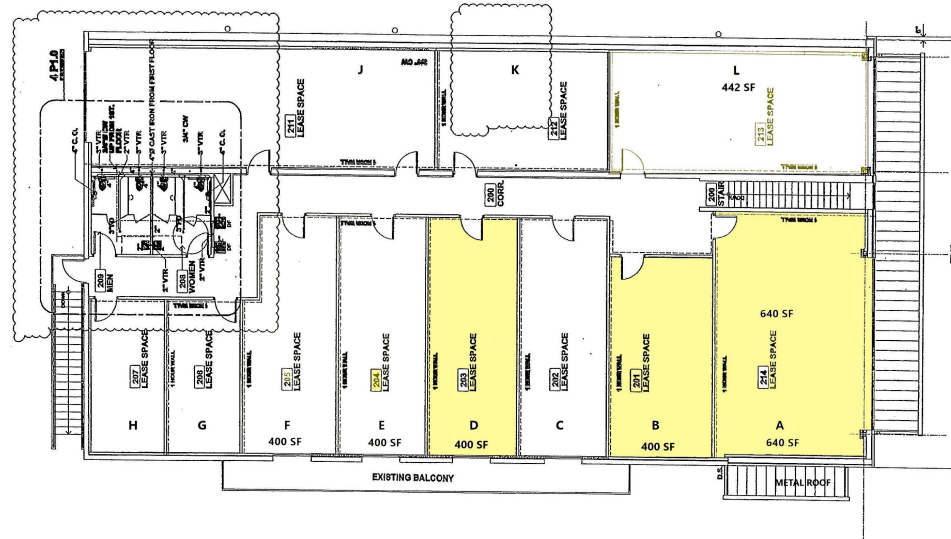
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**18,200 SF**



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	640 SF	Modified Gross	\$1,000 per month	Office Space
Suite B	Available	400 SF	Modified Gross	\$350 per month	Office Space
Suite D	Available	400 SF	Modified Gross	\$600 per month	Office Space
Suite E	<b>LEASED</b>	400 SF	Modified Gross	\$600 per month	Office Space

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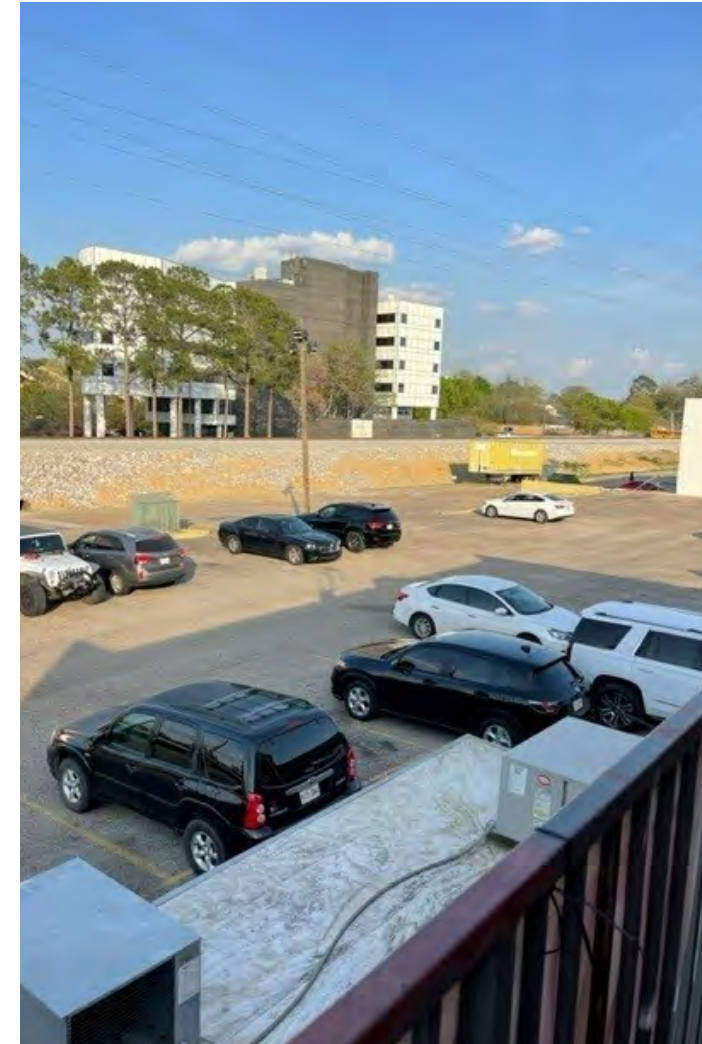
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Bldg. A, Common Area



Bldg. A, Common Area



Parking Area

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OFFICE SPACE FOR LEASE

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3617 PERKINS RD, BATON ROUGE, LA 70808

18,200 SF



Suite A, 640 SF



Suite A, 640 SF



Suite A, 640 SF



Suite A, 640 SF

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Suite B, 400 SF



Suite B, 400 SF



Common Area

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Suite D, 400 SF



Suite D, 400



Suite D, 400

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# OFFICE SPACE AVAILABLE IN ACADIAN PERKINS SHOPPING CENTER

OFFICE SPACE FOR LEASE

3617 PERKINS RD, BATON ROUGE, LA 70808

18,200 SF



Suite E, 400 SF



Suite E, 400 SF

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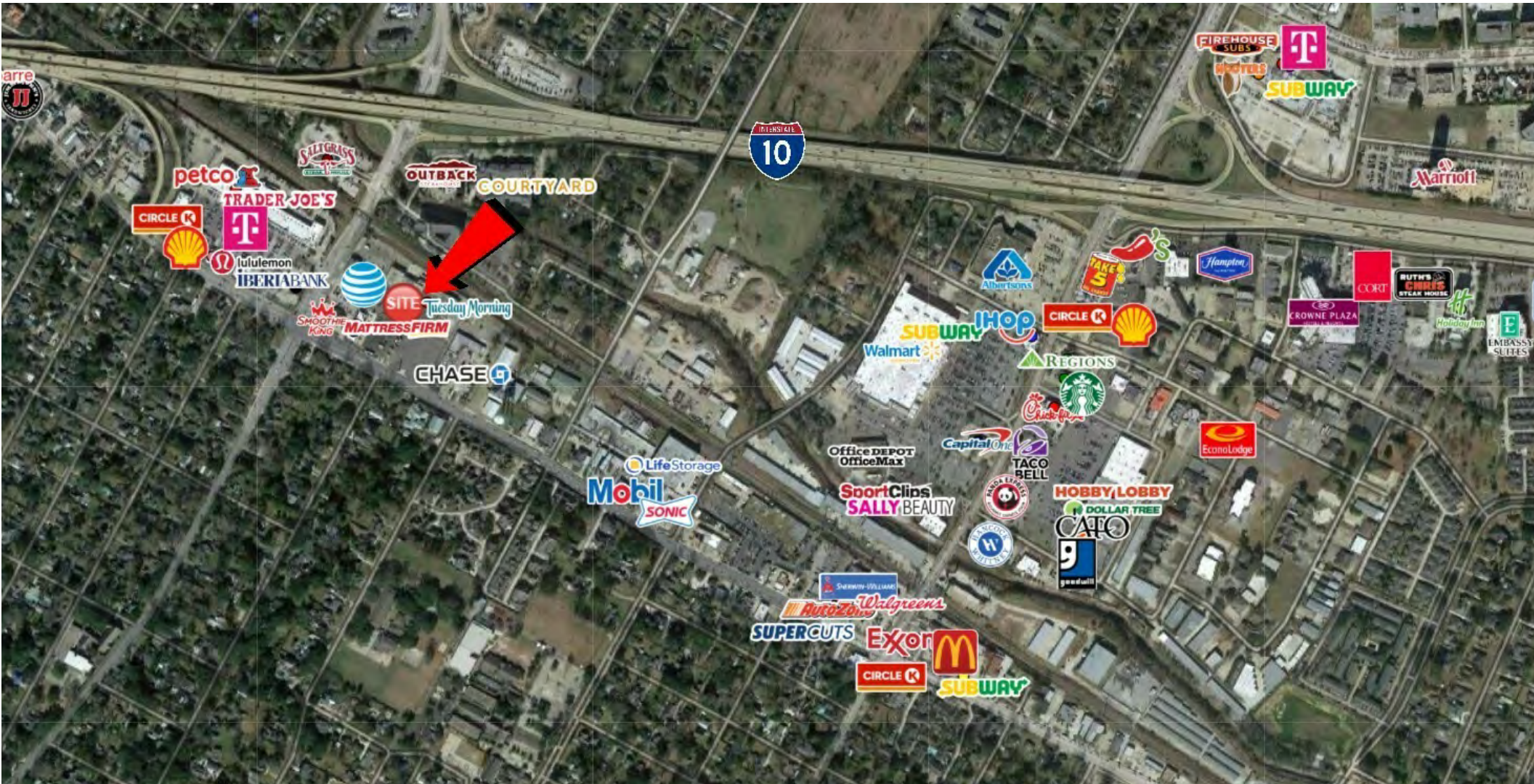


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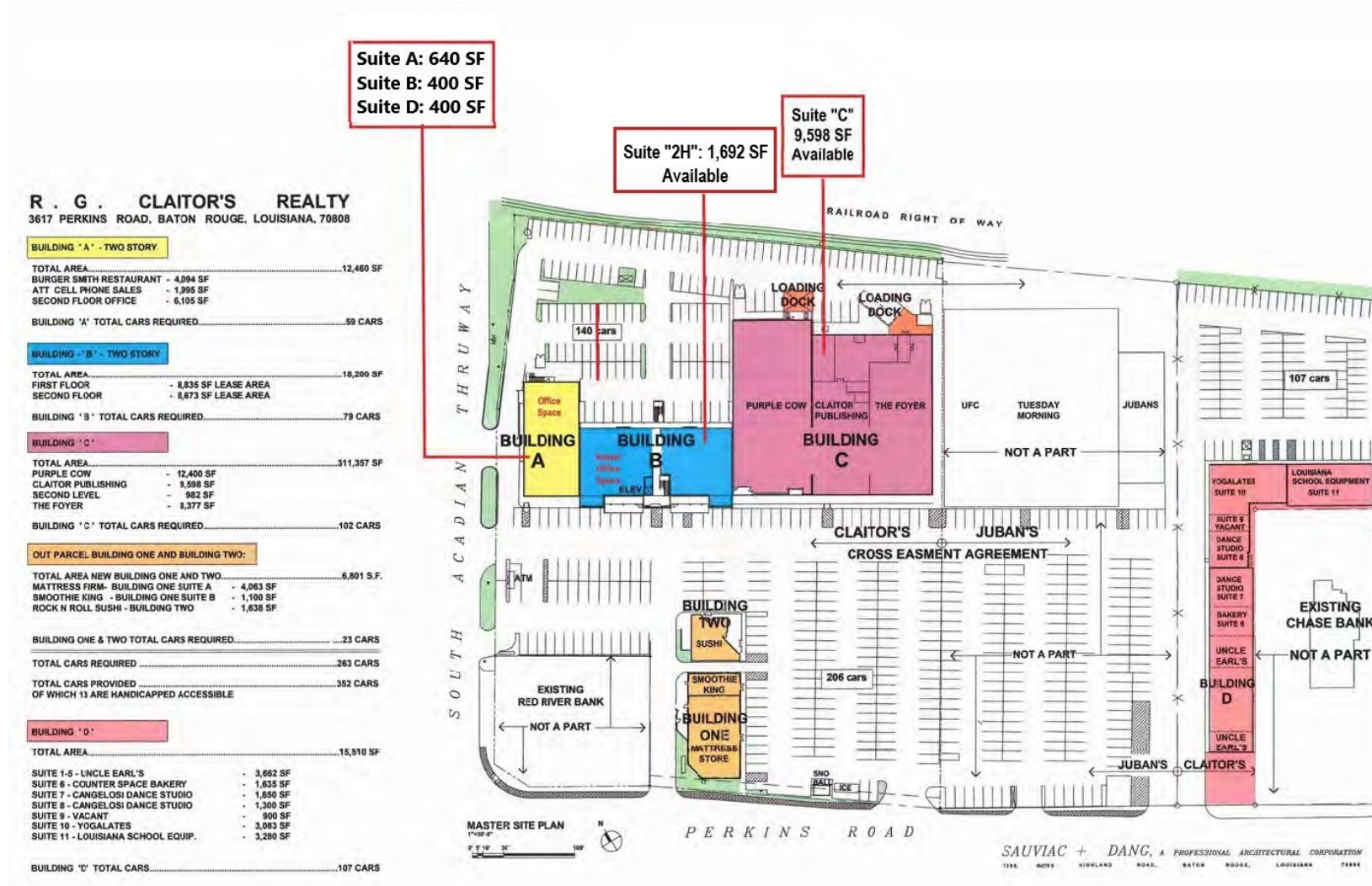


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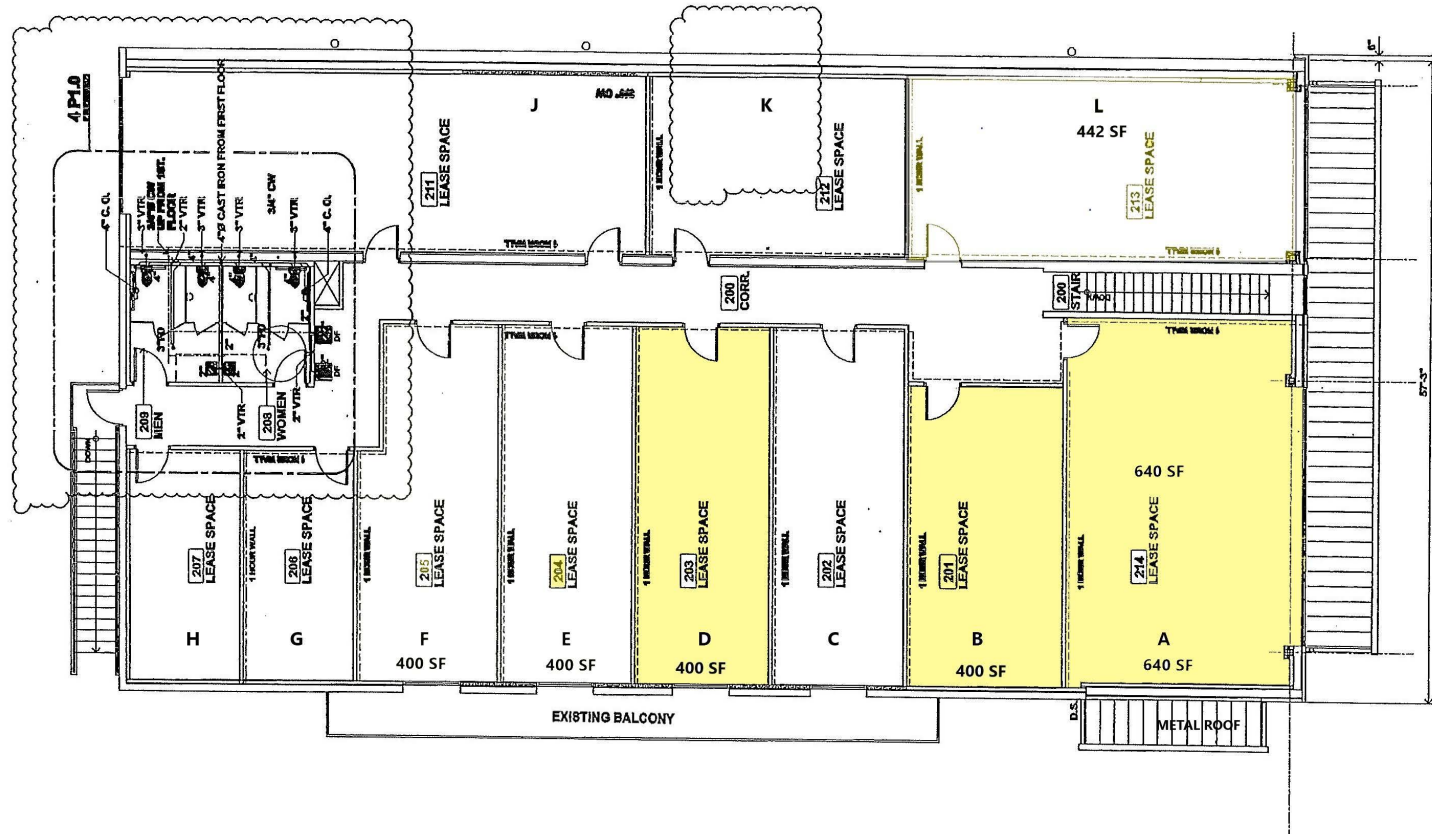


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# FLOOR PLAN - BUILDING A - UPSTAIRS ACADIAN PERKINS SHOPPING CENTER

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## 3617 Perkins Rd. 2 SECOND FLOOR 1/8"=1'-0"

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# 1, 3, 5 MILE RADII MAP ACADIAN PERKINS SHOPPING CENTER

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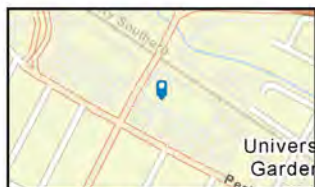
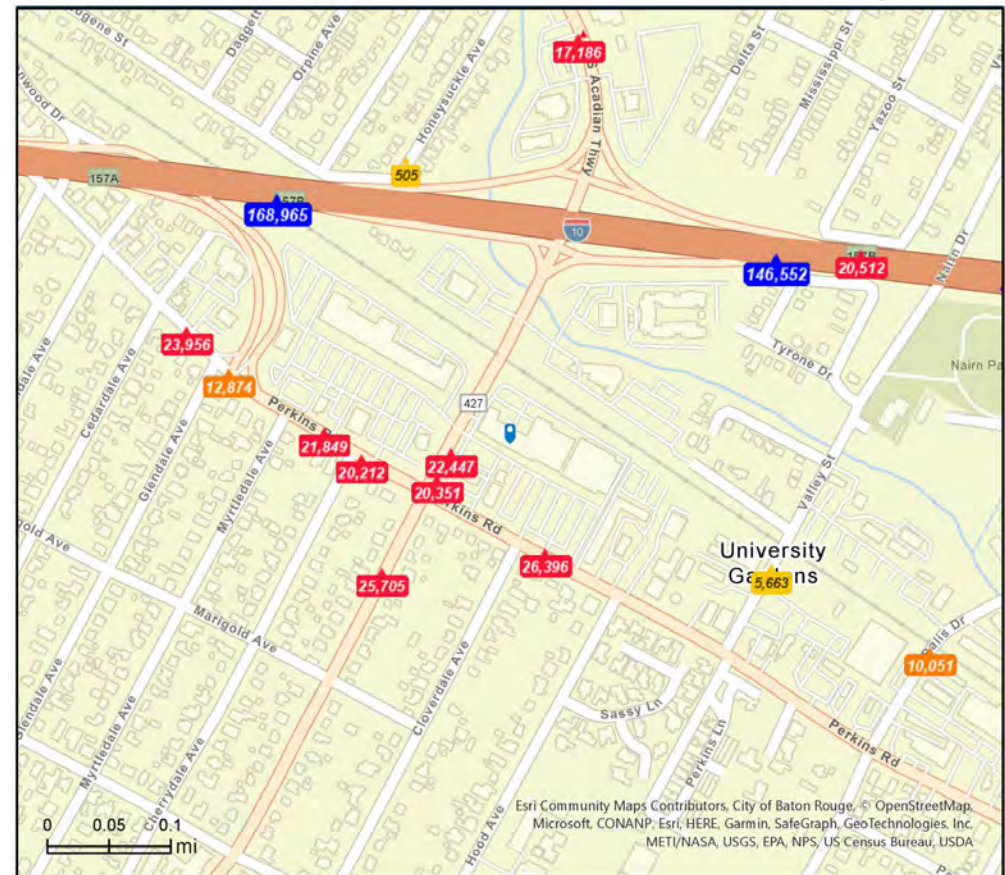
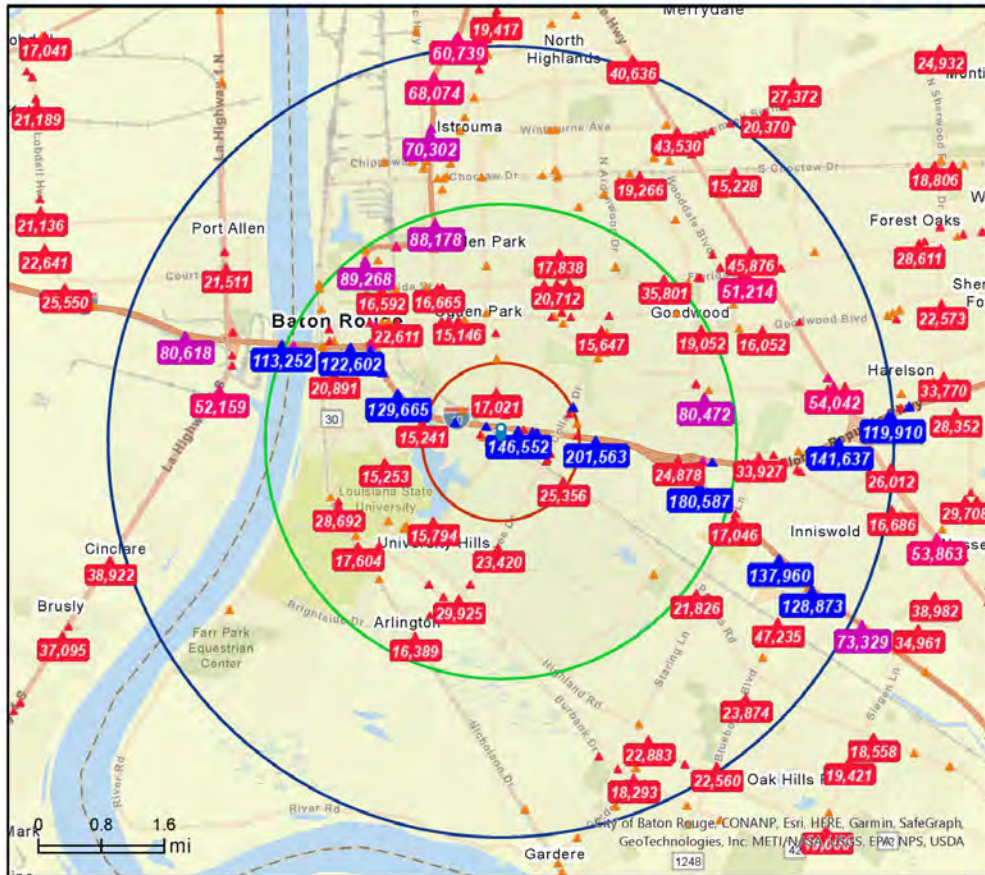
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TRAFFIC COUNT MAPS

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**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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 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
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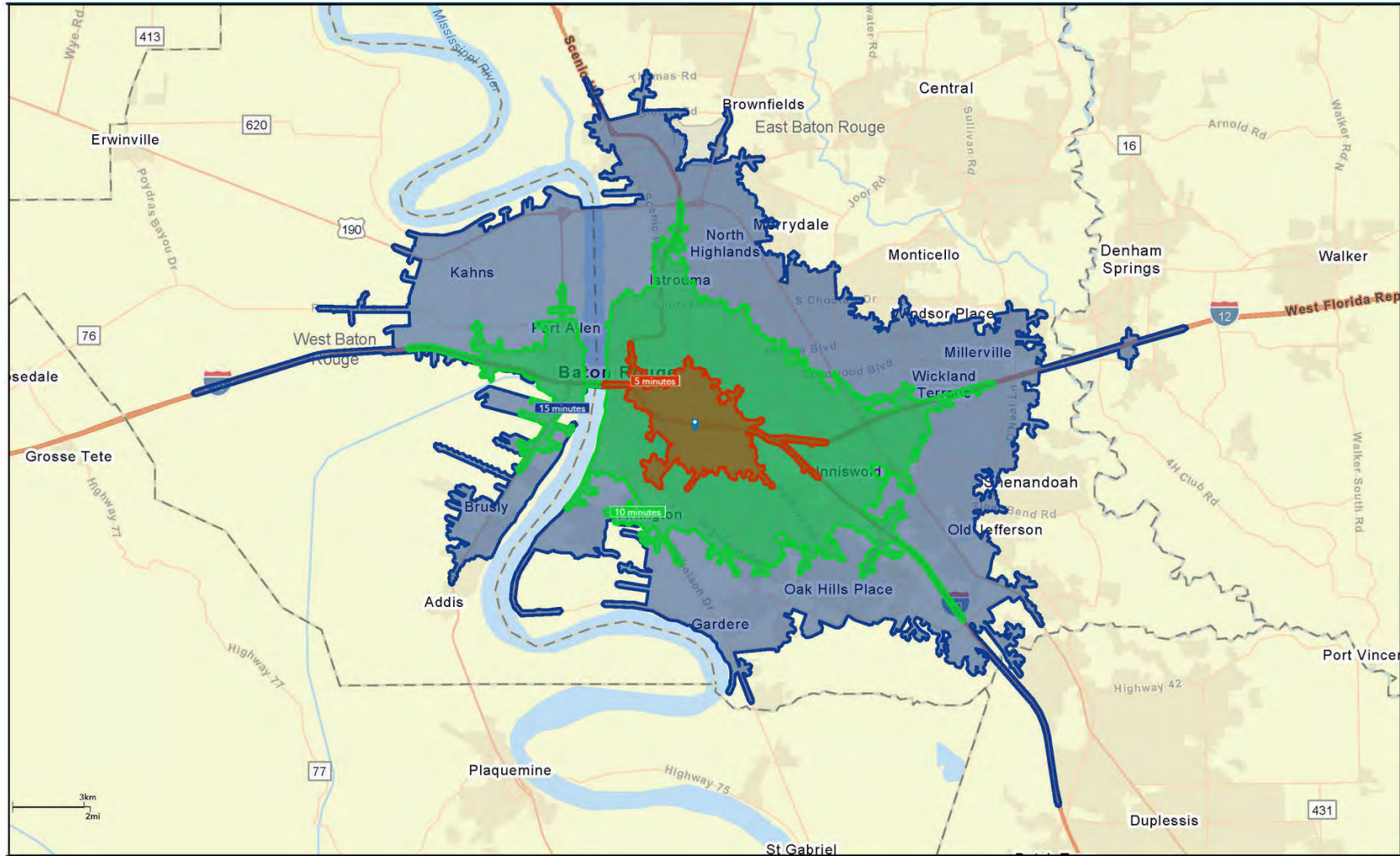


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# DRIVE TIME MAP: 5, 10, 15 MINUTES ACADIAN PERKINS SHOPPING CENTER

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March 22, 2023

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DEMOGRAPHICS

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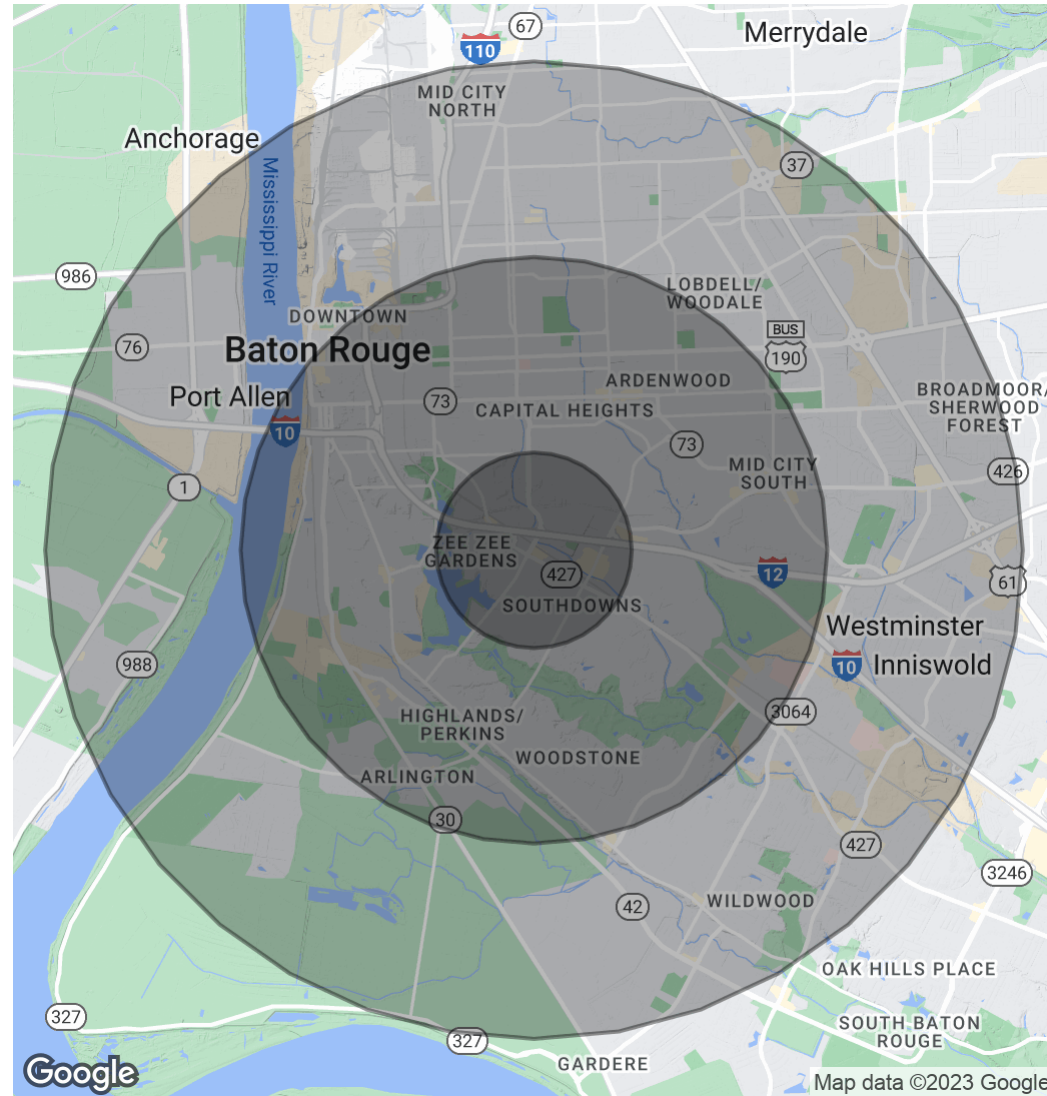
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,314	80,979	165,948
Average Age	44.5	35.7	36.4
Average Age (Male)	41.3	34.6	35.5
Average Age (Female)	45.8	35.6	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,987	43,050	83,972
# Of Persons Per HH	1.9	1.9	2.0
Average HH Income	\$156,097	\$74,995	\$66,483
Average House Value	\$309,986	\$210,747	\$190,289

\* Demographic data derived from 2020 ACS - US Census



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