



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

ACADIAN PERKINS PLAZA SHOPPING CENTER FOR LEASE

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

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RETAIL SPACE FOR LEASE | ACADIAN PERKINS PLAZA

FOR LEASE

3617 PERKINS RD., BATON ROUGE, LA 70808

84,328 SF

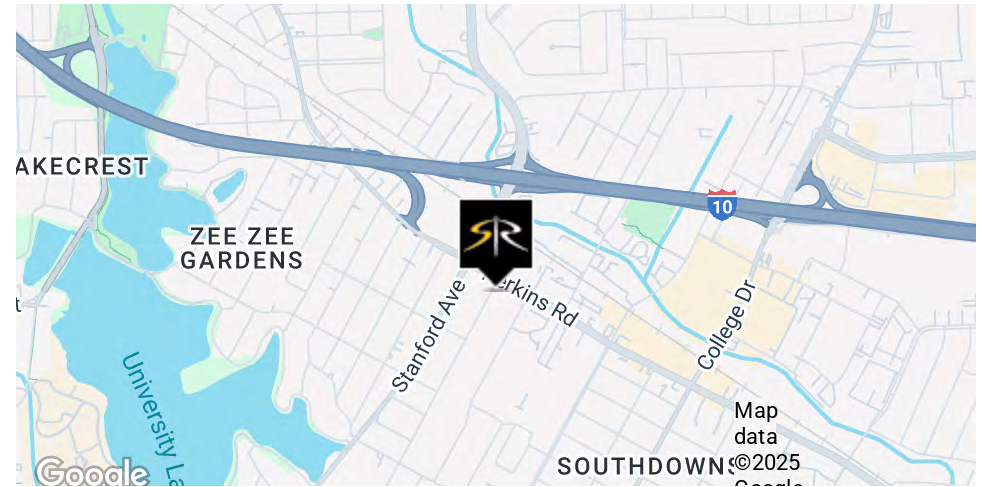


OFFERING SUMMARY

Lease Rate:	\$15.00 - 36.67 SF/yr (NNN)
Building Size:	84,328 SF
Available SF:	1,059 - 9,598 SF
Lot Size:	3.214 Acres
Zoning:	CAB & C-1 (Neighborhood Commercial)

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 Road Overpass area, the Acadian Perkins Plaza Shopping Center is an established and long-time sought-after community shopping center.



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PROPERTY HIGHLIGHTS

- Located near I-10,1-12 split, LSU, Southdowns, the LSU Lakes and Perkins road Overpass area, the Acadian Perkins Plaza Shopping Center is an established and long-time sought-after community shopping center on the hard corner of high traffic Perkins and Acadian Thruway and sits directly across from the Trader Joe's shopping center which houses Lululemon, Sephora, LaDivina Italian Cafe, Ruby Slipper Cafe, Acme Oyster House, among others.
- **Co-tenants include** Mattress Firm, Smoothie King, AT&T, Burger Smith, Coffee Joy, Rice & Roux, High Resolution, among others. Adjacent retailers provide great restaurant services, salon suites, yoga, fitness, etc. and shopping synergies, such as the Purple Cow Consignment Store, Tuesday Morning, The Foyer, a high-end gift shop, Juban's Restaurant, and Red River Bank, providing great traffic generation and patterns attracting a variety of shoppers
- **Available:**
- **Bldg. C:** (9,598 SF) Currently Claitor's Law Books & Publishing, Inc., a long-time publishing company and educational mainstay
- **Bldg. 2:** (1,636 SF + 750 SF Patio) Jabby's Pizza. Free-standing bldg. FF&E included
- **Suite 1A:** (1,381 SF) Former Hair Salon
- **Suite 2A:** (1,059 SF) Former Shoe Store
- **Suite 1F:** (1,500 SF) Former QSR Space. FF& E included
- **Suite 2N:** (1,500 SF) Former Boutique
- **Suite 2P:** (1,692 SF) Former Tattoo Parlor
- Acadian Plaza Shopping Center Total Square Footage: 84,328 SF
- Ample Parking; 352+ dedicated Spaces plus additional in parking lot
- 2nd Floor Elevator Access
- Excellent Visibility & Access
- Up to 18' eave heights with loading dock in rear

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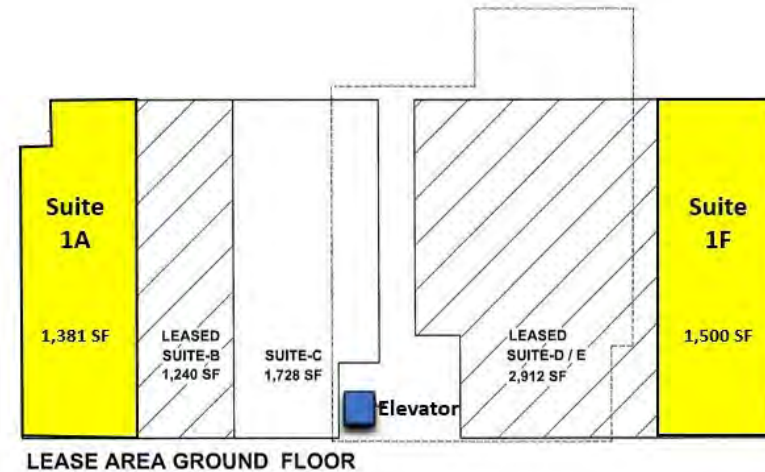
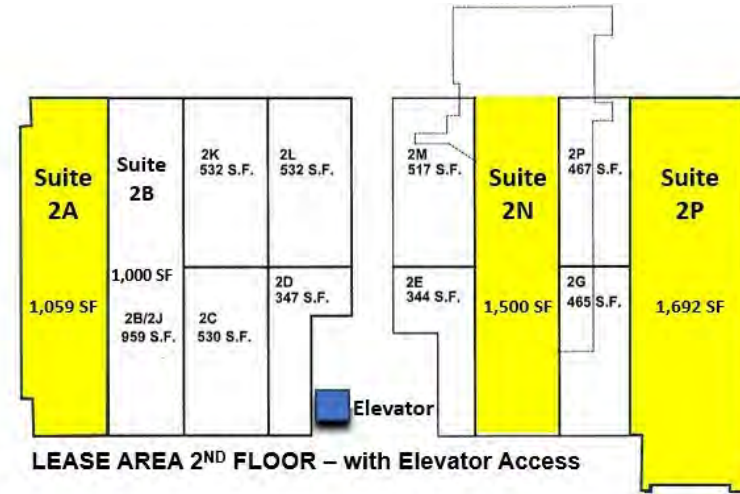
84,328 SF

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,059 - 9,598 SF	Lease Rate:	\$1,950 - \$11,997.50 /MO.

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Bldg. C	9,598 SF	\$15.00 SF/yr	First Floor In-line Retail Bldg.
Bldg. 2	1,636 SF	\$5,000 per month	Free-Standing Bldg. 1,636 SF + 750 SF Patio
1A	1,381 SF	\$3,300 per month	Former Hair Salon
2A	1,059 SF	\$2,000 per month	Former Shoe Store
1 F	1,500 SF	\$2,500 per month	Former QSR Space. FF& E included. Tenant pays base rent per month + \$300/mo. NNN
2N	1,500 SF	\$1,950 per month	Former Boutique
2P	1,692 SF	\$3,000 per month	Former Tattoo Parlor



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Suite 1A: Former Hair Salon (1,381 SF)



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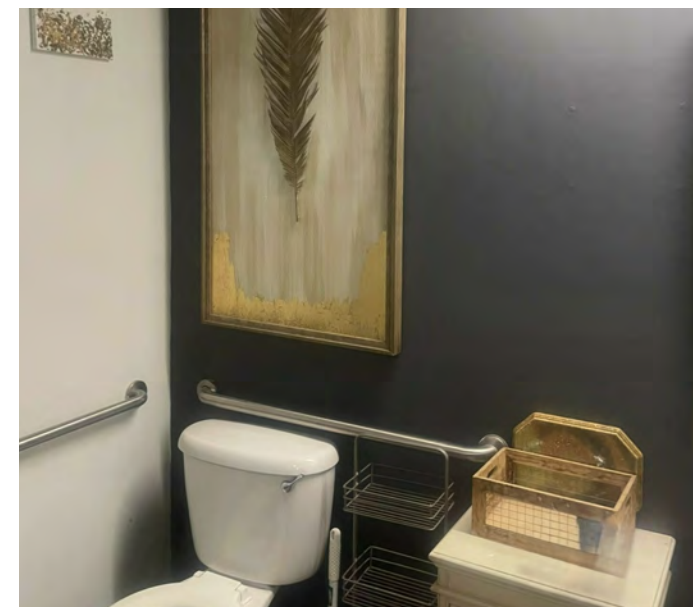
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2A: Former Shoe Store (1,059 SF)



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1F: QRS Space, includes FF&E (1,500 SF)



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Suite 2N: Former Boutique (1,500 SF)



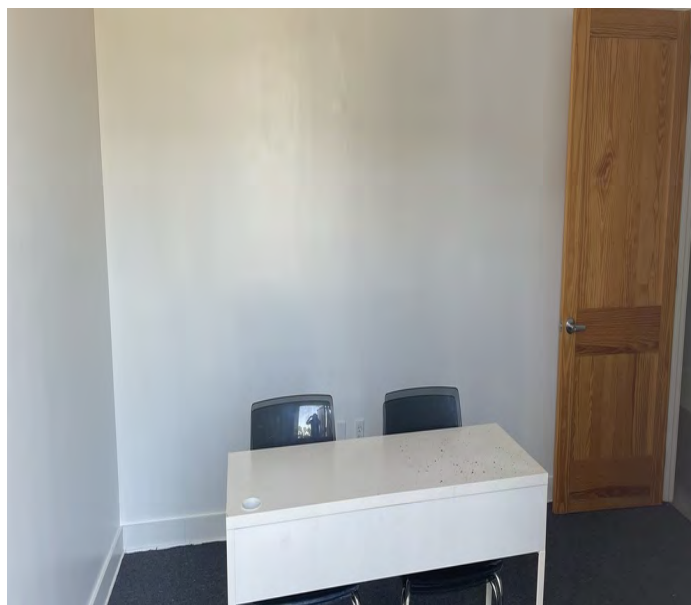
Suite 2N: Former Boutique (1,500 SF)



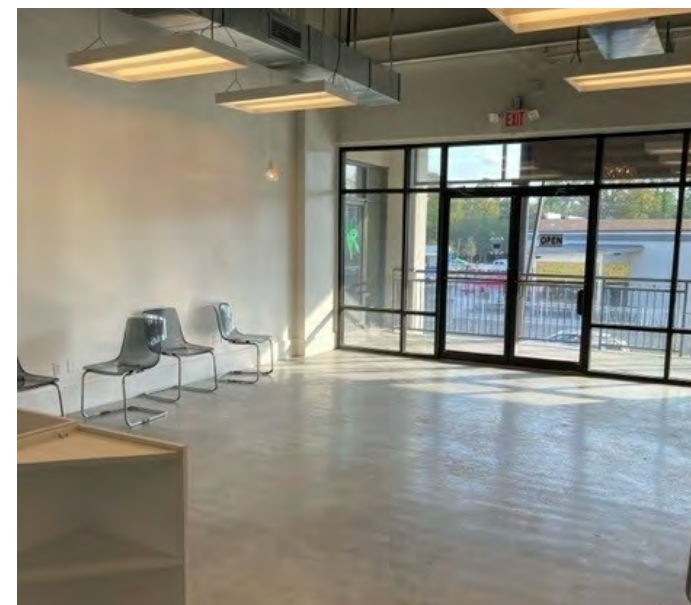
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Bldg. C: Claitor's Law Books & Publishing , (9,598 SF)



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84,328 SF

R. G. CLAITOR'S REALTY
3617 PERKINS ROAD, BATON ROUGE, LOUISIANA, 70808

BUILDING 'A' - TWO STORY

TOTAL AREA12,460 SF
BURGER SMITH RESTAURANT - 4,094 SF
ATT CELL PHONE SALES - 1,995 SF
SECOND FLOOR OFFICE - 6,105 SF

BUILDING 'A' TOTAL CARS REQUIRED.....59 CARS

BUILDING 'B' - TWO STORY

TOTAL AREA18,200 SF
FIRST FLOOR - 8,835 SF LEASE AREA
SECOND FLOOR - 8,673 SF LEASE AREA

BUILDING 'B' TOTAL CARS REQUIRED.....79 CARS

BUILDING 'C'

TOTAL AREA311,357 SF
PURPLE COW - 12,400 SF
CLAITOR PUBLISHING - 9,598 SF
SECOND LEVEL - 982 SF
THE FOYER - 8,377 SF

BUILDING 'C' TOTAL CARS REQUIRED.....102 CARS

OUT PARCEL BUILDING ONE AND BUILDING TWO:

TOTAL AREA NEW BUILDING ONE AND TWO.....6,801 S.F.
MATTRESS FIRM- BUILDING ONE SUITE A - 4,063 SF
SMOOTHIE KING - BUILDING ONE SUITE B - 1,100 SF
ROCK N ROLL SUSHI - BUILDING TWO - 1,638 SF

BUILDING ONE & TWO TOTAL CARS REQUIRED.....23 CARS

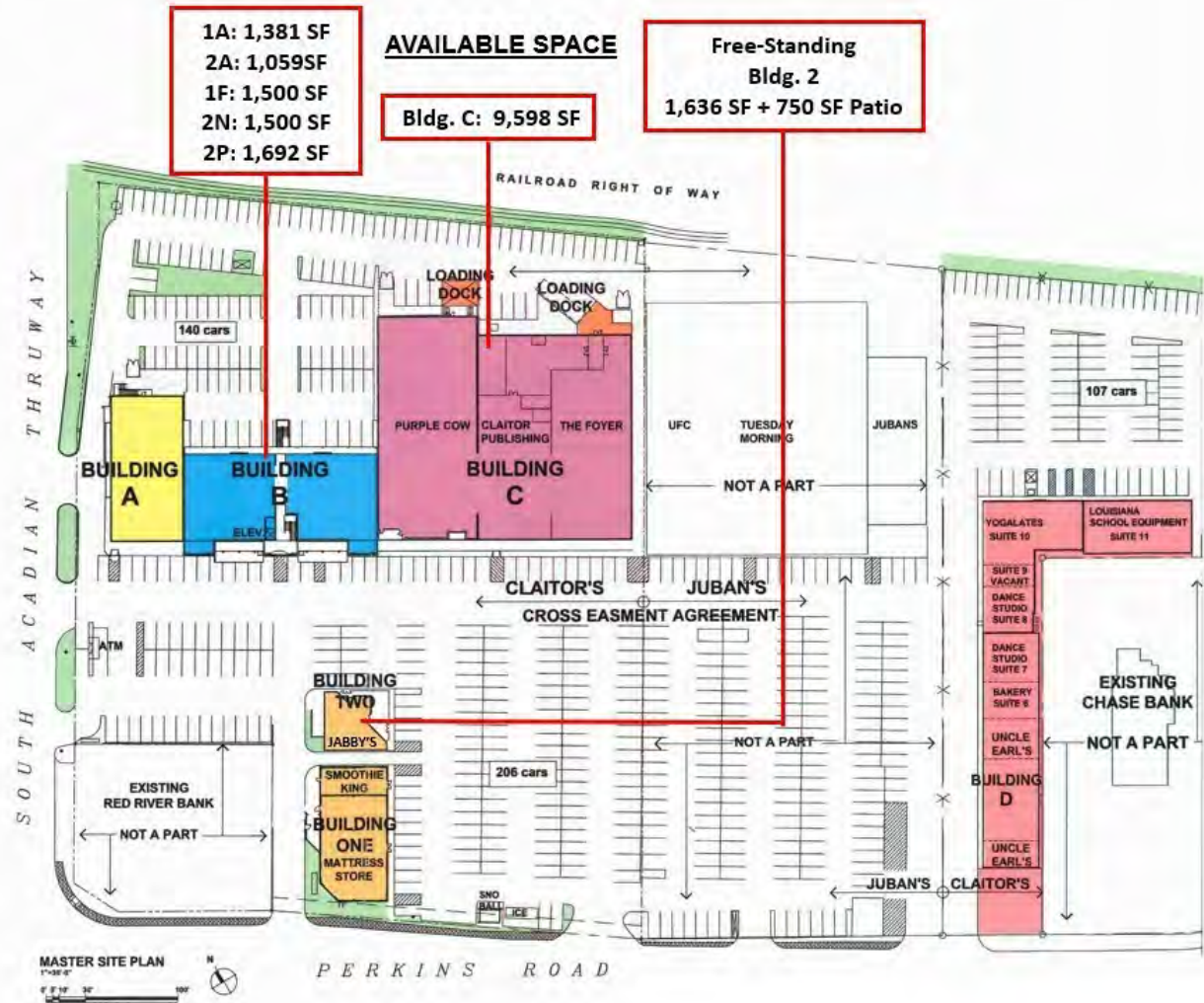
TOTAL CARS REQUIRED.....263 CARS

TOTAL CARS PROVIDED.....352 CARS
OF WHICH 13 ARE HANDICAPPED ACCESSIBLE

BUILDING 'D'

TOTAL AREA15,510 SF
SUITE 1-5 - UNCLE EARL'S - 3,662 SF
SUITE 6 - COUNTER SPACE BAKERY - 1,635 SF
SUITE 7 - CANGELOSI DANCE STUDIO - 1,650 SF
SUITE 8 - CANGELOSI DANCE STUDIO - 1,300 SF
SUITE 9 - VACANT - 900 SF
SUITE 10 - YOGALATES - 3,083 SF
SUITE 11 - LOUISIANA SCHOOL EQUIP. - 3,280 SF

BUILDING 'D' TOTAL CARS.....107 CARS



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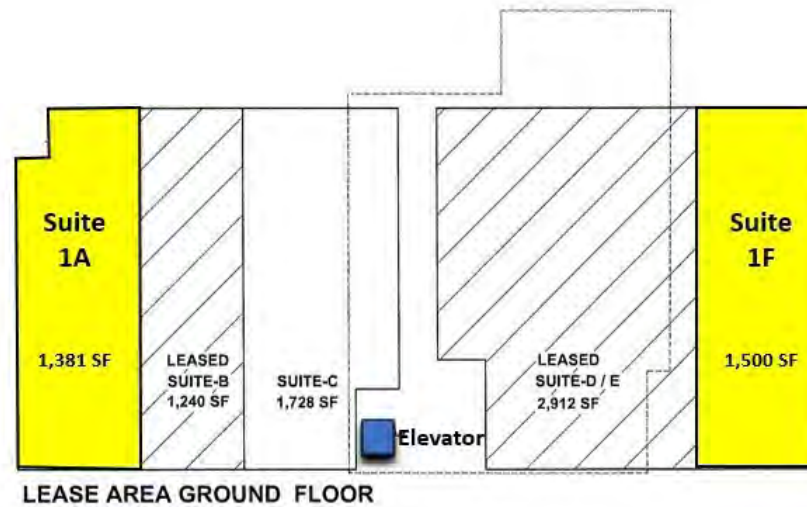
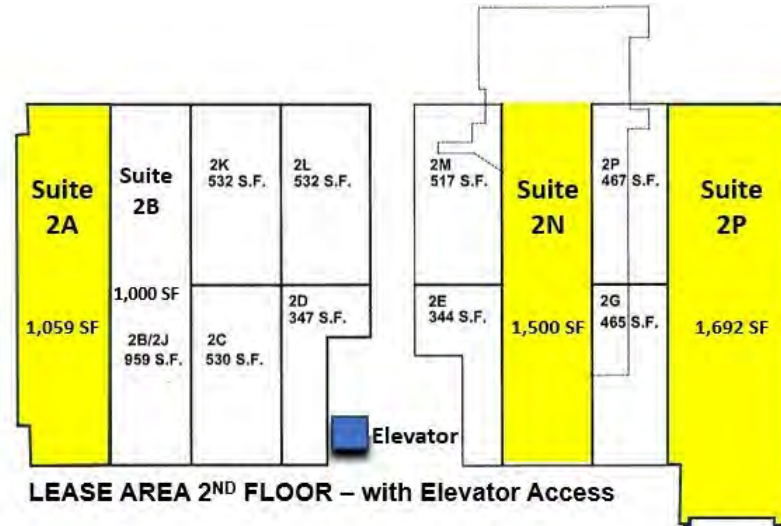
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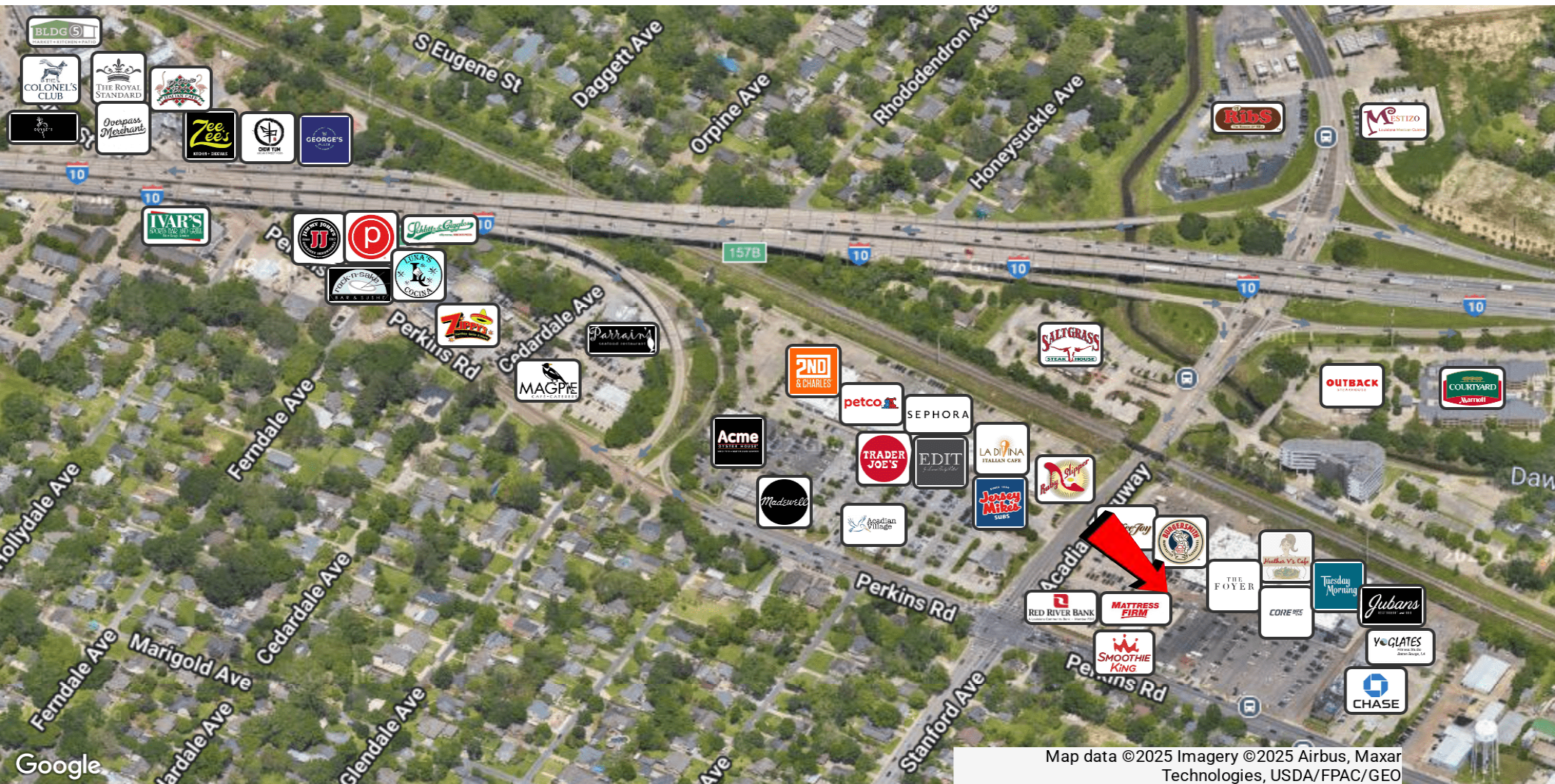
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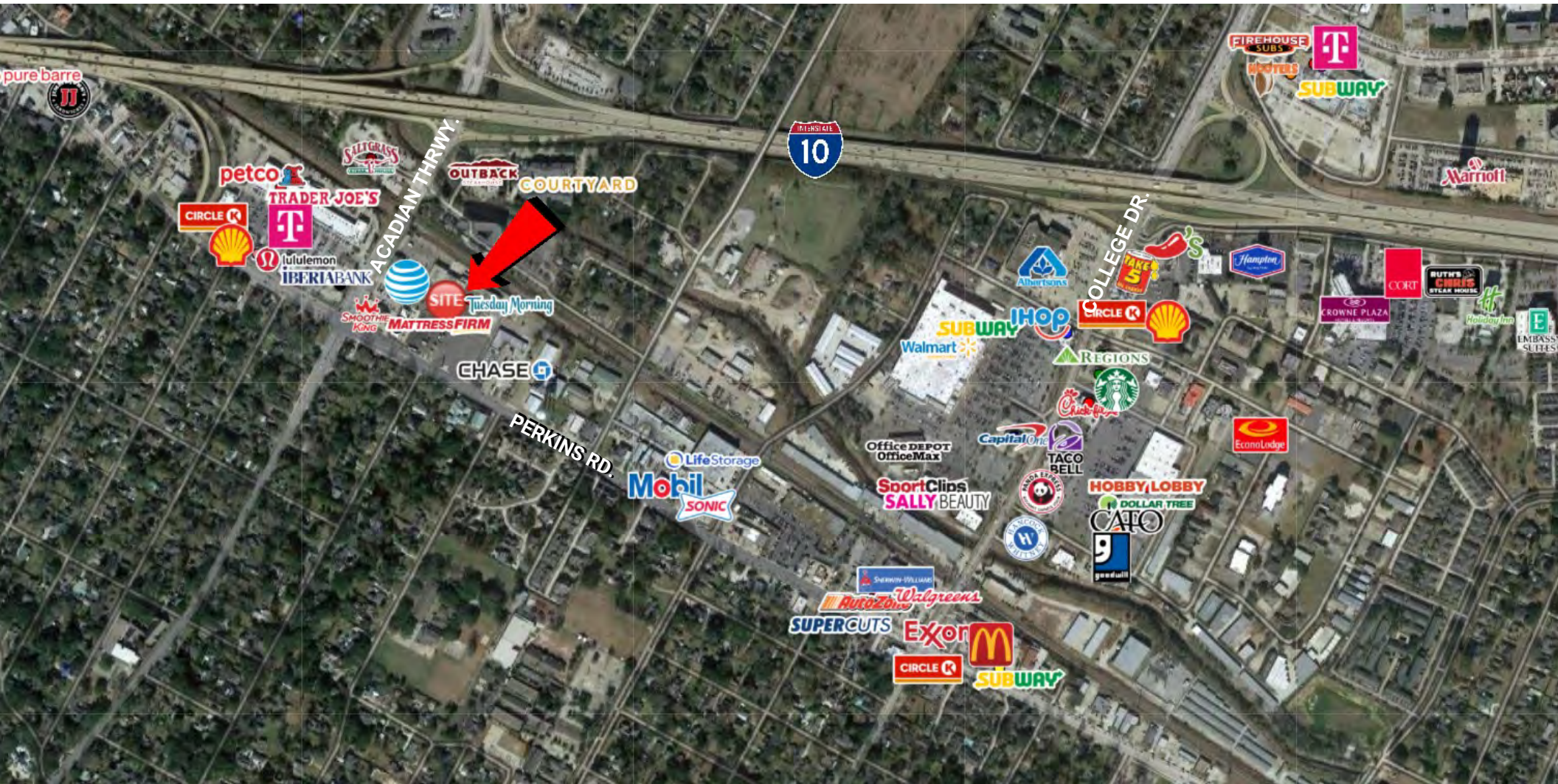
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TRAFFIC COUNT MAPS

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84,328 SF



Traffic Count Map - Close Up

3627 Perkins Rd, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.42095
Longitude: -91.15210



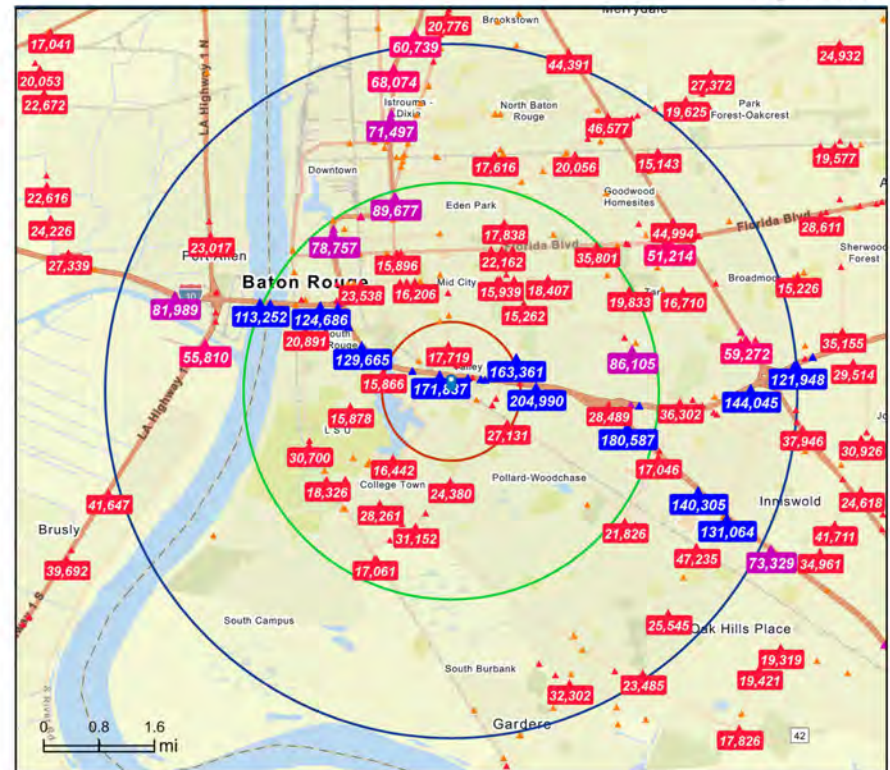
Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Traffic Count Map

3627 Perkins Rd, Baton Rouge, Louisiana, 70808
Rings: 1, 3, 5 mile radii

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DRIVE TIME MAP: 5, 10, 15 MINUTES & DEMOGRAPHIC KEY FACTS: 1 MILE RADIUS RETAIL SPACE FOR LEASE | ACADIAN PERKINS PLAZA

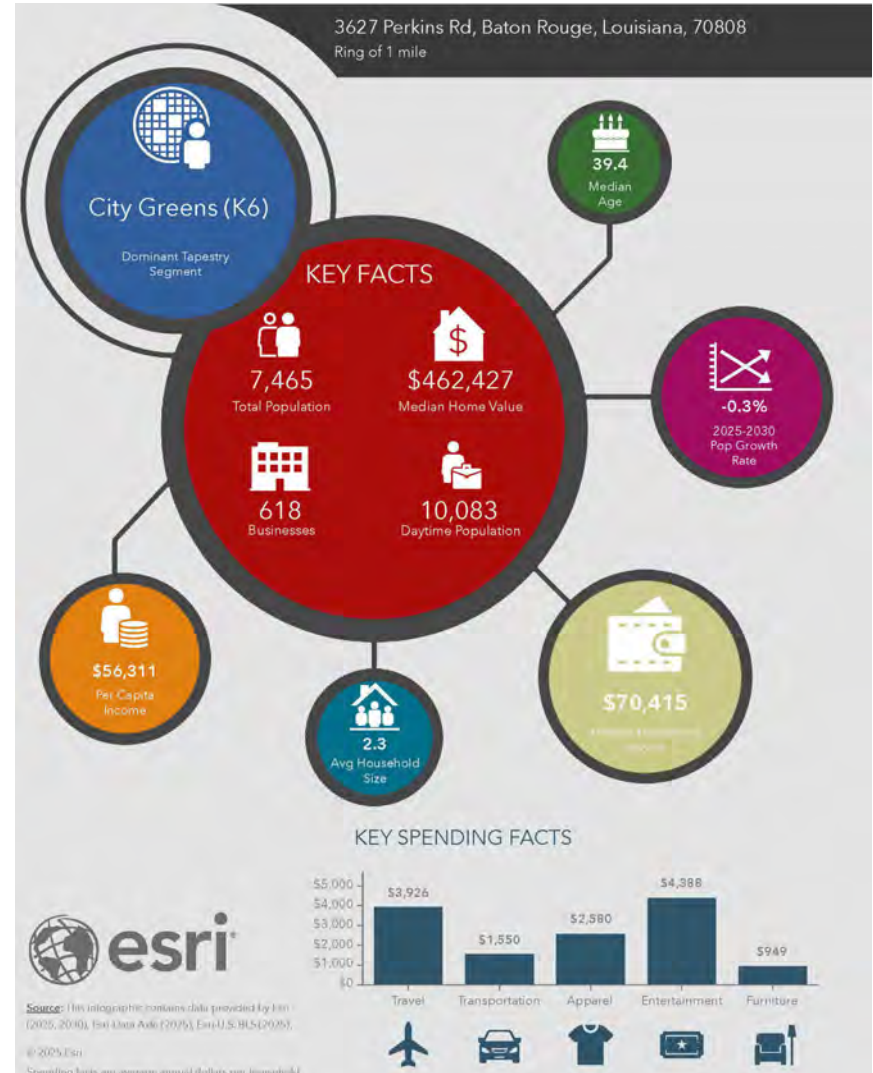
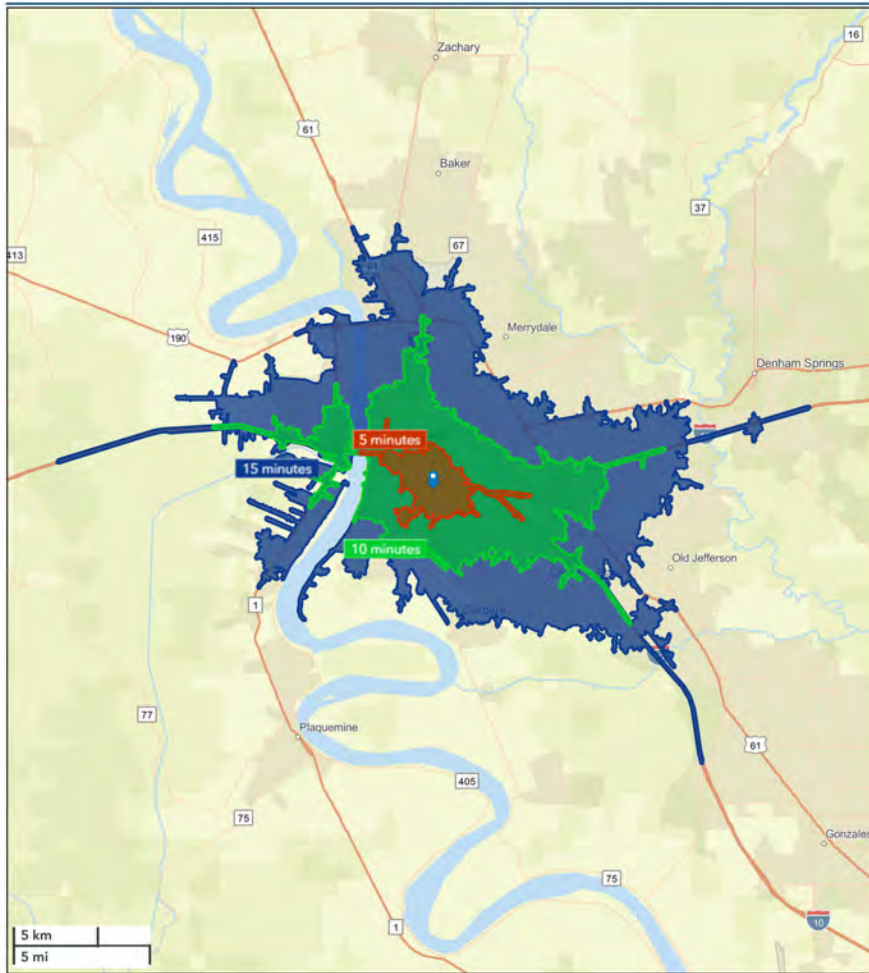
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Drive Time Map: 5, 10, 15 Minutes

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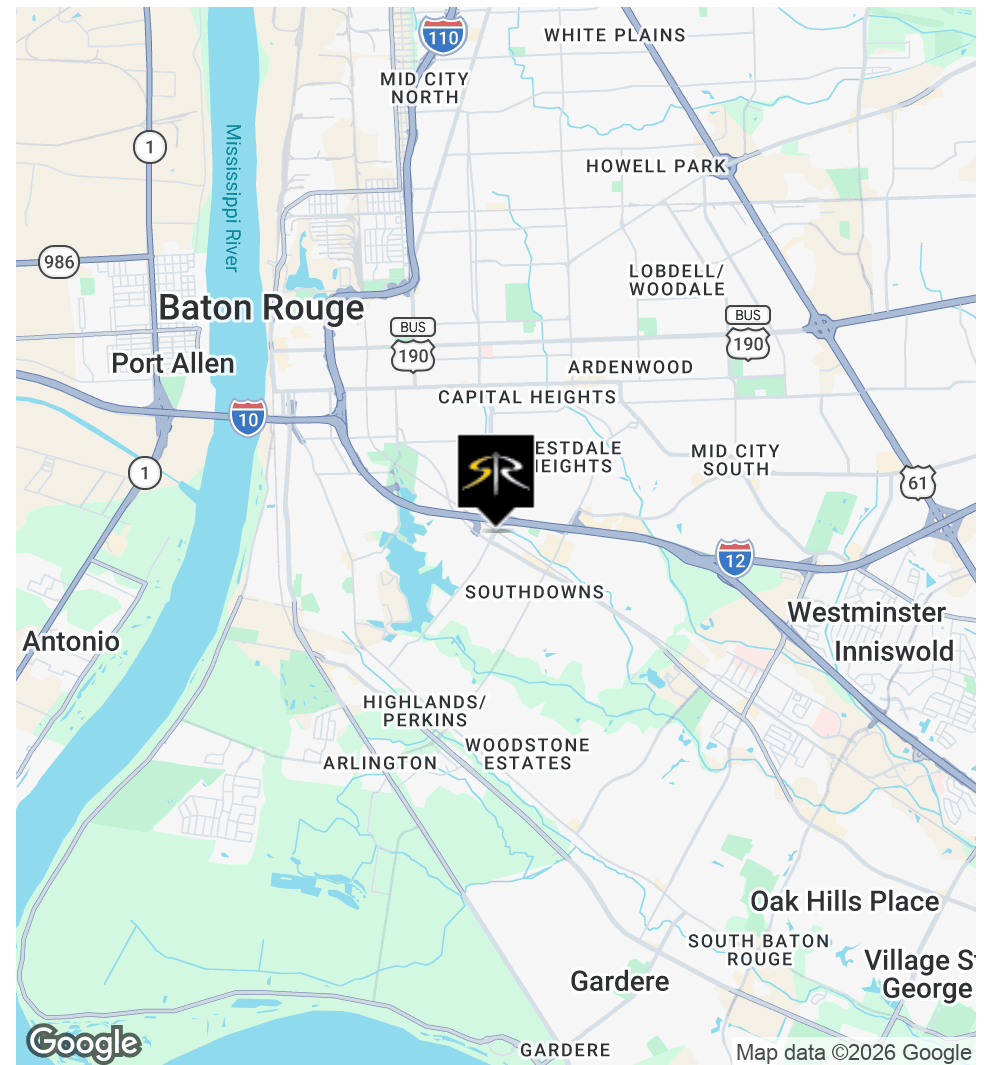
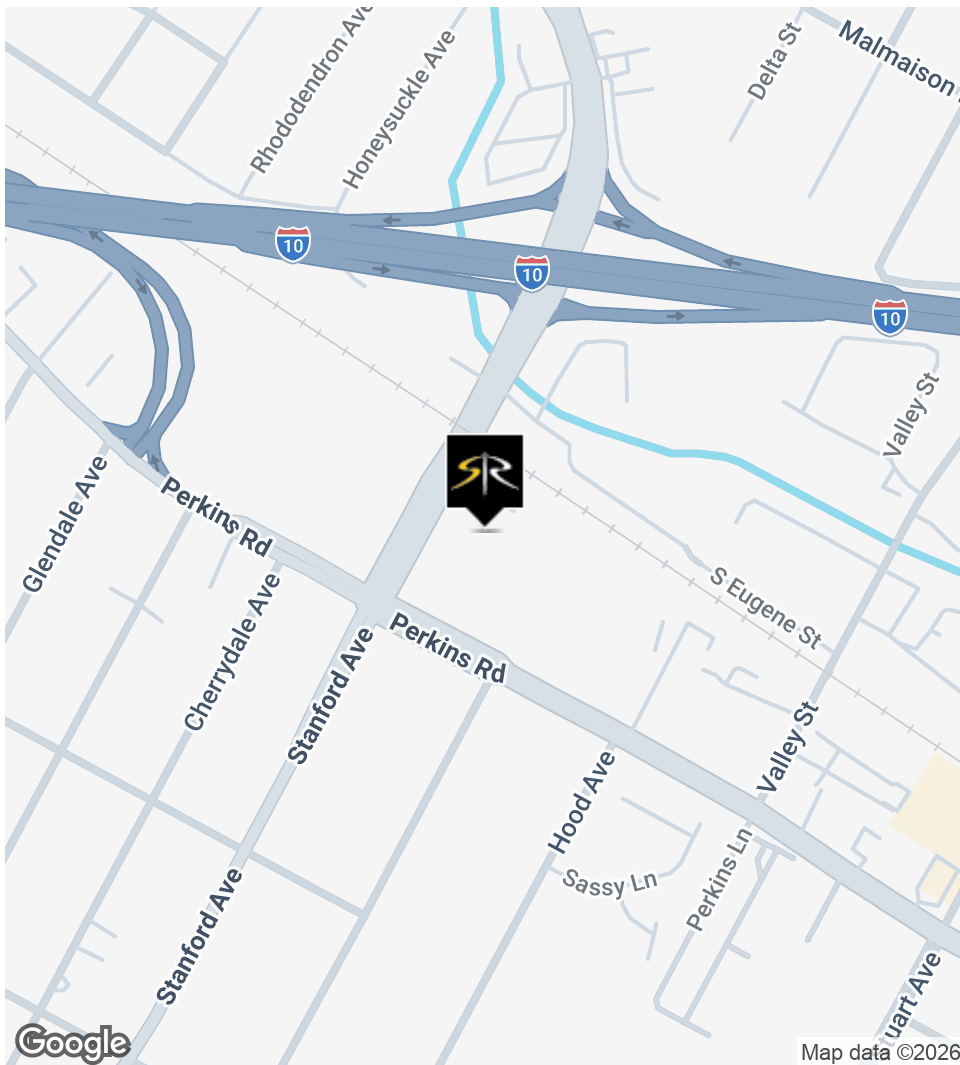
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LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT: 1,3, 5 MILE RADII

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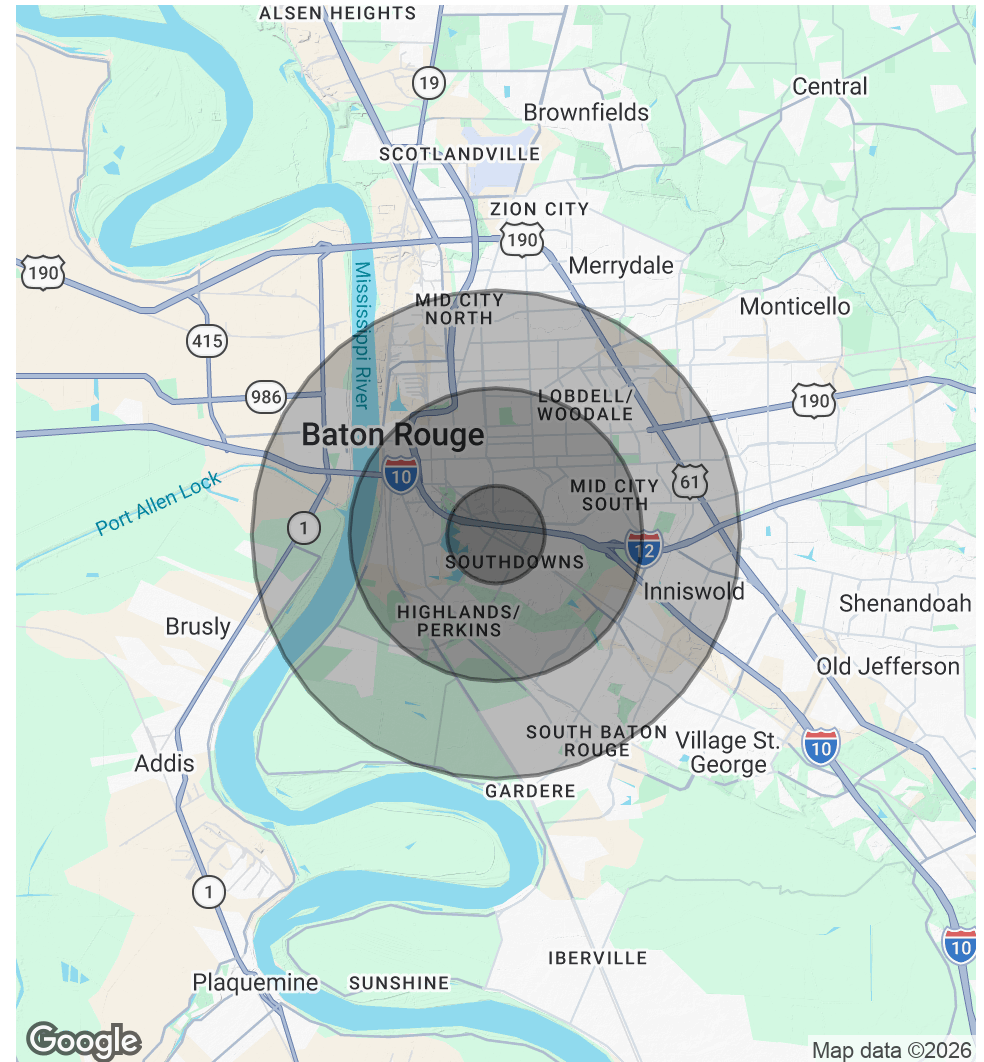
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,737	79,914	174,973
Average Age	34.6	32.5	32.4
Average Age (Male)	33.3	31.3	30.0
Average Age (Female)	38.1	34.0	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,475	31,967	70,503
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$90,839	\$70,671	\$61,155
Average House Value	\$334,980	\$312,464	\$249,707

2020 American Community Survey (ACS)



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