

Perkins Rd @ Hyacinth Ave

RETAIL FOR LEASE

D SITE PLAN



SITE DATA			
AREA	PARKING REQUIRED	TOTAL PROVIDED	PARKING RATIO
10,000 S.F. TIO	64 SPACES @ 1 / 150 G.S.F.	120 SPACES	7.7 / 1,000 S.F.
10,000 S.F. TIO	42 SPACES @ 1 / 150 G.S.F.		
10,000 S.F.	23 SPACES @ 1 / 200 G.S.F.	32 SPACES	7.1 / 1,000 S.F.
10,000 S.F.	129 CARS	152 CARS	7.7 / 1,000 S.F.

9440 Perkins Road, Baton Rouge, LA 70810

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



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PROPERTY SUMMARY



Property Description

Perkins @ Hyacinth is a new, multi-tenant retail development located at the corner of Perkins Road and Hyacinth Avenue. The subject property is located near the Bluebonnet Boulevard and Perkins Road intersection, one of the strongest retail corridors in the Baton Rouge area.

Property Highlights

- Drive-Thru Opportunities
- Zoned: C-AB-1 & LC2
- Traffic Counts: 18,200 VPD

Offering Summary

Lease Rate:	\$36.00 - 40.00 SF/yr (NNN)
Available SF:	1,600 - 9,200 SF
Lot Size:	1.676 Acres
Number Of Buildings:	2

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	292	1,235	4,117
Total Population	538	2,247	7,726
Average HH Income	\$58,072	\$65,750	\$70,464

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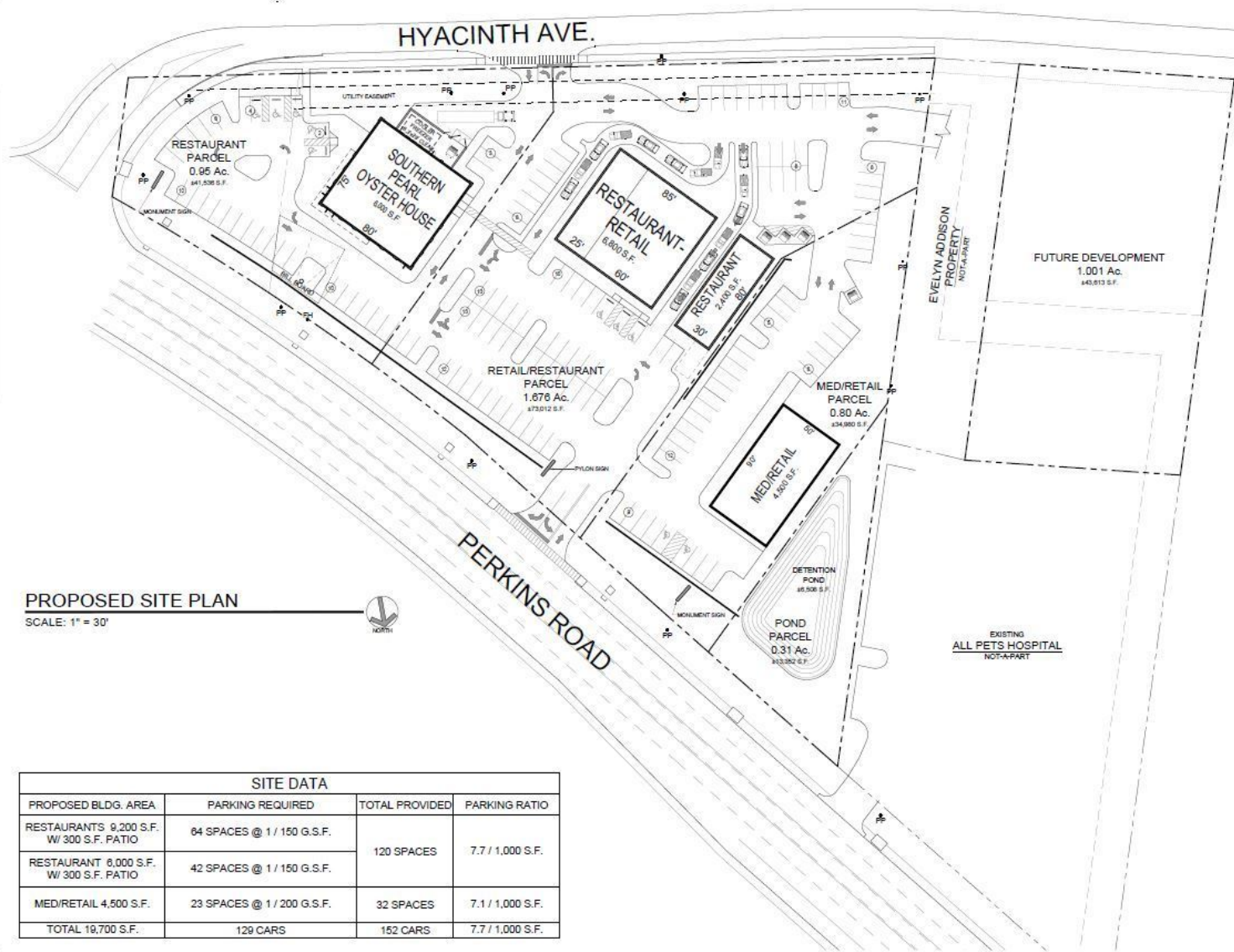
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SITE PLAN



SITE DATA			
PROPOSED BLDG. AREA	PARKING REQUIRED	TOTAL PROVIDED	PARKING RATIO
RESTAURANTS 9,200 S.F. W/ 300 S.F. PATIO	64 SPACES @ 1 / 150 G.S.F.	120 SPACES	7.7 / 1,000 S.F.
RESTAURANT 8,000 S.F. W/ 300 S.F. PATIO	42 SPACES @ 1 / 150 G.S.F.		
MED/RETAIL 4,500 S.F.	23 SPACES @ 1 / 200 G.S.F.	32 SPACES	7.1 / 1,000 S.F.
TOTAL 19,700 S.F.	129 CARS	152 CARS	7.7 / 1,000 S.F.

PROPOSED DEVELOPMENT
PERKINS ROAD AT HYACINTH AVE.
BATON ROUGE, LA

ZITO-RUSSELL
ARCHITECTS, P.C.
1015 PINE STREET, SUITE 200, BATON ROUGE, LA 70801

DATE: MARCH 18, 2021
P39

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RETAILER MAP



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LOCATION MAP



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