



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

PERKINS CROSSING - SUBLEASE OPPORTUNITY

**7731 Perkins Rd Suite 110
Baton Rouge, LA 70810**

CARMEN AUSTIN, MBA, CCIM, SIOR
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PERKINS CROSSING - SUBLEASE OPPORTUNITY

7731 PERKINS RD SUITE 110, BATON ROUGE, LA 70810

FOR LEASE

30,000 SF

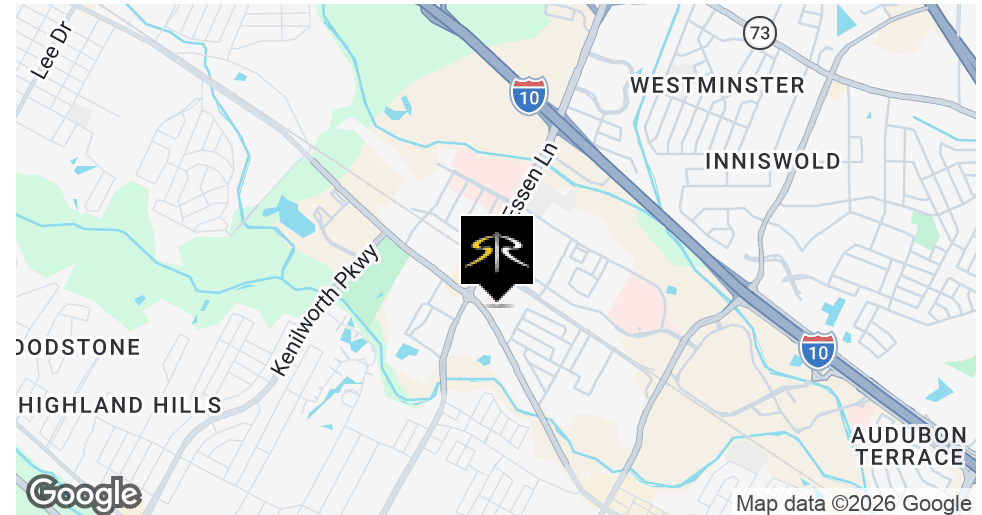


OFFERING SUMMARY

Lease Rate:	\$3,172.32 per month (Modified Gross)
Building Size:	30,000 SF
Available SF: Suite 110	1,530 SF
Zoning:	C2 (Heavy Commercial)

PROPERTY DESCRIPTION

- Now Available | Prime Retail Space Next to Sushi Yama in Perkins Crossing
- Retail Sublease Opportunity
- Position your business in one of Baton Rouge's most established neighborhood shopping centers along the highly traveled Perkins Road corridor.



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PROPERTY OVERVIEW

- **Now Available | Prime Retail Space Next to Sushi Yama in Perkins Crossing**
- **Retail Sublease Opportunity**
- Position your business in one of Baton Rouge's most established neighborhood shopping centers along the highly traveled Perkins Road corridor.
- This 1,530 SF retail suite is available for sublease at \$3,172.32 per month Modified Gross and is ideally situated next to Sushi Yama, one of Baton Rouge's most popular neighborhood restaurants. The space offers excellent visibility, ample parking, and benefits from the consistent customer traffic generated by a strong mix of destination retailers and service-oriented businesses.
- Perkins Crossing has recently undergone exterior improvements and continues to attract shoppers from some of Baton Rouge's most affluent residential neighborhoods. The center is strategically located near the signalized intersection of Perkins Road and Essen Lane, with nearly 60,000 vehicles per day traveling the surrounding roadways.
- The property is positioned between Our Lady of the Lake Regional Medical Center and Baton Rouge General Medical Center, providing access to thousands of healthcare professionals, patients, and visitors daily. It is also located less than one mile from the Mall of Louisiana, Louisiana's premier regional shopping destination.
- Current co-tenants include: Sushi Yama, Iverstine Butcher, Soho Boutique Salon, Brazilian Jiu-Jitsu Family Training Center, Freshter, Quest Diagnostics, and other established neighborhood retailers.

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PROPERTY HIGHLIGHTS

This space is well suited for:

- Boutique Retail
- Home Décor
- Medical or Wellness
- Professional Office
- Specialty Services
- Beauty & Personal Care
- Fitness or Boutique Studio
- Specialty Food or Gourmet Concepts (non-competing)

Top Highlights:

- 1,530 SF Retail Sublease
- \$3,172.32 per month Modified Gross
- Excellent Perkins Road visibility
- Adjacent to Sushi Yama and Iverstine's
- Attractive neighborhood shopping center
- Strong daytime population
- Affluent South Baton Rouge demographics
- Ample on-site parking
- Monument & pylon signage opportunities
- Minutes from the Mall of Louisiana, I-10, Essen Lane, and Bluebonnet Boulevard

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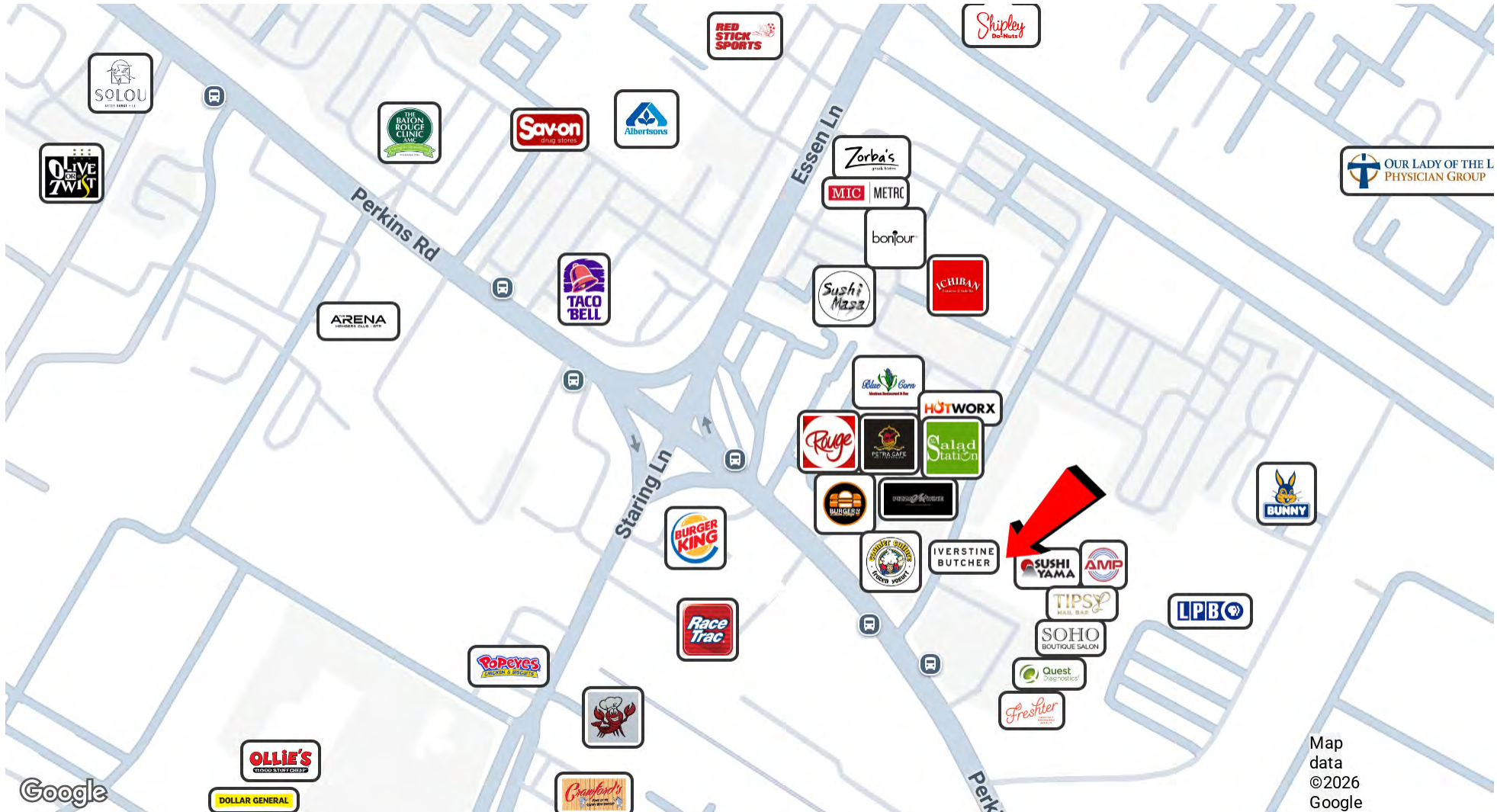
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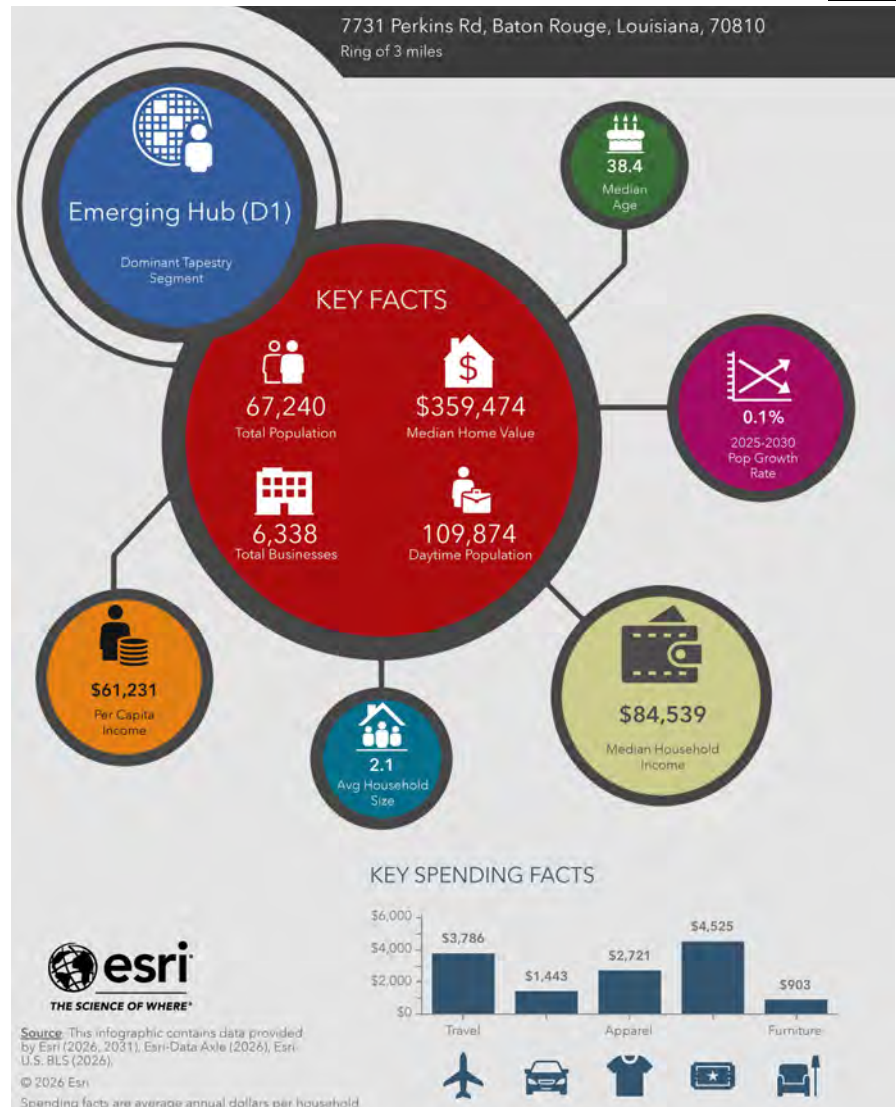
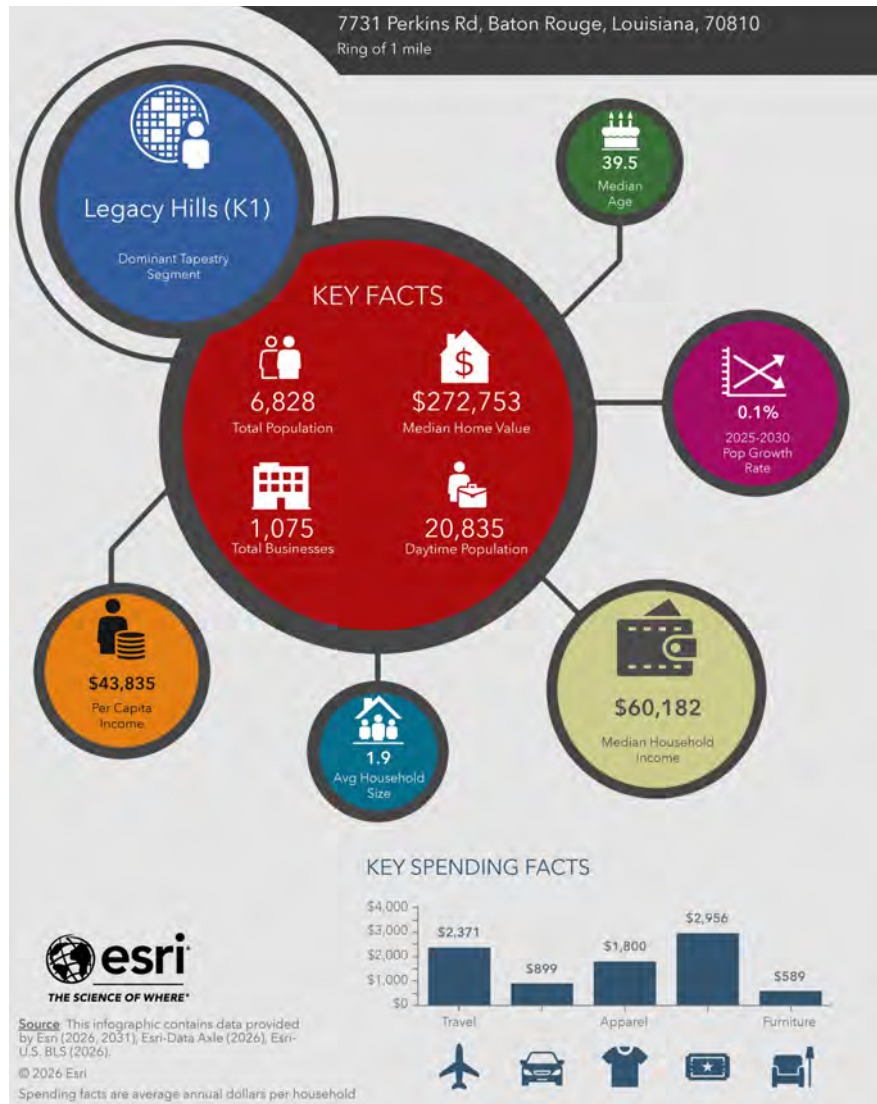


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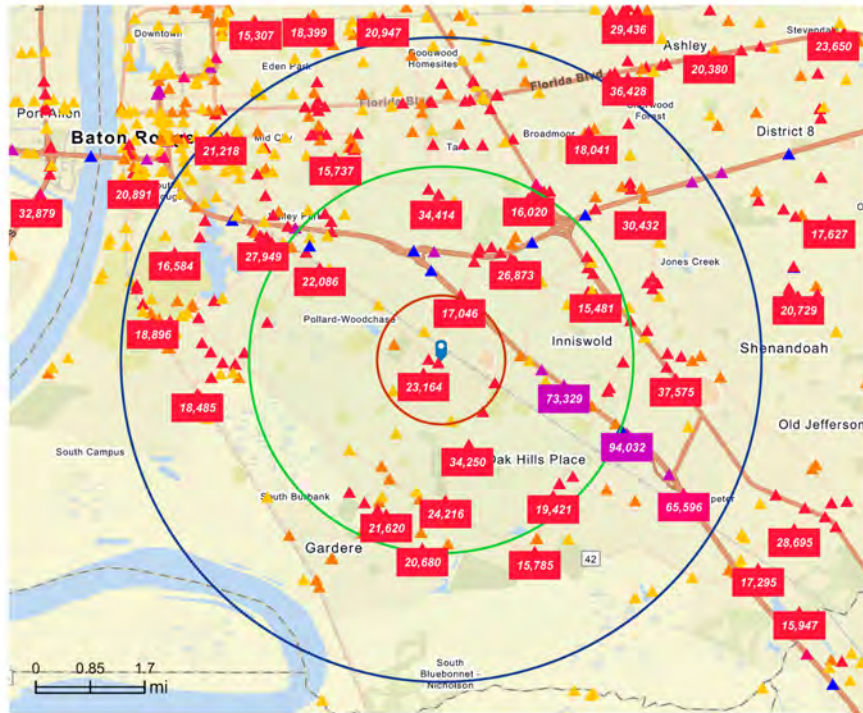
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Traffic Count Map

7731 Perkins Rd, Baton Rouge, Louisiana, 70810

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

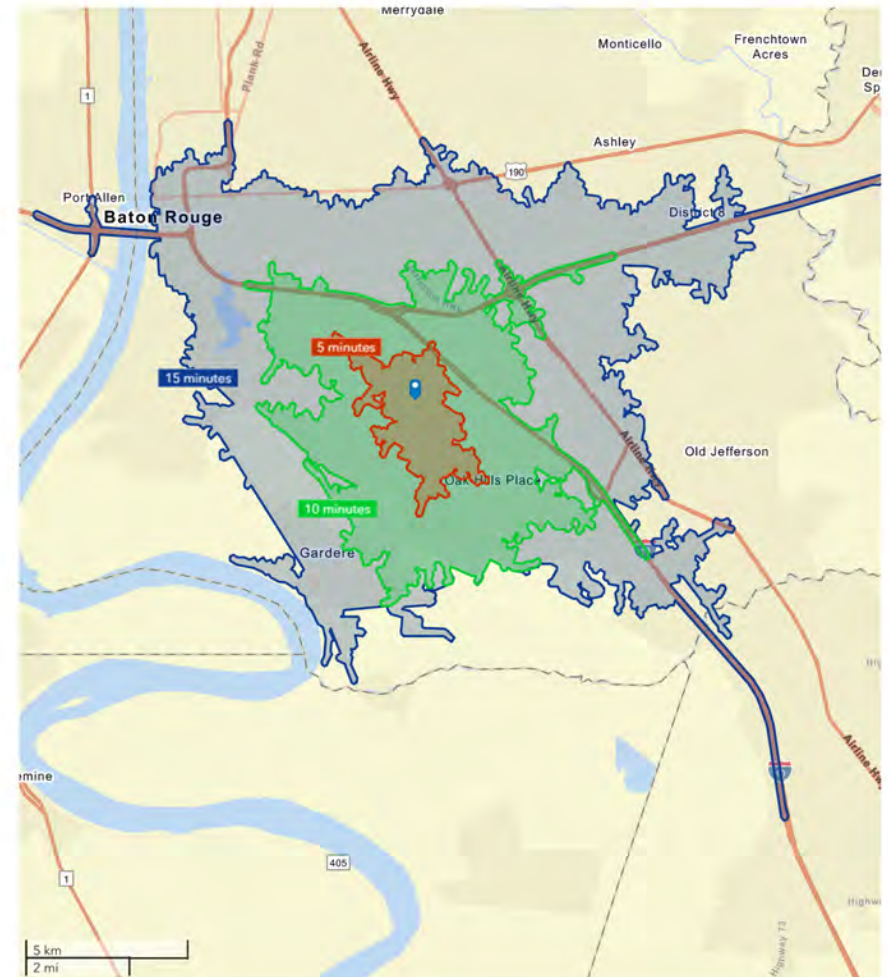
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Drive Time Map: 5, 10, 15 Minute Radii



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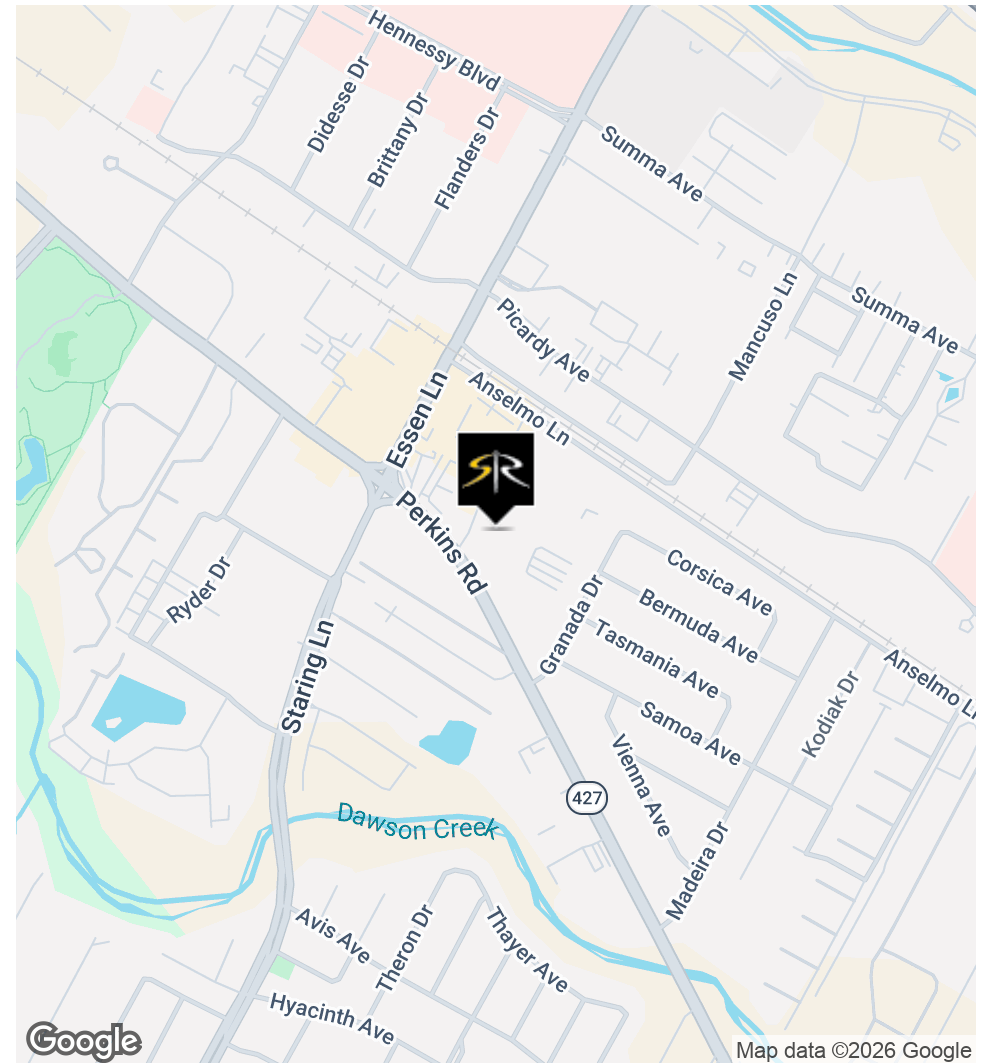
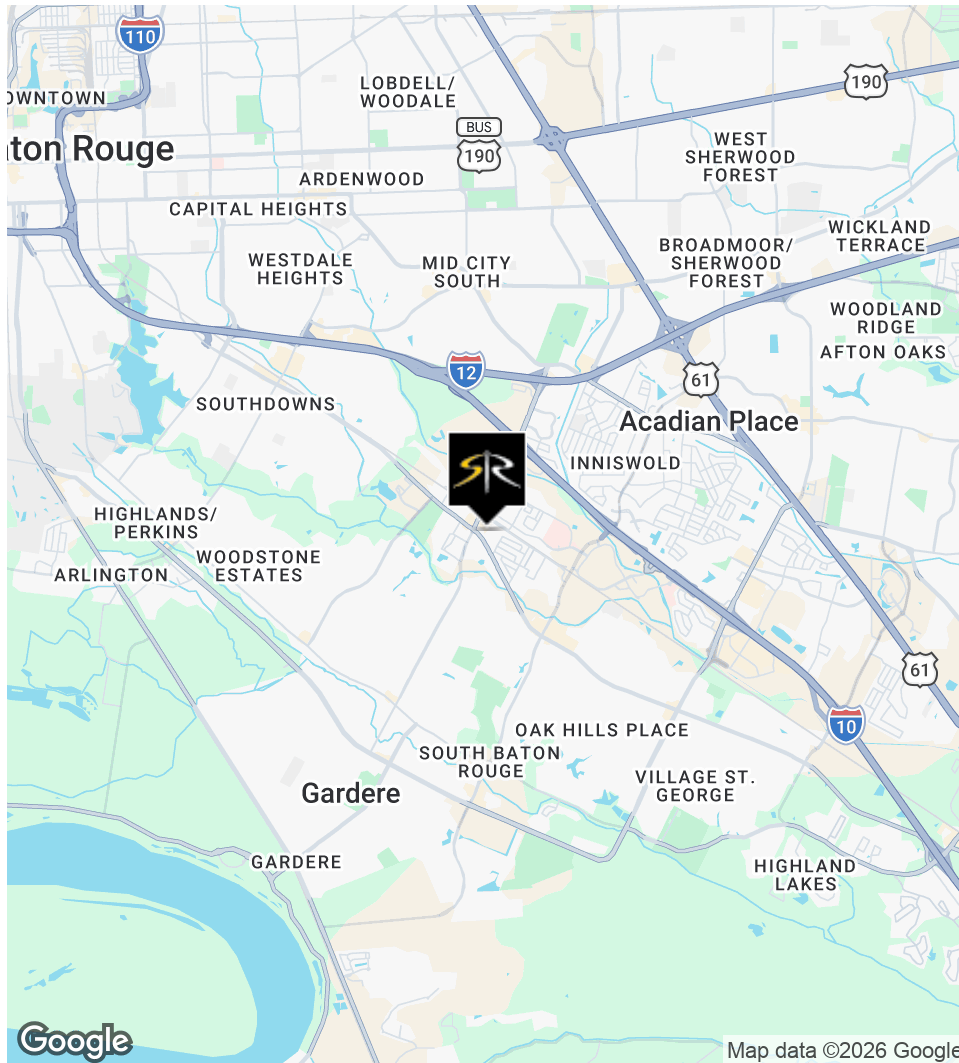
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LOCATION MAPS

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DEMOGRAPHICS

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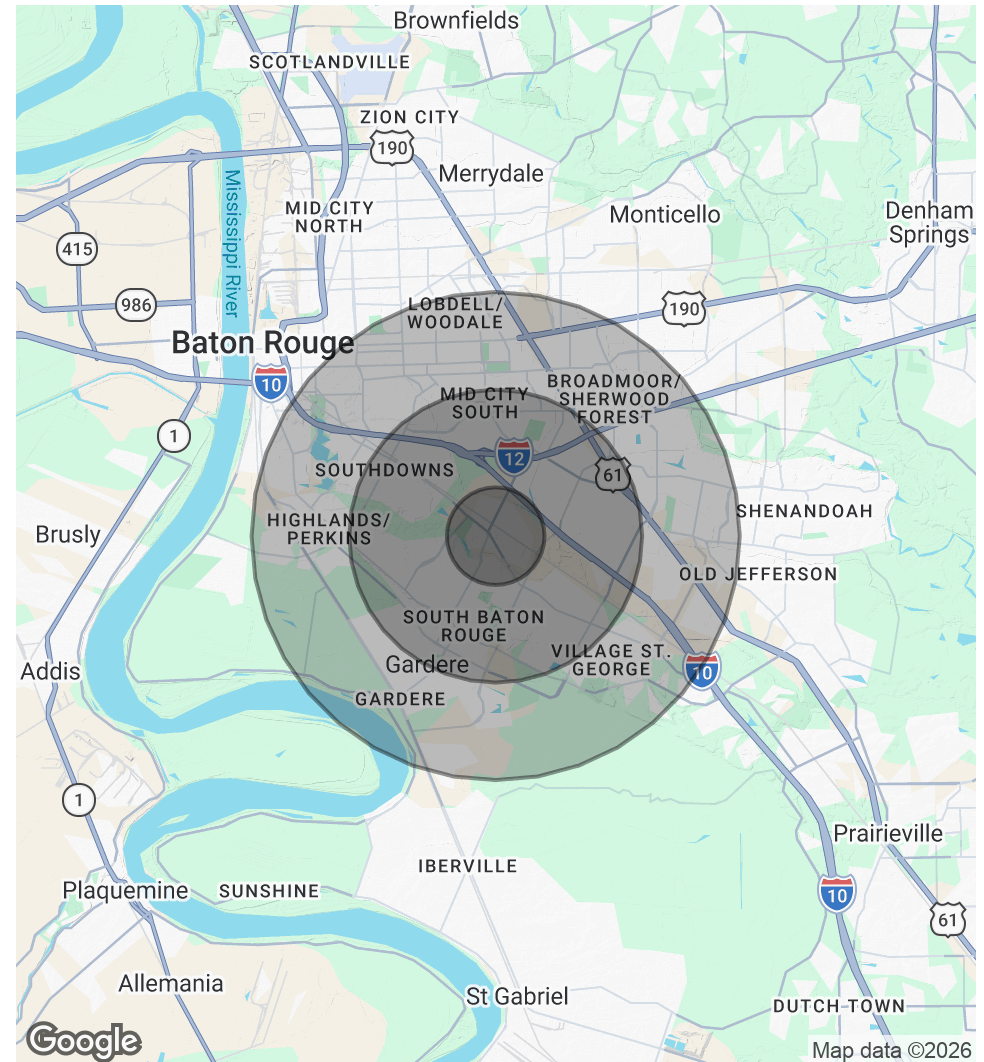
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,434	65,422	189,814
Average Age	43.2	39.8	35.3
Average Age (Male)	53.5	38.9	35.0
Average Age (Female)	39.8	41.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,214	28,391	78,160
# Of Persons Per HH	2.0	2.3	2.4
Average HH Income	\$84,898	\$119,984	\$103,054
Average House Value	\$294,455	\$374,621	\$349,337

2023 American Community Survey (ACS)



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Sub-lease Opportunity

- Perkins Crossing Shopping Center
- Suite 110: 1,350 SF
- \$3,172.32/mo.

