



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

ST. GEORGE SQUARE SHOPPING CENTER

13510 PERKINS RD., SUITE F&G, BATON ROUGE, LA 70810

\$17.00 SF (NNN)

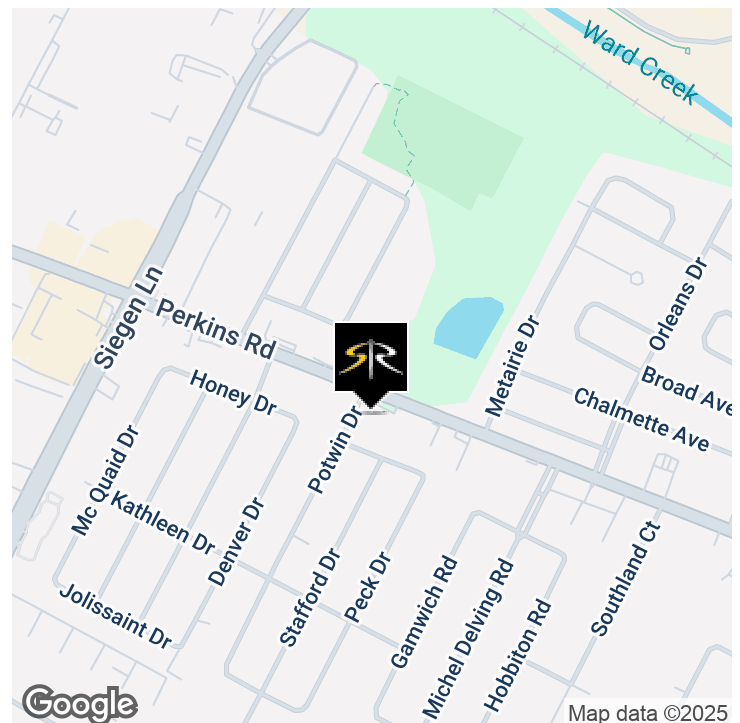


OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr
Suite F + G: (Combined or Separately)	1,230 -2,460 SF
CAM:	\$4.50 SF/yr

PROPERTY HIGHLIGHTS

- Prime South Baton Rouge Retail/Fitness/Showroom Space
- 2,460 SF (suites can lease together - formerly gym space)
- Conveniently located on Perkins Rd. between Siegen Ln. and Pecue Ln.
- Spacious, open layout, suited for: Gym, Pilates, Dance Studio, Coffee Shop, Yoga Studio, Boutique, Medical, Salon, Heath Food Retail
- 75 Spaces - Plenty for high traffic
- Zoned C-2 - Broad range of permissible uses
- Multi-tenant strip center with solid visibility and accessibility
- Surrounded by developing residential and commercial areas in South Baton Rouge
- Central location with easy access to I-10, Perkins Rd. and Highland Rd.
- Positioned within a fast-growing commercial market
- Ideal for emerging businesses seeking prominent local visibility and a supportive retail environment



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,230 - 2,460 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite F+G	Available	2,460 SF	NNN	\$17.00 SF/yr	Retail Space Combined
F	Available	1,230 SF	NNN	\$17.00 SF/yr	Retail Space
G	Available	1,230 SF	NNN	\$17.00 SF/yr	Retail Space

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LOCATION MAP

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Map data ©2021 Imagery ©2021, Maxar Technologies

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RETAIL MAP

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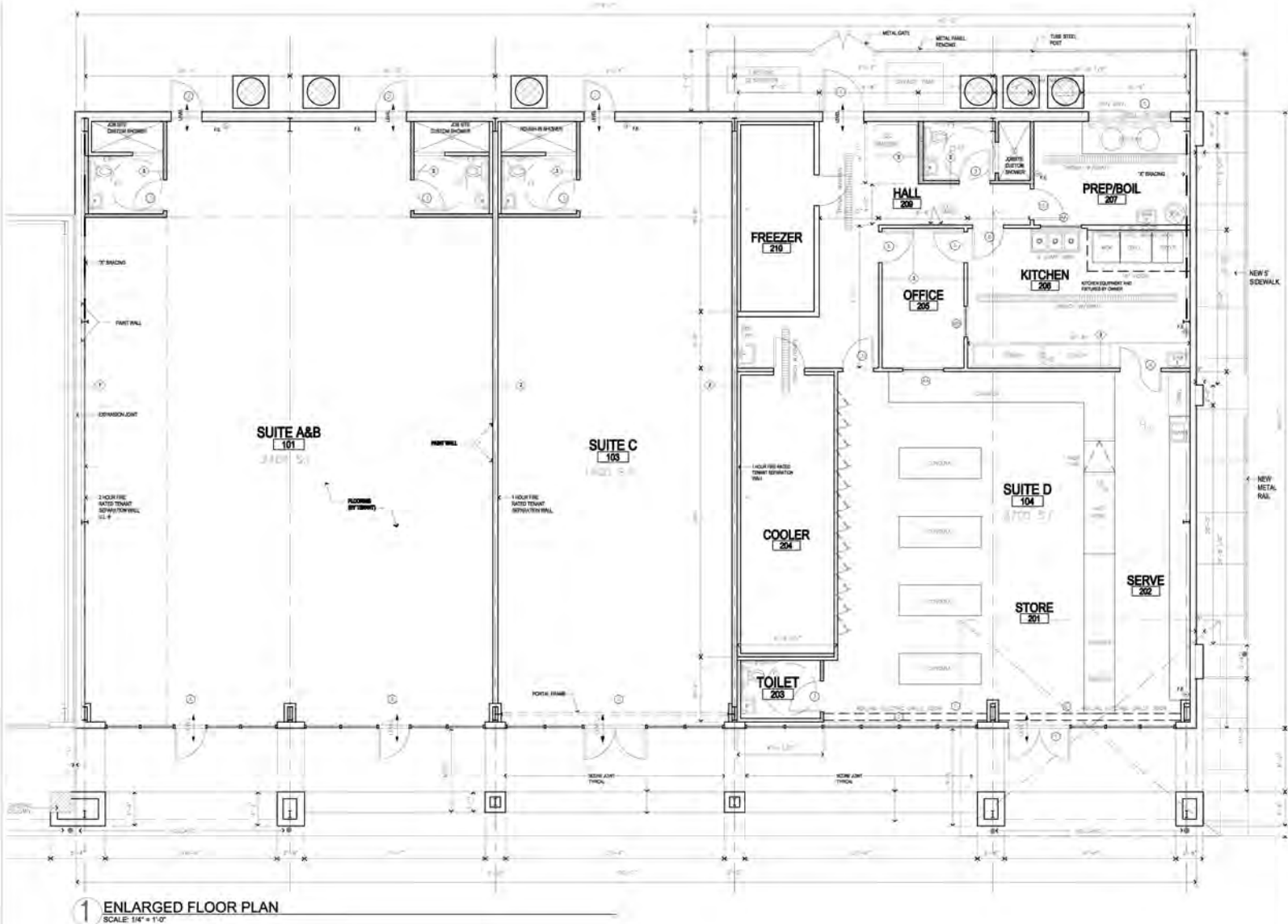
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FLOOR PLAN

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Floor Plan

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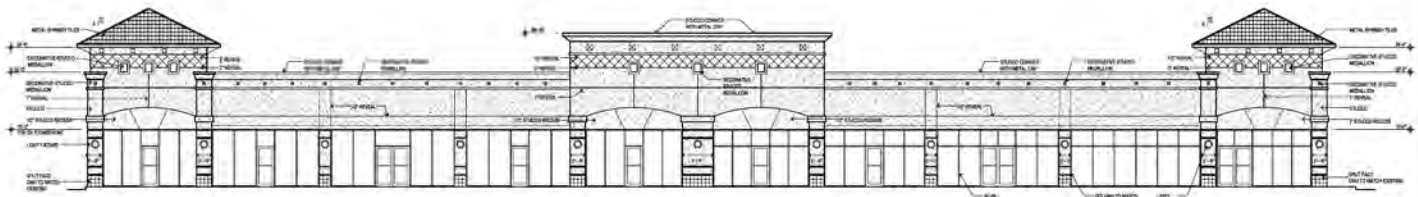
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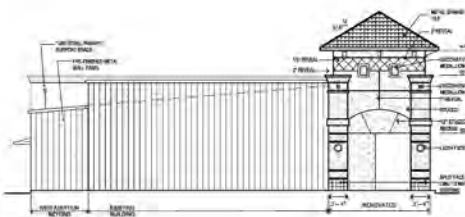
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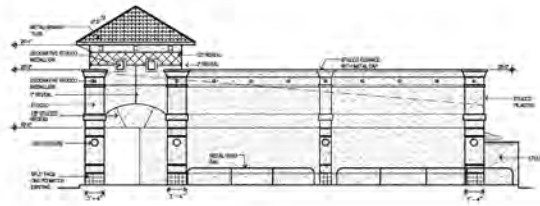
FRONT ELEVATION



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

LE ARCHITECT LLC
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ST. GEORGE SQUARE RETAIL
FACADE RENOVATION / ROOFING / ADDITION
13510 PERKINS ROAD
BATON ROUGE, LA 70810

LE ARCHITECT LLC
(225) 766-2550
7518 Bluebonnet Blvd. # 144
Baton Rouge, Louisiana 70810

Notes:
PRELIMINARY
NOT FOR
CONSTRUCTION

Date:
MAY 8, 2011

Drawn:
BB

JOB Number:

Sheet:

A3.0

Front Elevation

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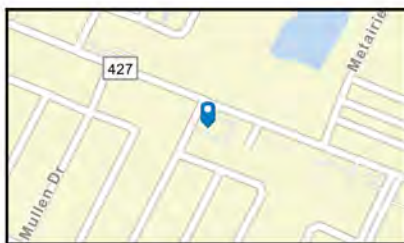
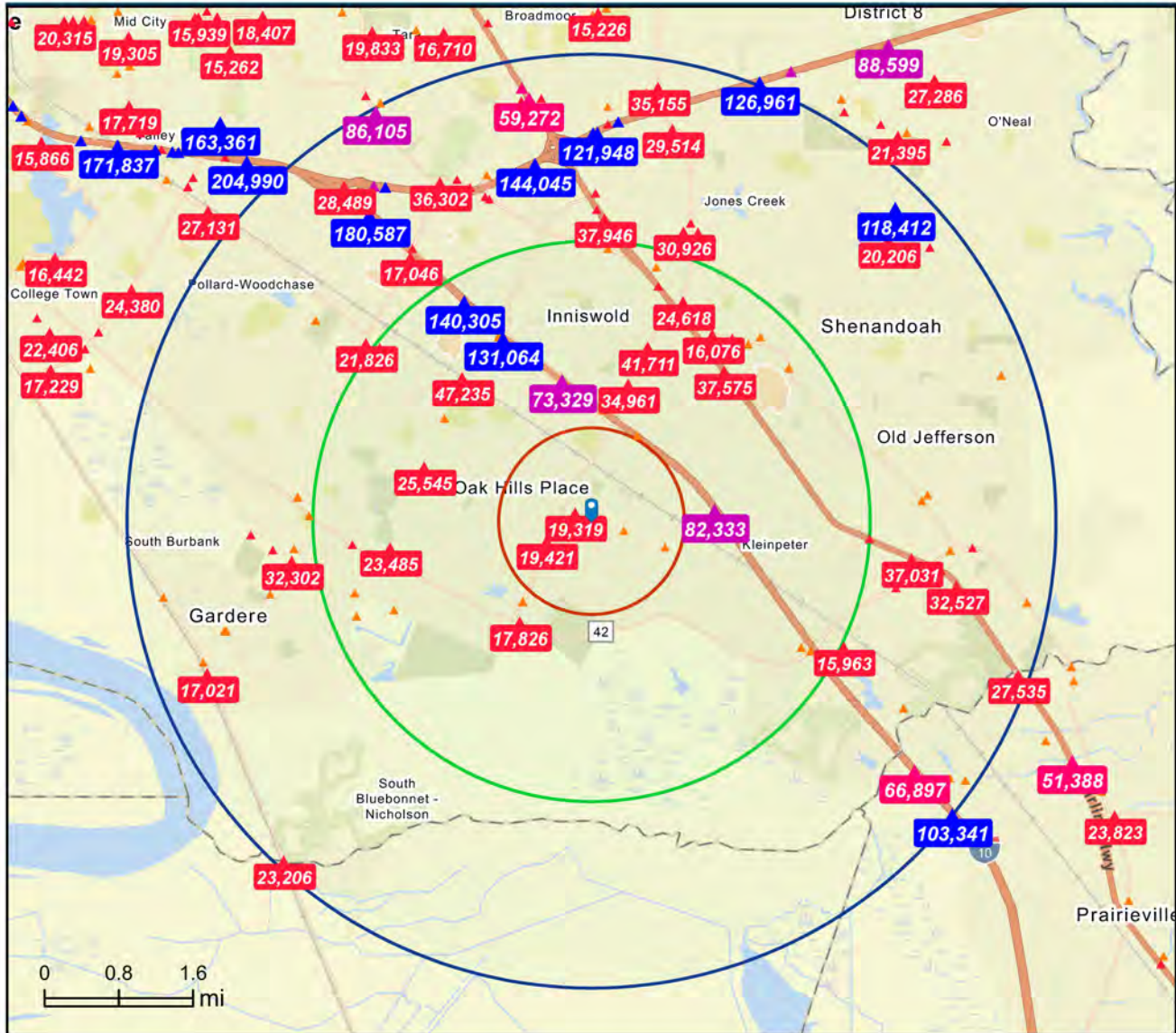
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TRAFFIC COUNT MAP

\$17.00 SF (NNN)



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



Source: ©2025 Kalibrate Technologies (Q1 2025).

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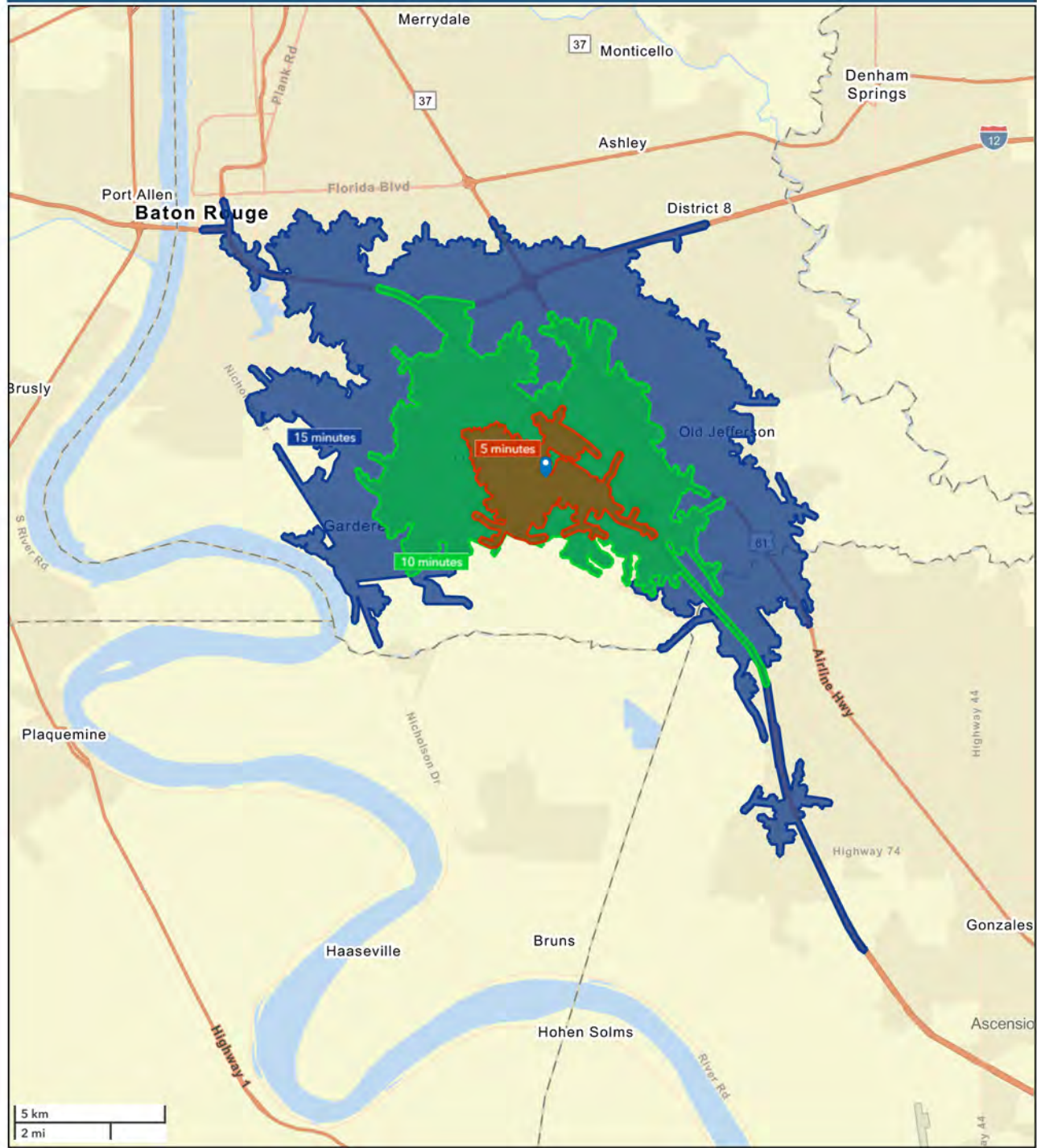


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DRIVE TIME MAP: 5, 10, 15 MINUTES ST. GEORGE SQUARE SHOPPING CENTER

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September 12, 2025

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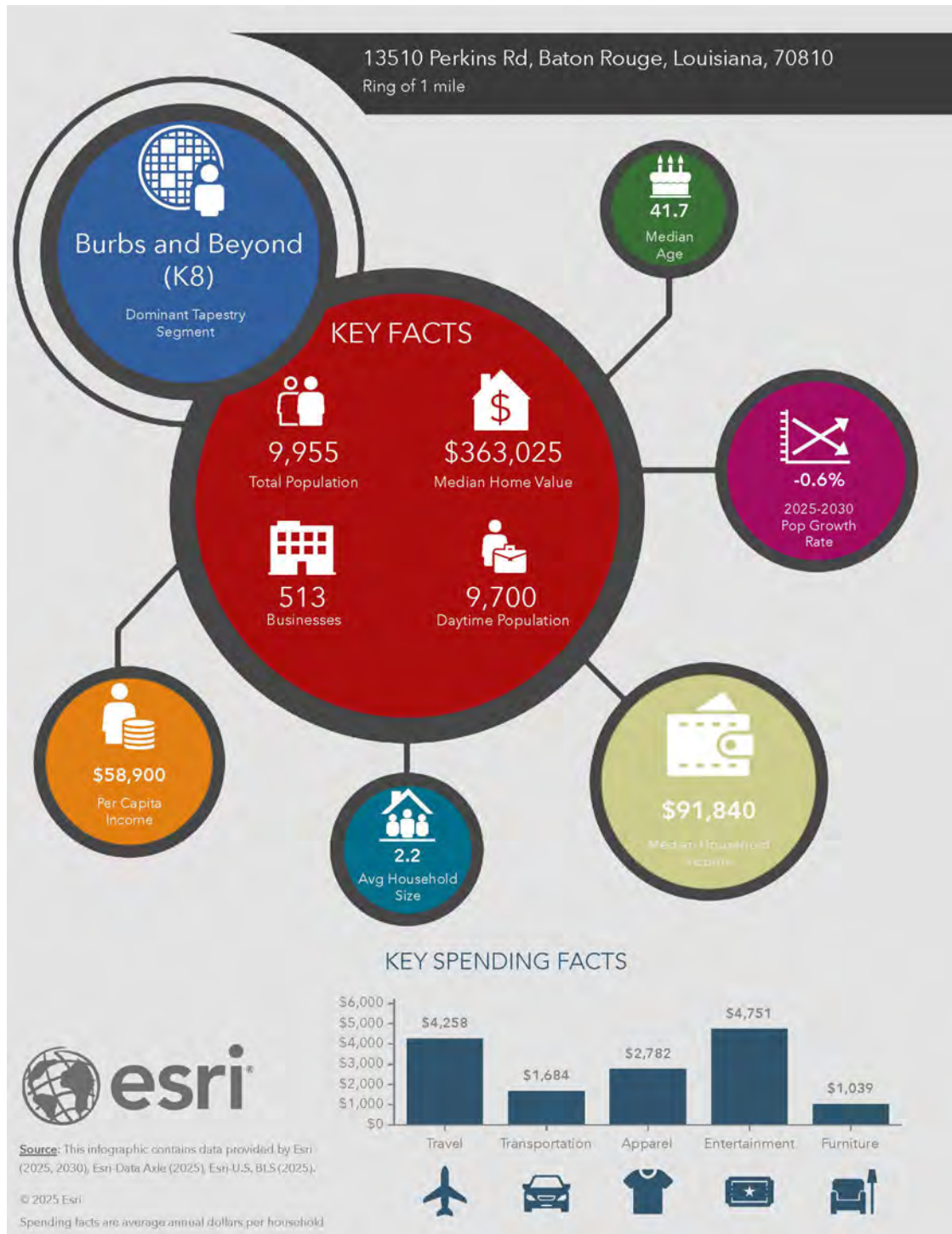


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EXECUTIVE SUMMARY CALL OUTS: 1 MILE RADIUS ST. GEORGE SQUARE SHOPPING CENTER

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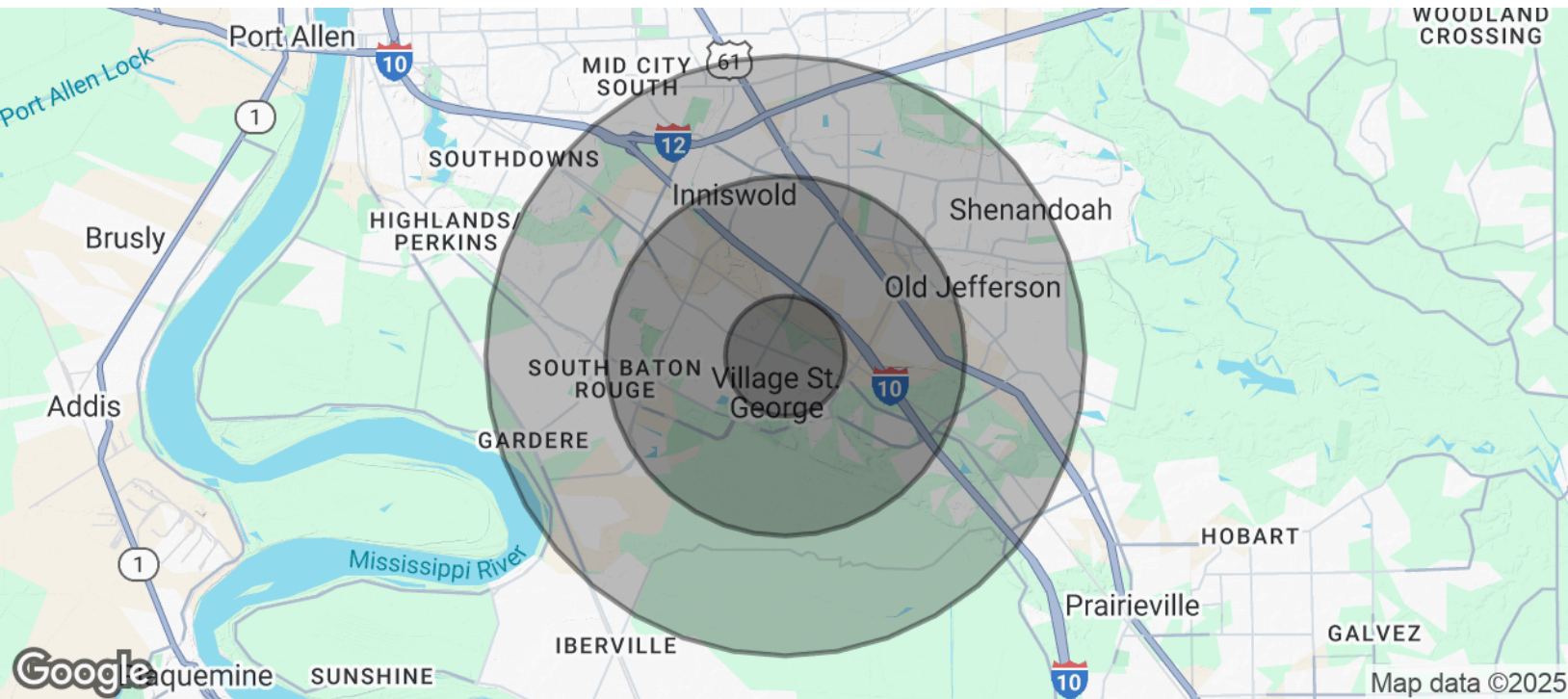
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DEMOGRAPHIC SUMMARY: 1,3.5 MILES

2.749 ACRES ADJACENT TO CABELA'S

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,856	42,687	120,641
Average Age	39.5	37.5	36.7
Average Age (Male)	38.1	35.3	34.4
Average Age (Female)	40.0	39.3	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,715	17,350	50,607
# Of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$104,974	\$96,216	\$86,658
Average House Value	\$263,397	\$284,696	\$291,715

2020 American Community Survey (ACS)

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