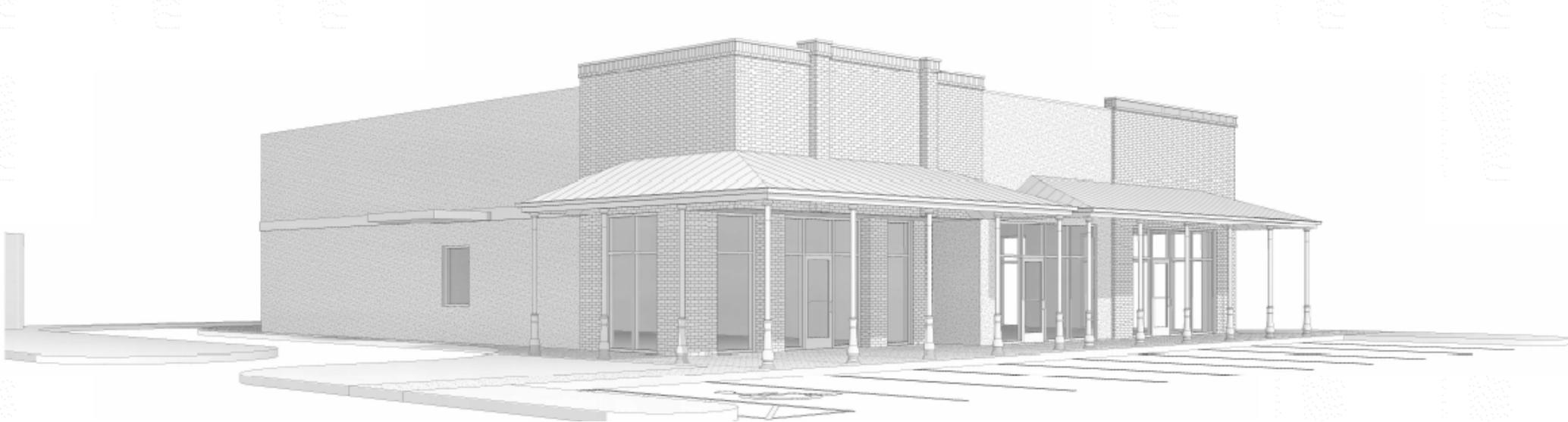


Pecue Park New Construction Retail

15035 Perkins Rd Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

4,940 SF new-construction retail building available at Pecue Park, an office/retail mixed-use development located at the hard corner of Perkins Rd and Pecue Ln in South Baton Rouge (St. George). The building is available for 2-3 tenants, consisting of a 1,715 SF end-cap with drive-thru and patio (reserved for a coffee user) and 3,225 SF of additional retail/restaurant space.

The site benefits from some of the strongest demographics in the Baton Rouge MSA, including 3mi avg. incomes of nearly \$150k and a population approaching 50k within a 10-minute drive time (SitesUSA). A new interchange at Pecue and I-10 (.5mi from site) is planned to open in mid-2026, which is expected to drive significantly more traffic to the property, above the existing 21k VPD.

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Offering Summary

Lease Rate:	\$35.00 - \$40.00 PSF (NNN)
Available SF:	1,715 - 3,225 SF
Building Size:	4,940 SF

Demographics

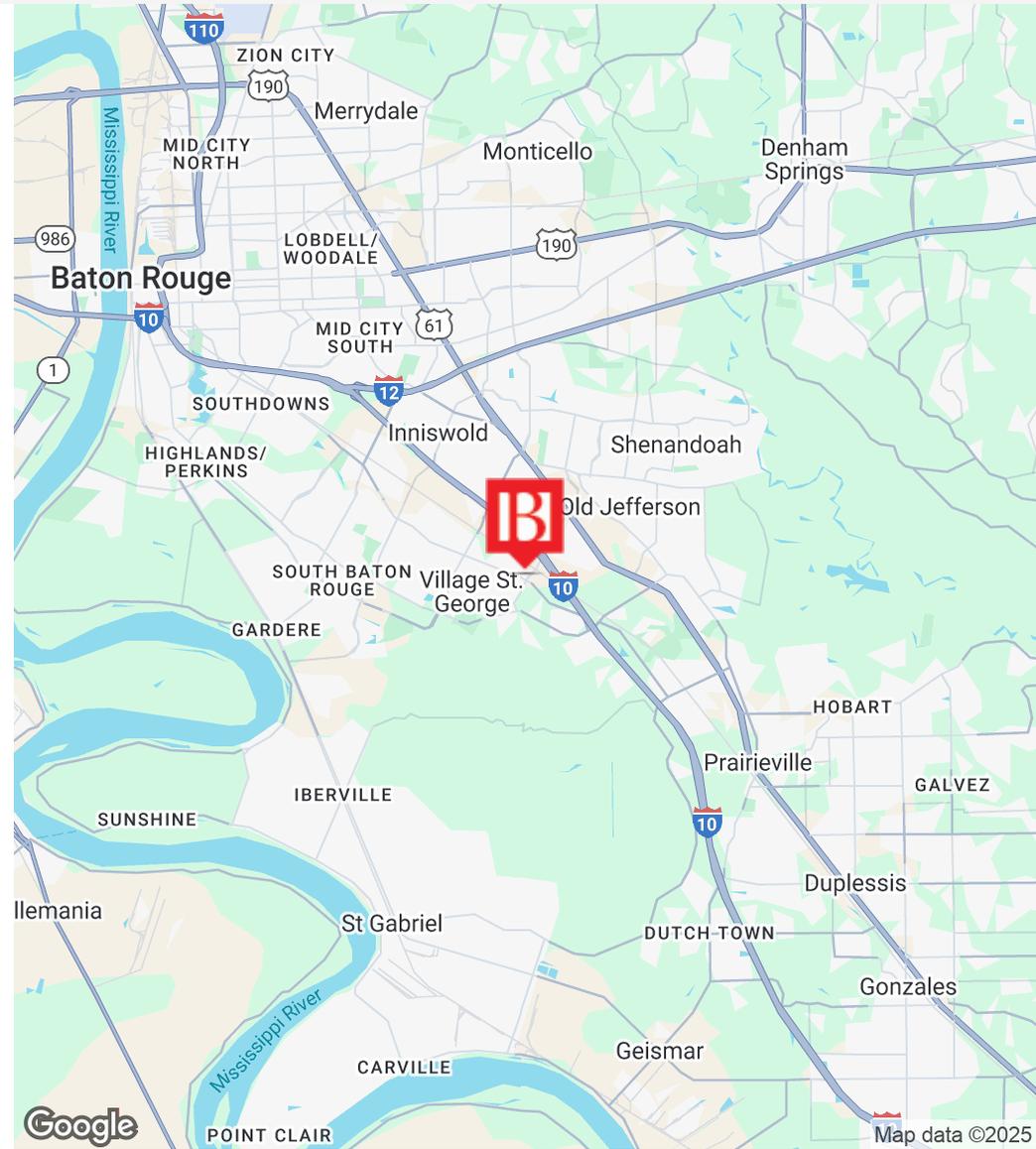
	1-Mile	3-Mile	5-Mile
Population	6,101	38,491	134,768
Households	2,430	16,296	56,249
Average HH Income	\$173,459	\$147,002	\$130,625



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LOCATION MAP



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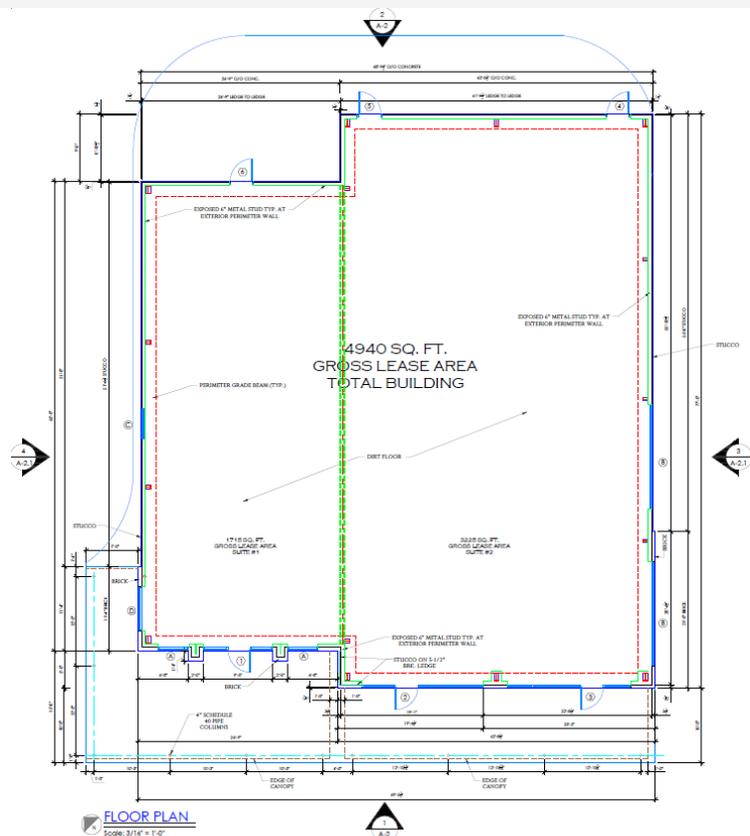
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LEASE SPACES



Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite A	Available	1,715 SF	NNN	\$35.00 - \$40.00 SF/yr	1,715 SF end-cap with drive thru and patio reserved for a coffee user.
Suite B	Available	3,225 SF	NNN	\$35.00 - \$40.00 SF/yr	3,225 SF retail/restaurant space. Can be demised.

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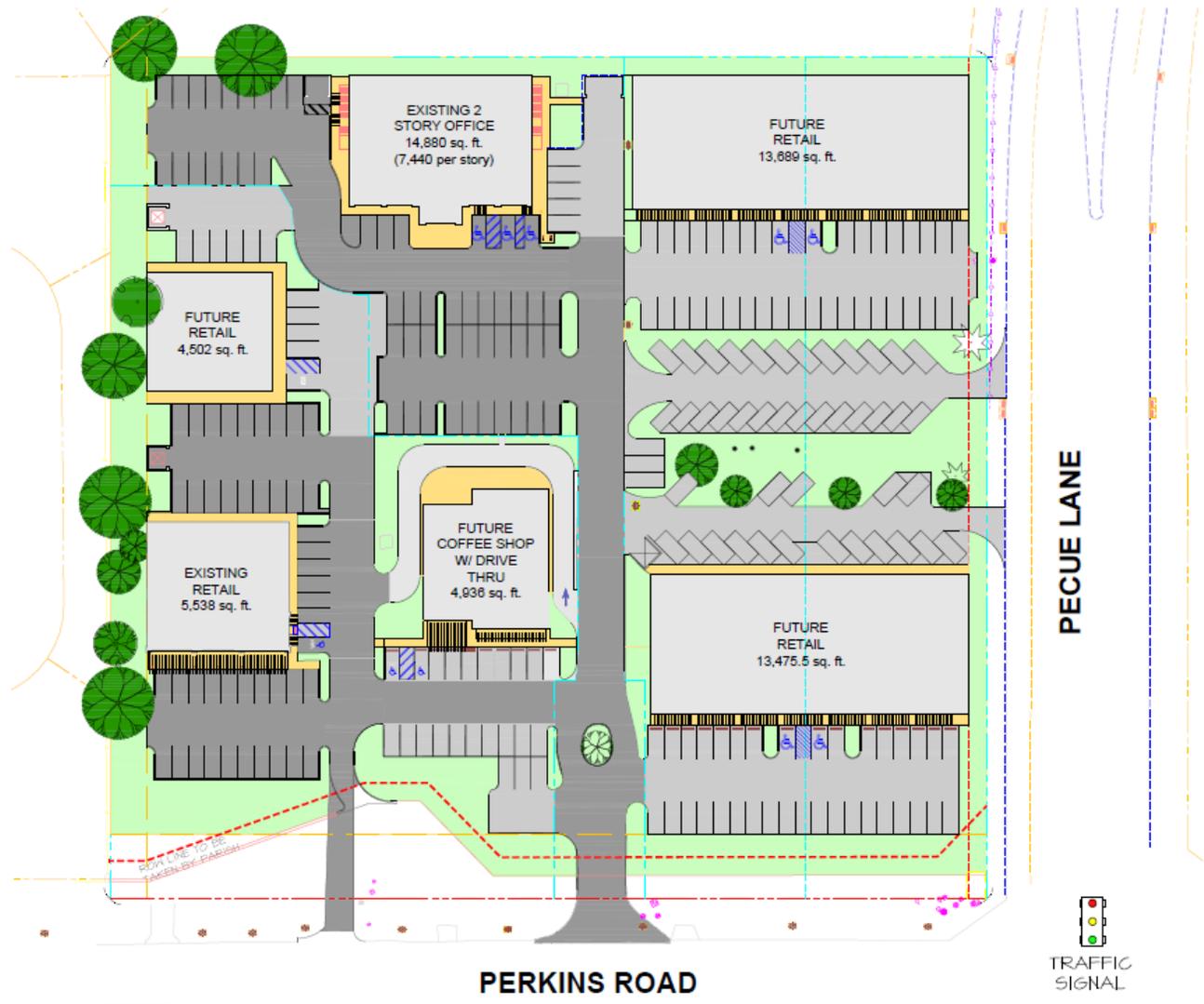
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PECUE PARK SITE PLAN



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RENDERING



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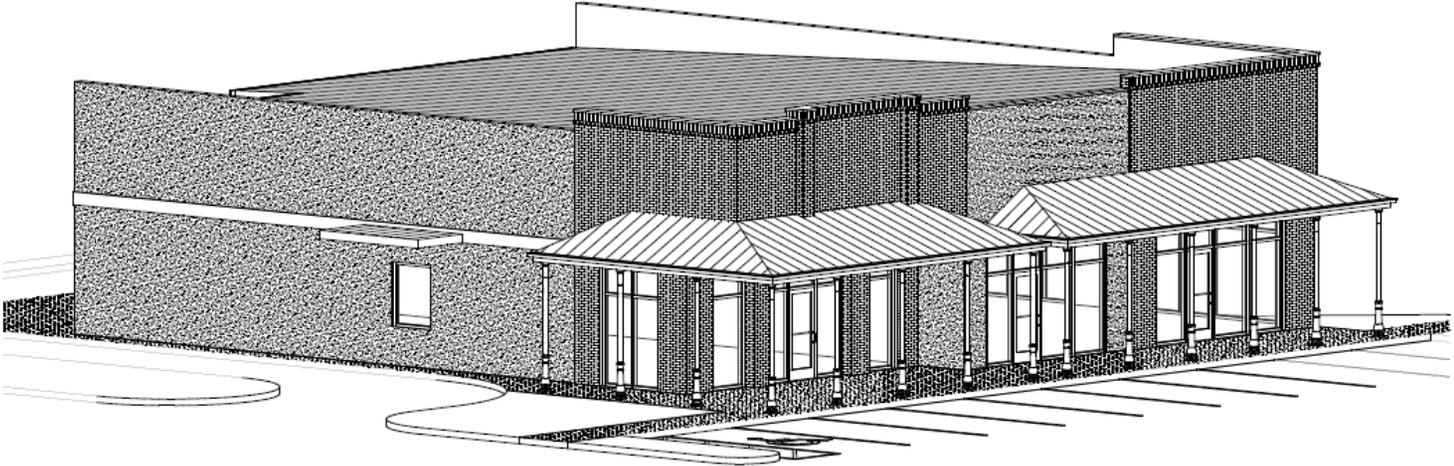
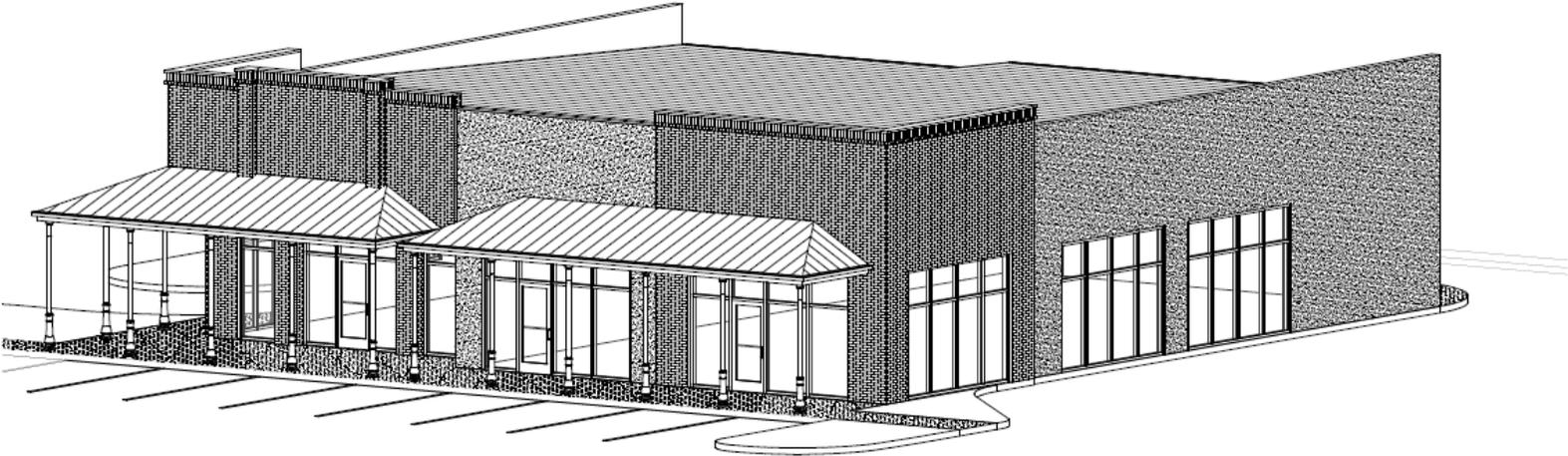
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BUILDING ELEVATIONS



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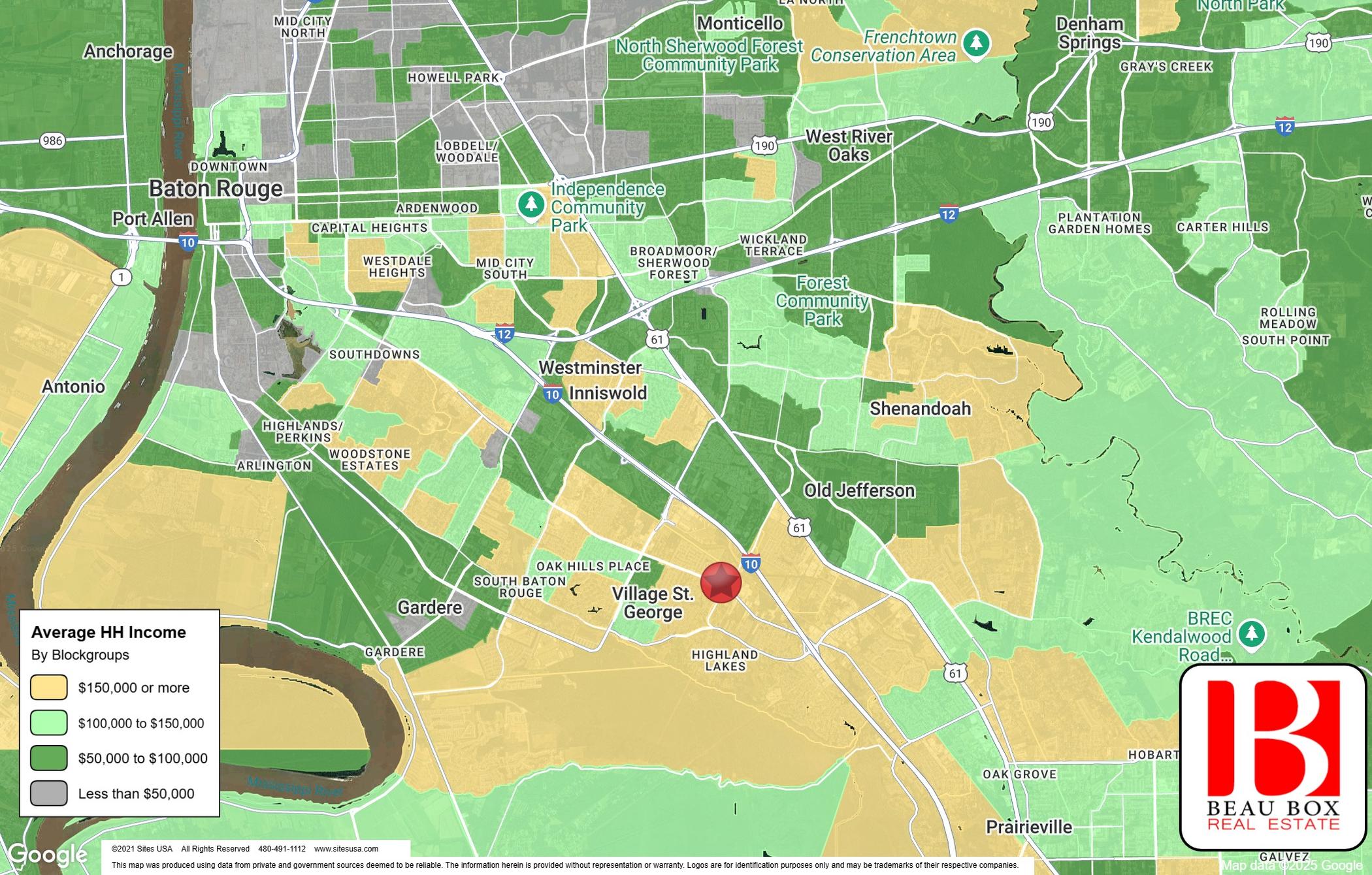
1 mi Radius

3 mi Radius

5 mi Radius

10 min Drive

Population	6,101	38,491	134,768	48,375
Households	2,430	16,296	56,249	20,738
Population Median Age	37.5	39.8	37.2	39.6
Average HH Income	\$173,459	\$147,002	\$130,625	\$136,606



Average HH Income
By Blockgroups

- \$150,000 or more
- \$100,000 to \$150,000
- \$50,000 to \$100,000
- Less than \$50,000



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