



FOR LEASE ICHIBAN SQUARE SHOPPING CENTER

7673 PERKINS RD., BATON ROUGE, LA 70810

SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

\$28.00 SF

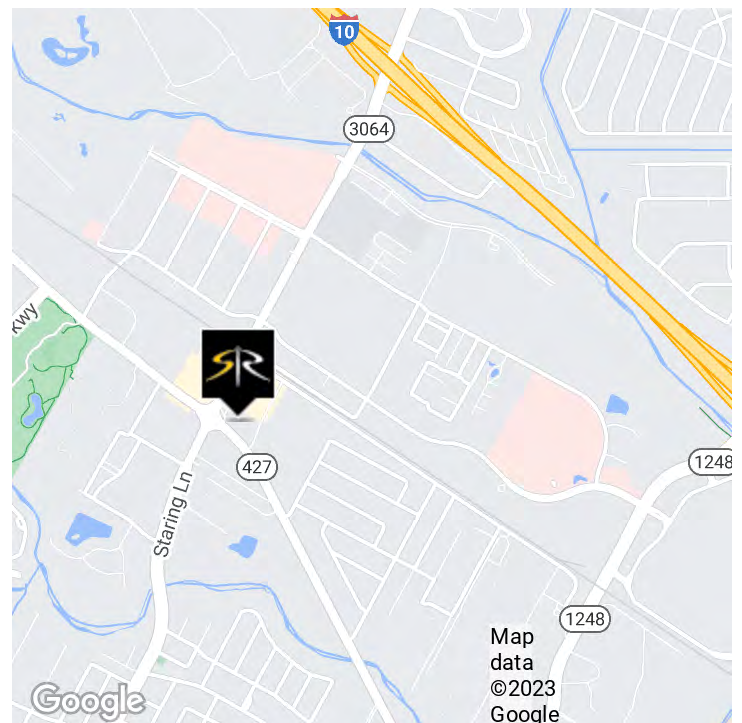


OFFERING SUMMARY

| | |
|----------------------|----------------------------|
| Lease Rate: | \$28.00 SF/yr (NNN) |
| Available SF: | 1,358 SF - 1,800 SF |

PROPERTY HIGHLIGHTS

- Ichiban Square Shopping Center
- 21,425 SF of Retail Center
- **B-2: 1,358 SF Available**
- **C-3: 1,800 SF End-Cap w/Drive-Thru includes FF&E. former Beignet Baton Rouge**
- Heart of the Baton Rouge Health District
- Access to Essen Ln., Perkins Rd., Anselmo Ln.
- Modern Pylon Sign with Marquee
- Estimated CAM \$5.00/SF
- NNN Lease
- Excellent Property Visibility
- Join Blue Corn, Tequila & Tacos, HotWorx, Pizza Art Wine, Cafe' Petra, Blissful Nails & Spa, The Salad Station, Momo Tea, and Trio Eye Care



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, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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Suite B-2 Available



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Suite C-3: End Cap with Drive-Thru Available



Available



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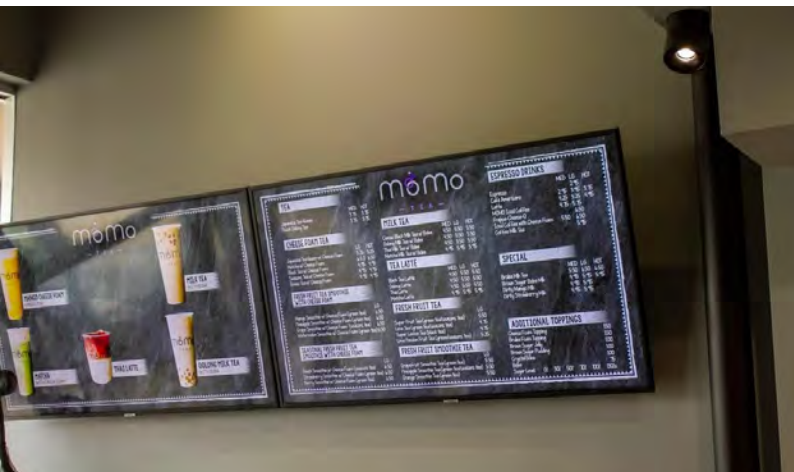
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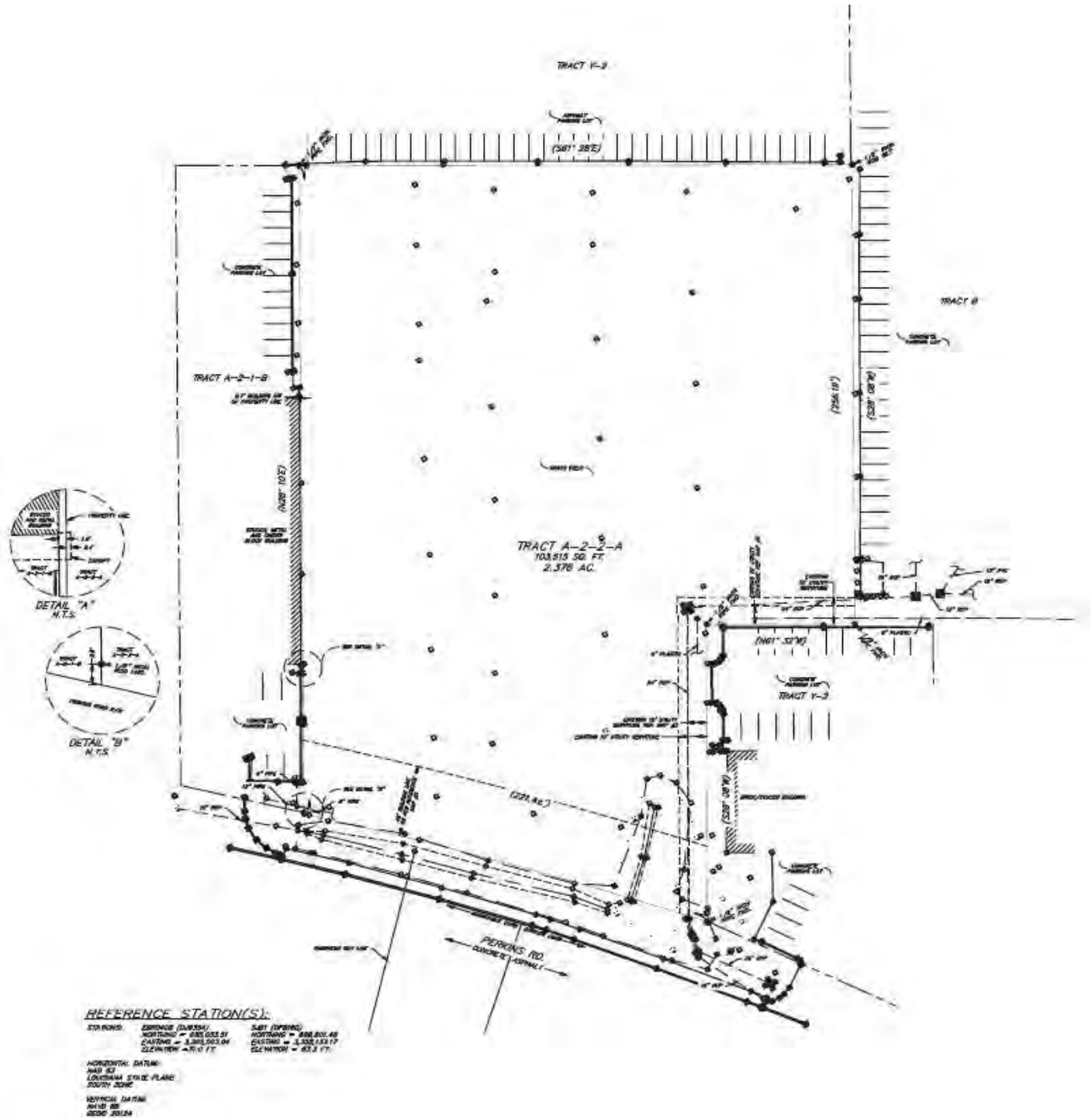


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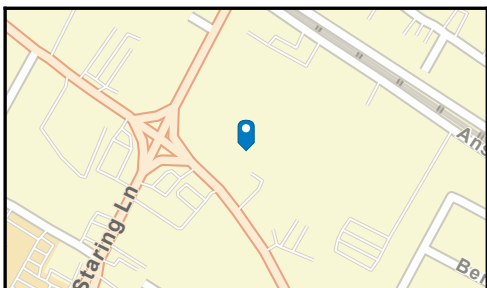
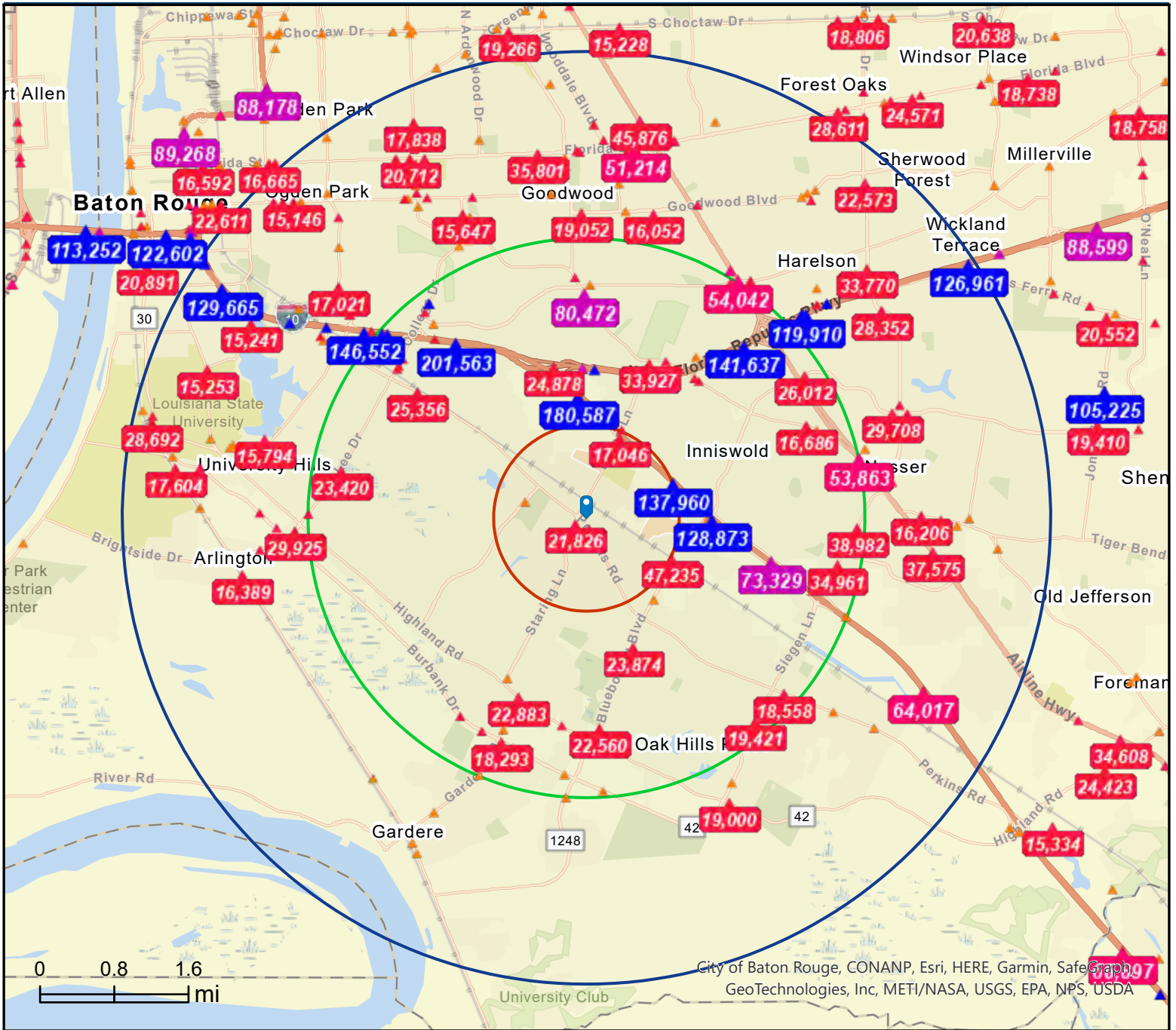
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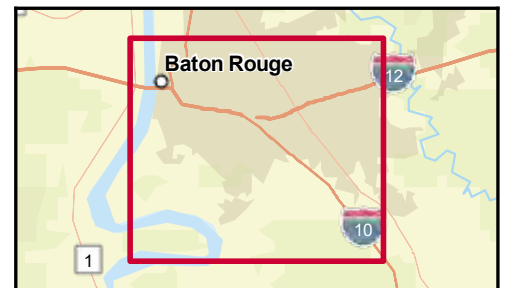
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



Demographic and Income Profile

7673 Perkins Rd, Baton Rouge, Louisiana, 70810
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.39482
 Longitude: -91.10806

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|-------|-------|
| Population | 6,523 | 6,789 | 6,940 | 7,036 |
| Households | 3,281 | 3,412 | 3,555 | 3,651 |
| Families | 1,478 | - | 1,430 | 1,456 |
| Average Household Size | 1.98 | 1.94 | 1.91 | 1.88 |
| Owner Occupied Housing Units | 1,389 | - | 1,427 | 1,483 |
| Renter Occupied Housing Units | 1,891 | - | 2,128 | 2,168 |
| Median Age | 33.7 | - | 37.6 | 38.7 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|--------|----------|
| Population | 0.28% | -0.02% | 0.30% |
| Households | 0.53% | 0.18% | 0.49% |
| Families | 0.36% | 0.08% | 0.44% |
| Owner HHs | 0.77% | 0.36% | 0.66% |
| Median Household Income | 1.33% | 2.08% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|-----------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 373 | 10.5% | 346 | 9.5% |
| \$15,000 - \$24,999 | 280 | 7.9% | 232 | 6.4% |
| \$25,000 - \$34,999 | 536 | 15.1% | 498 | 13.6% |
| \$35,000 - \$49,999 | 491 | 13.8% | 488 | 13.4% |
| \$50,000 - \$74,999 | 809 | 22.8% | 847 | 23.2% |
| \$75,000 - \$99,999 | 275 | 7.7% | 298 | 8.2% |
| \$100,000 - \$149,999 | 495 | 13.9% | 576 | 15.8% |
| \$150,000 - \$199,999 | 135 | 3.8% | 180 | 4.9% |
| \$200,000+ | 161 | 4.5% | 187 | 5.1% |

| | | |
|--------------------------|----------|----------|
| Median Household Income | \$51,954 | \$55,507 |
| Average Household Income | \$75,213 | \$84,274 |
| Per Capita Income | \$38,713 | \$43,956 |

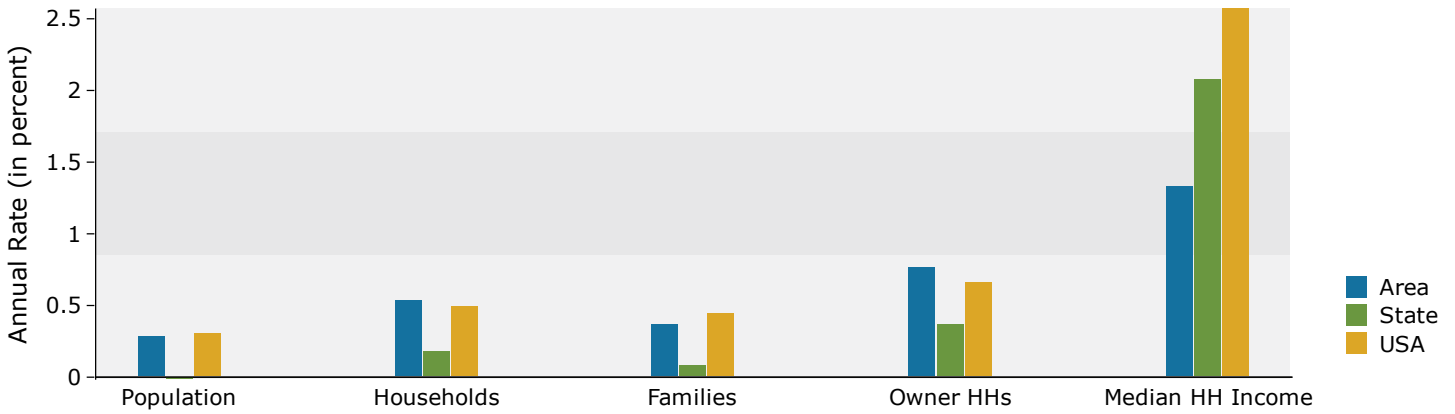
| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 367 | 5.6% | 337 | 4.9% | 349 | 5.0% |
| 5 - 9 | 287 | 4.4% | 306 | 4.4% | 305 | 4.3% |
| 10 - 14 | 299 | 4.6% | 293 | 4.2% | 291 | 4.1% |
| 15 - 19 | 308 | 4.7% | 308 | 4.4% | 304 | 4.3% |
| 20 - 24 | 716 | 11.0% | 621 | 8.9% | 665 | 9.5% |
| 25 - 34 | 1,429 | 21.9% | 1,305 | 18.8% | 1,225 | 17.4% |
| 35 - 44 | 707 | 10.8% | 1,028 | 14.8% | 1,011 | 14.4% |
| 45 - 54 | 741 | 11.4% | 666 | 9.6% | 750 | 10.7% |
| 55 - 64 | 721 | 11.1% | 717 | 10.3% | 676 | 9.6% |
| 65 - 74 | 460 | 7.1% | 686 | 9.9% | 682 | 9.7% |
| 75 - 84 | 299 | 4.6% | 444 | 6.4% | 520 | 7.4% |
| 85+ | 188 | 2.9% | 229 | 3.3% | 258 | 3.7% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 3,538 | 54.2% | 3,003 | 44.2% | 3,050 | 43.9% | 2,998 | 42.6% |
| Black Alone | 2,539 | 38.9% | 2,963 | 43.6% | 3,024 | 43.6% | 3,061 | 43.5% |
| American Indian Alone | 25 | 0.4% | 20 | 0.3% | 21 | 0.3% | 22 | 0.3% |
| Asian Alone | 226 | 3.5% | 199 | 2.9% | 204 | 2.9% | 211 | 3.0% |
| Pacific Islander Alone | 3 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Some Other Race Alone | 100 | 1.5% | 193 | 2.8% | 206 | 3.0% | 247 | 3.5% |
| Two or More Races | 93 | 1.4% | 410 | 6.0% | 436 | 6.3% | 498 | 7.1% |
| Hispanic Origin (Any Race) | 247 | 3.8% | 426 | 6.3% | 458 | 6.6% | 522 | 7.4% |

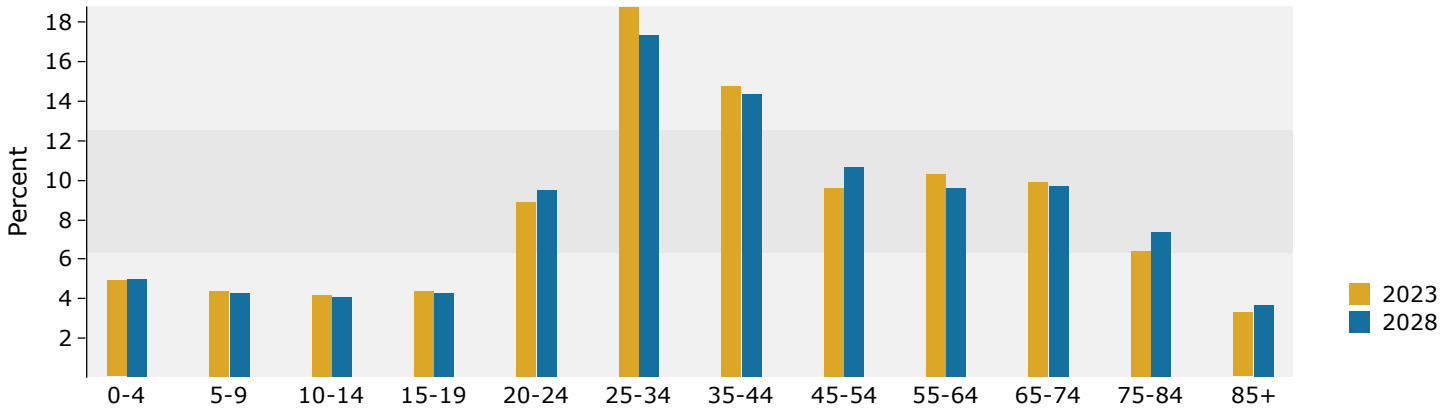
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

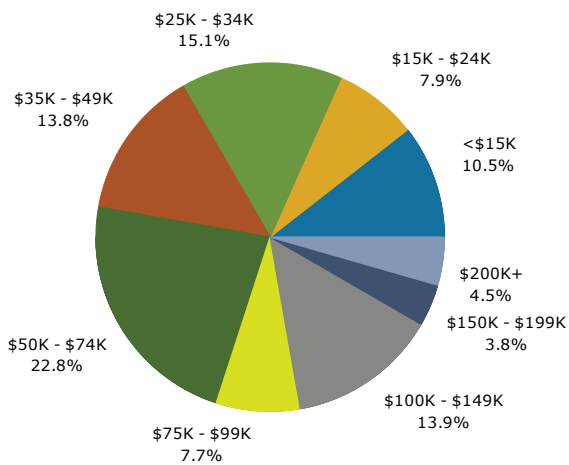
Trends 2023-2028



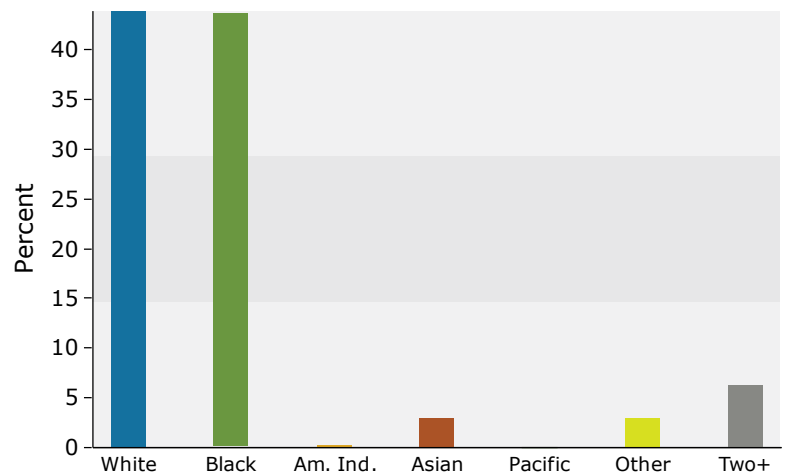
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

7673 Perkins Rd, Baton Rouge, Louisiana, 70810
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.39482
 Longitude: -91.10806

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|--------|--------|
| Population | 62,080 | 67,893 | 67,734 | 67,459 |
| Households | 27,979 | 31,294 | 31,554 | 31,721 |
| Families | 15,356 | - | 16,095 | 16,074 |
| Average Household Size | 2.20 | 2.15 | 2.12 | 2.10 |
| Owner Occupied Housing Units | 16,498 | - | 18,383 | 18,766 |
| Renter Occupied Housing Units | 11,481 | - | 13,171 | 12,955 |
| Median Age | 36.0 | - | 37.9 | 39.0 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|--------|--------|----------|
| Population | -0.08% | -0.02% | 0.30% |
| Households | 0.11% | 0.18% | 0.49% |
| Families | -0.03% | 0.08% | 0.44% |
| Owner HHs | 0.41% | 0.36% | 0.66% |
| Median Household Income | 2.73% | 2.08% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|--------------------------|-----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 2,741 | 8.7% | 2,442 | 7.7% |
| \$15,000 - \$24,999 | 2,033 | 6.4% | 1,603 | 5.1% |
| \$25,000 - \$34,999 | 2,783 | 8.8% | 2,378 | 7.5% |
| \$35,000 - \$49,999 | 3,859 | 12.2% | 3,467 | 10.9% |
| \$50,000 - \$74,999 | 5,846 | 18.5% | 5,736 | 18.1% |
| \$75,000 - \$99,999 | 3,201 | 10.1% | 3,421 | 10.8% |
| \$100,000 - \$149,999 | 4,079 | 12.9% | 4,345 | 13.7% |
| \$150,000 - \$199,999 | 3,178 | 10.1% | 3,957 | 12.5% |
| \$200,000+ | 3,834 | 12.2% | 4,372 | 13.8% |
| Median Household Income | \$66,726 | | \$76,337 | |
| Average Household Income | \$111,786 | | \$126,663 | |
| Per Capita Income | \$51,802 | | \$59,227 | |

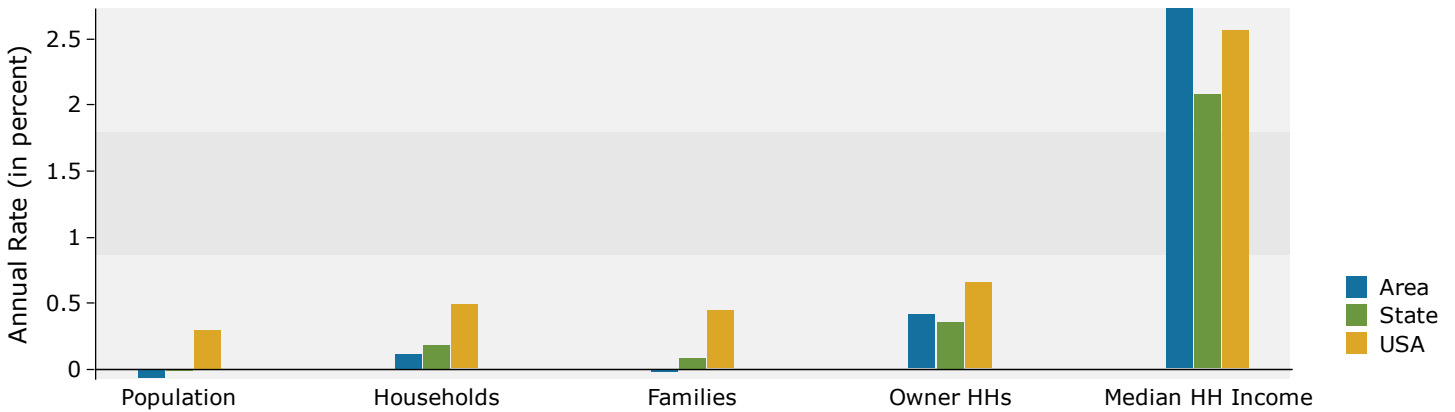
| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,568 | 5.7% | 3,509 | 5.2% | 3,591 | 5.3% |
| 5 - 9 | 3,133 | 5.0% | 3,439 | 5.1% | 3,419 | 5.1% |
| 10 - 14 | 3,187 | 5.1% | 3,410 | 5.0% | 3,337 | 4.9% |
| 15 - 19 | 3,214 | 5.2% | 3,306 | 4.9% | 3,166 | 4.7% |
| 20 - 24 | 6,541 | 10.5% | 5,201 | 7.7% | 5,232 | 7.8% |
| 25 - 34 | 10,704 | 17.2% | 11,969 | 17.7% | 10,463 | 15.5% |
| 35 - 44 | 6,806 | 11.0% | 9,229 | 13.6% | 10,429 | 15.5% |
| 45 - 54 | 7,871 | 12.7% | 6,628 | 9.8% | 6,972 | 10.3% |
| 55 - 64 | 8,249 | 13.3% | 7,823 | 11.5% | 6,703 | 9.9% |
| 65 - 74 | 4,561 | 7.3% | 7,652 | 11.3% | 7,424 | 11.0% |
| 75 - 84 | 2,847 | 4.6% | 3,977 | 5.9% | 4,943 | 7.3% |
| 85+ | 1,398 | 2.3% | 1,590 | 2.3% | 1,780 | 2.6% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 44,038 | 70.9% | 42,714 | 62.9% | 41,627 | 61.5% | 40,014 | 59.3% |
| Black Alone | 13,898 | 22.4% | 15,459 | 22.8% | 15,867 | 23.4% | 16,083 | 23.8% |
| American Indian Alone | 135 | 0.2% | 211 | 0.3% | 226 | 0.3% | 237 | 0.4% |
| Asian Alone | 2,142 | 3.5% | 2,815 | 4.1% | 2,878 | 4.2% | 2,971 | 4.4% |
| Pacific Islander Alone | 24 | 0.0% | 9 | 0.0% | 9 | 0.0% | 9 | 0.0% |
| Some Other Race Alone | 995 | 1.6% | 2,218 | 3.3% | 2,419 | 3.6% | 2,866 | 4.2% |
| Two or More Races | 848 | 1.4% | 4,467 | 6.6% | 4,707 | 6.9% | 5,280 | 7.8% |
| Hispanic Origin (Any Race) | 3,032 | 4.9% | 5,441 | 8.0% | 5,883 | 8.7% | 6,568 | 9.7% |

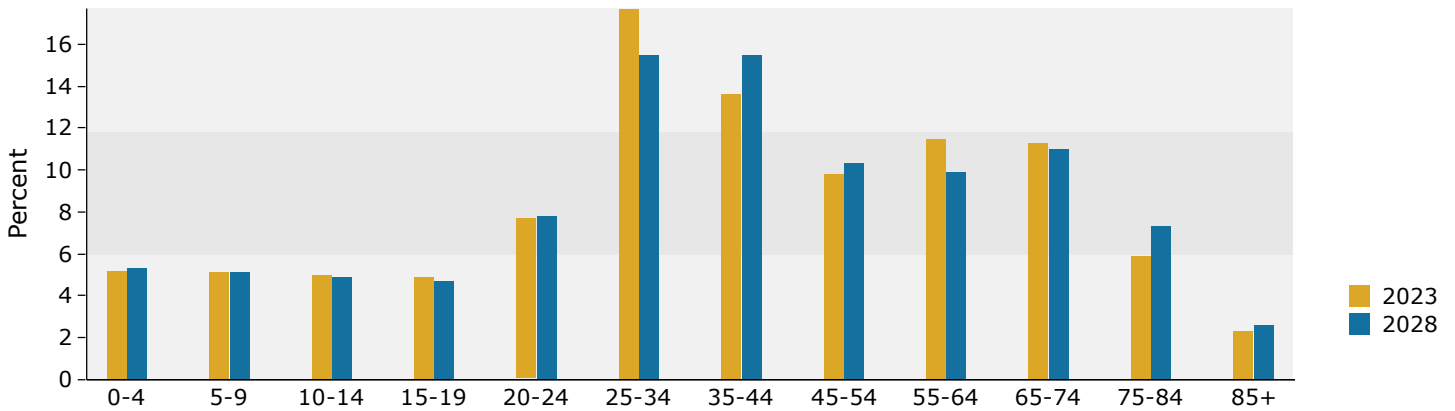
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

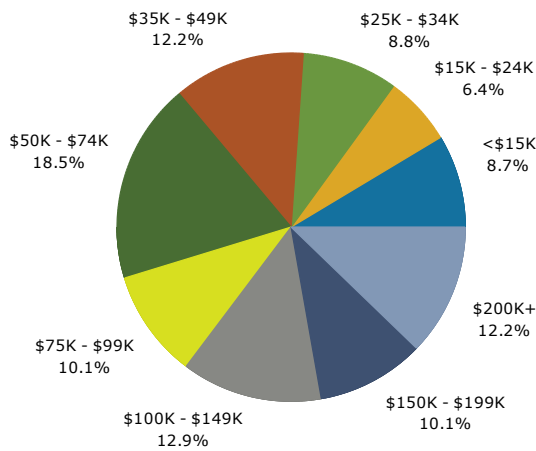
Trends 2023-2028



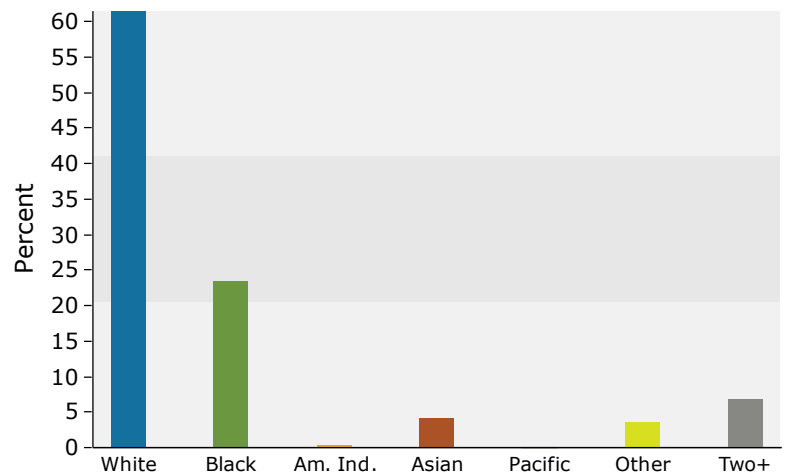
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 8.7%



Demographic and Income Profile

7673 Perkins Rd, Baton Rouge, Louisiana, 70810
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.39482
 Longitude: -91.10806

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|-------------------------------|-------------|-------------|---------|---------|
| Population | 180,646 | 194,996 | 195,256 | 195,549 |
| Households | 78,389 | 83,459 | 84,151 | 85,047 |
| Families | 41,020 | - | 41,575 | 41,681 |
| Average Household Size | 2.24 | 2.22 | 2.20 | 2.18 |
| Owner Occupied Housing Units | 39,525 | - | 43,942 | 44,957 |
| Renter Occupied Housing Units | 38,865 | - | 40,209 | 40,090 |
| Median Age | 31.2 | - | 33.5 | 34.4 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|-------------------------------|-------|--------|----------|
| Population | 0.03% | -0.02% | 0.30% |
| Households | 0.21% | 0.18% | 0.49% |
| Families | 0.05% | 0.08% | 0.44% |
| Owner HHs | 0.46% | 0.36% | 0.66% |
| Median Household Income | 2.27% | 2.08% | 2.57% |

| Households by Income | 2023 | | 2028 | |
|--------------------------|----------|---------|-----------|---------|
| | Number | Percent | Number | Percent |
| <\$15,000 | 11,532 | 13.7% | 10,805 | 12.7% |
| \$15,000 - \$24,999 | 7,798 | 9.3% | 6,484 | 7.6% |
| \$25,000 - \$34,999 | 8,147 | 9.7% | 7,218 | 8.5% |
| \$35,000 - \$49,999 | 10,544 | 12.5% | 9,829 | 11.6% |
| \$50,000 - \$74,999 | 14,486 | 17.2% | 14,534 | 17.1% |
| \$75,000 - \$99,999 | 7,519 | 8.9% | 8,095 | 9.5% |
| \$100,000 - \$149,999 | 9,377 | 11.1% | 10,236 | 12.0% |
| \$150,000 - \$199,999 | 6,639 | 7.9% | 8,419 | 9.9% |
| \$200,000+ | 8,108 | 9.6% | 9,425 | 11.1% |
| Median Household Income | \$55,201 | | \$61,769 | |
| Average Household Income | \$94,236 | | \$107,285 | |
| Per Capita Income | \$40,903 | | \$46,946 | |

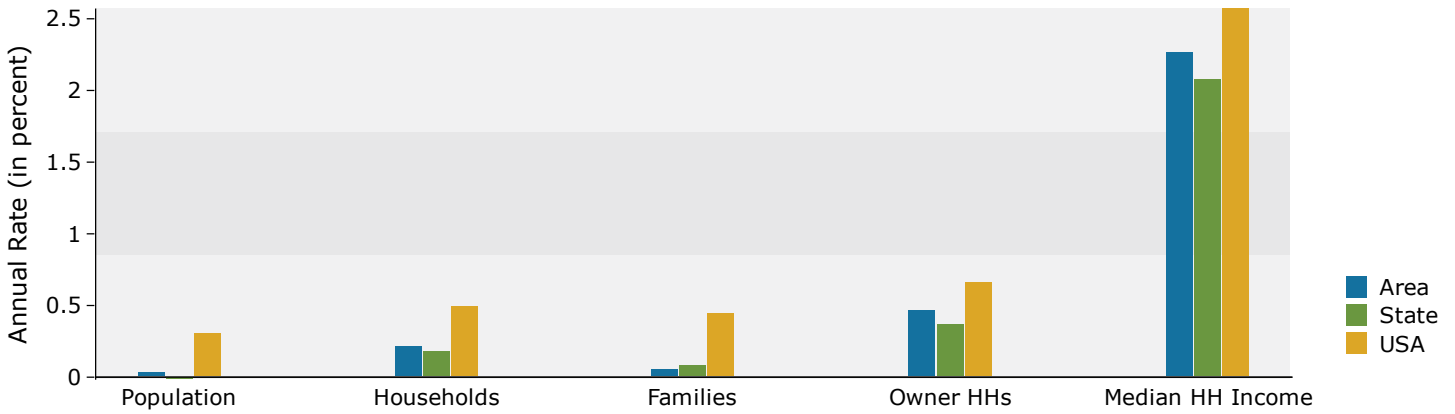
| Population by Age | Census 2010 | | 2023 | | 2028 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 11,115 | 6.2% | 10,386 | 5.3% | 10,640 | 5.4% |
| 5 - 9 | 9,583 | 5.3% | 10,089 | 5.2% | 9,945 | 5.1% |
| 10 - 14 | 9,136 | 5.1% | 9,871 | 5.1% | 9,587 | 4.9% |
| 15 - 19 | 13,342 | 7.4% | 15,344 | 7.9% | 15,046 | 7.7% |
| 20 - 24 | 25,329 | 14.0% | 24,138 | 12.4% | 24,485 | 12.5% |
| 25 - 34 | 31,203 | 17.3% | 32,509 | 16.6% | 29,682 | 15.2% |
| 35 - 44 | 19,547 | 10.8% | 24,804 | 12.7% | 26,909 | 13.8% |
| 45 - 54 | 21,282 | 11.8% | 17,966 | 9.2% | 18,880 | 9.7% |
| 55 - 64 | 19,591 | 10.8% | 19,831 | 10.2% | 17,422 | 8.9% |
| 65 - 74 | 10,326 | 5.7% | 17,427 | 8.9% | 17,417 | 8.9% |
| 75 - 84 | 6,653 | 3.7% | 8,946 | 4.6% | 11,093 | 5.7% |
| 85+ | 3,540 | 2.0% | 3,945 | 2.0% | 4,445 | 2.3% |

| Race and Ethnicity | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|----------------------------|-------------|---------|-------------|---------|---------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 111,625 | 61.8% | 104,726 | 53.7% | 102,924 | 52.7% | 99,436 | 50.8% |
| Black Alone | 55,652 | 30.8% | 61,279 | 31.4% | 61,913 | 31.7% | 62,294 | 31.9% |
| American Indian Alone | 411 | 0.2% | 607 | 0.3% | 644 | 0.3% | 675 | 0.3% |
| Asian Alone | 7,083 | 3.9% | 8,663 | 4.4% | 8,846 | 4.5% | 9,180 | 4.7% |
| Pacific Islander Alone | 83 | 0.0% | 58 | 0.0% | 58 | 0.0% | 58 | 0.0% |
| Some Other Race Alone | 3,104 | 1.7% | 7,844 | 4.0% | 8,421 | 4.3% | 9,928 | 5.1% |
| Two or More Races | 2,688 | 1.5% | 11,818 | 6.1% | 12,450 | 6.4% | 13,979 | 7.1% |
| Hispanic Origin (Any Race) | 8,731 | 4.8% | 16,529 | 8.5% | 17,745 | 9.1% | 19,911 | 10.2% |

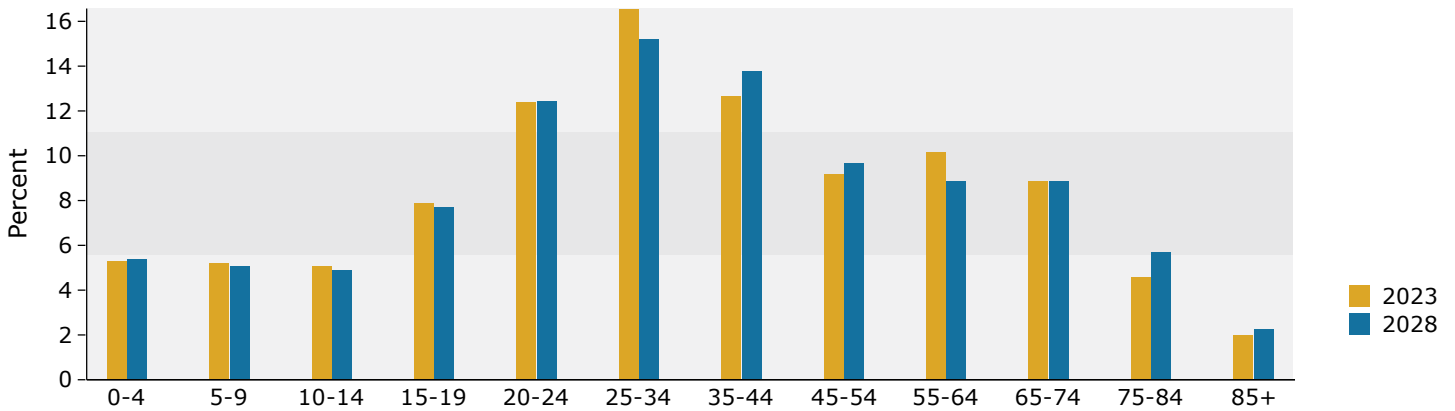
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

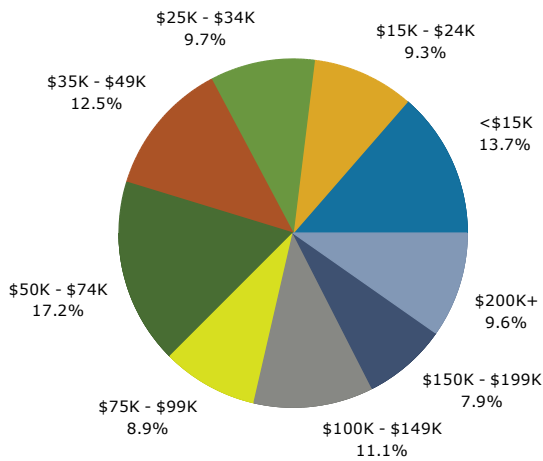
Trends 2023-2028



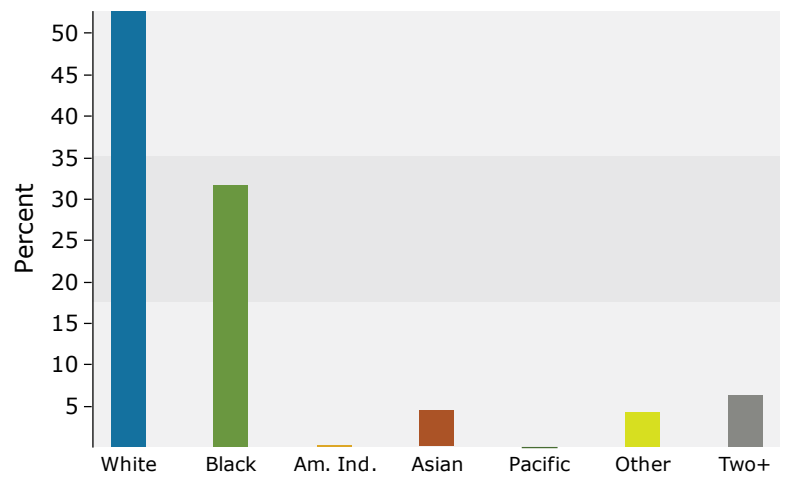
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 9.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.