

**PROPERTY SUMMARY**



**Property Description**

9655 Perkins Rd is a 15,338 SF shopping center located near the intersection of Perkins Rd and Bluebonnet Blvd. Currently, a 3,423 SF end cap with an inactive pick-up window is available. The space is built out as a nail salon. The Perkins and Bluebonnet area is one of the strongest retail corridors in the MSA - Perkins Rowe and the Mall of Louisiana are located near the site. The Property also benefits from cross access to Bluebonnet Village, a Rouses Market-anchored center.

Co-tenants include Another Broken Egg Cafe, Jimmy John's, Wonder Cuts, and Sneaker Politics. The area sees strong daytime traffic with nearby employment centers, including 2 hospitals, driving visits. 3 mile population is nearly 70,000 with median HH incomes of \$91k. Traffic counts at the intersection exceed 40,000 VPD.

**Offering Summary**

Lease Rate:	\$27.00 SF/yr (NNN)
Available SF:	3,423 SF
NNNs (Estimate):	\$4.75 PSF

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	4,186	29,293	73,517
Total Population	7,468	62,080	152,704
Average HH Income	\$73,481	\$90,017	\$87,109

**Bryant Butler**  
 225.237.3343  
 bbutler@beaubox.com

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# 9655 Perkins Rd

9655 Perkins Rd Baton Rouge, LA 70810

## LOCATION MAP

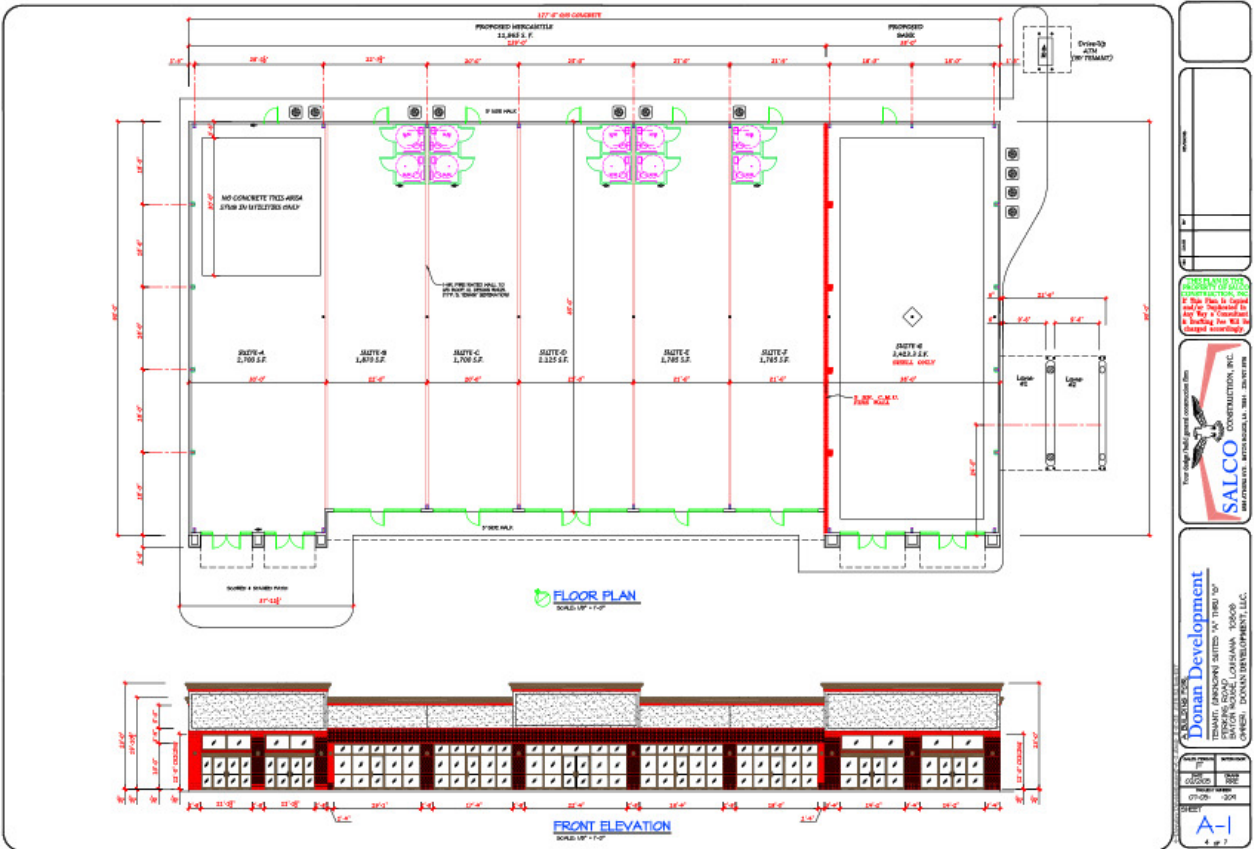


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LEASE SPACES



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite G	3,423 SF	NNN	\$27.00 SF/yr	3,423 SF end cap built out as a nail salon with an inactive pick-up window.

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AERIAL

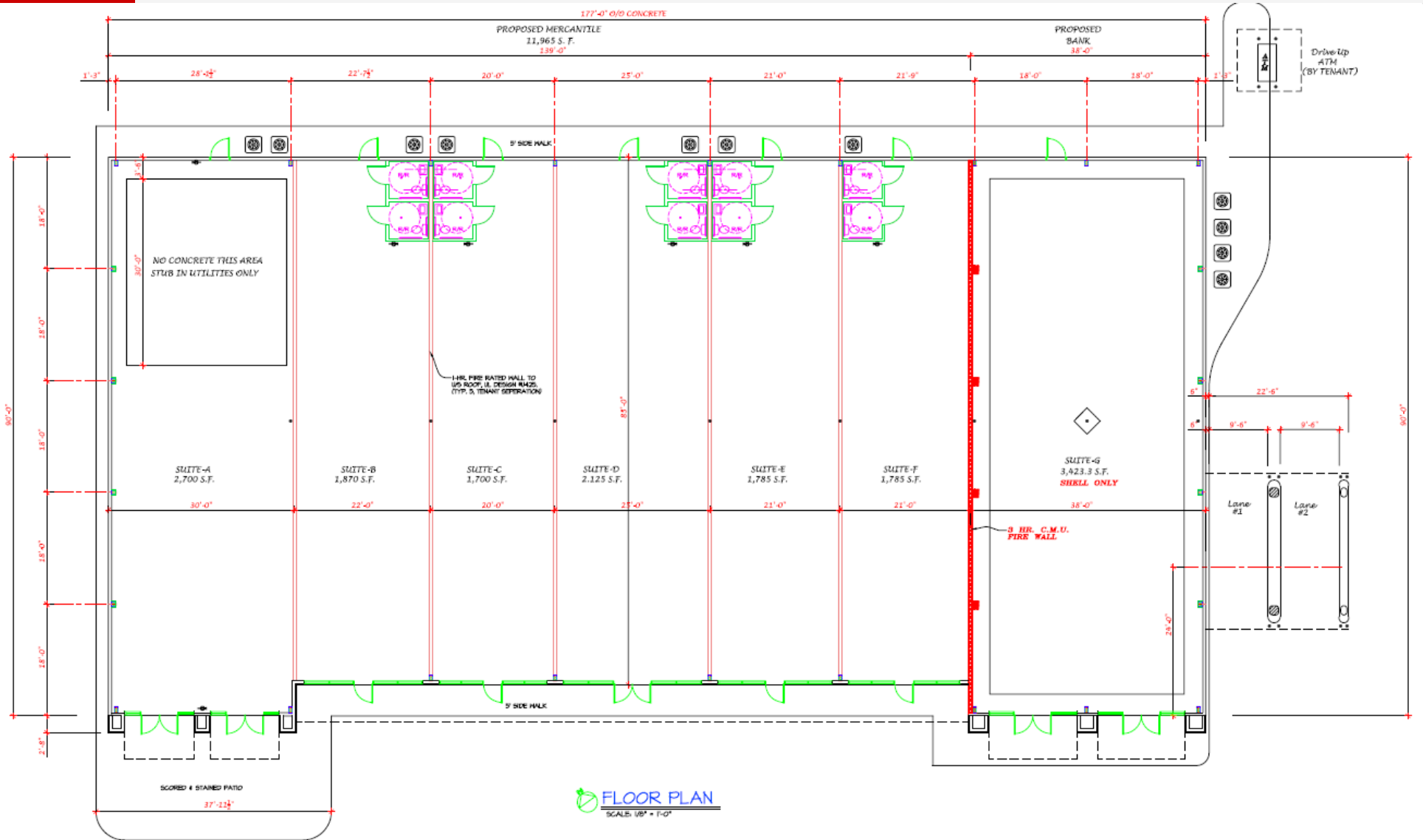


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FLOOR PLAN



FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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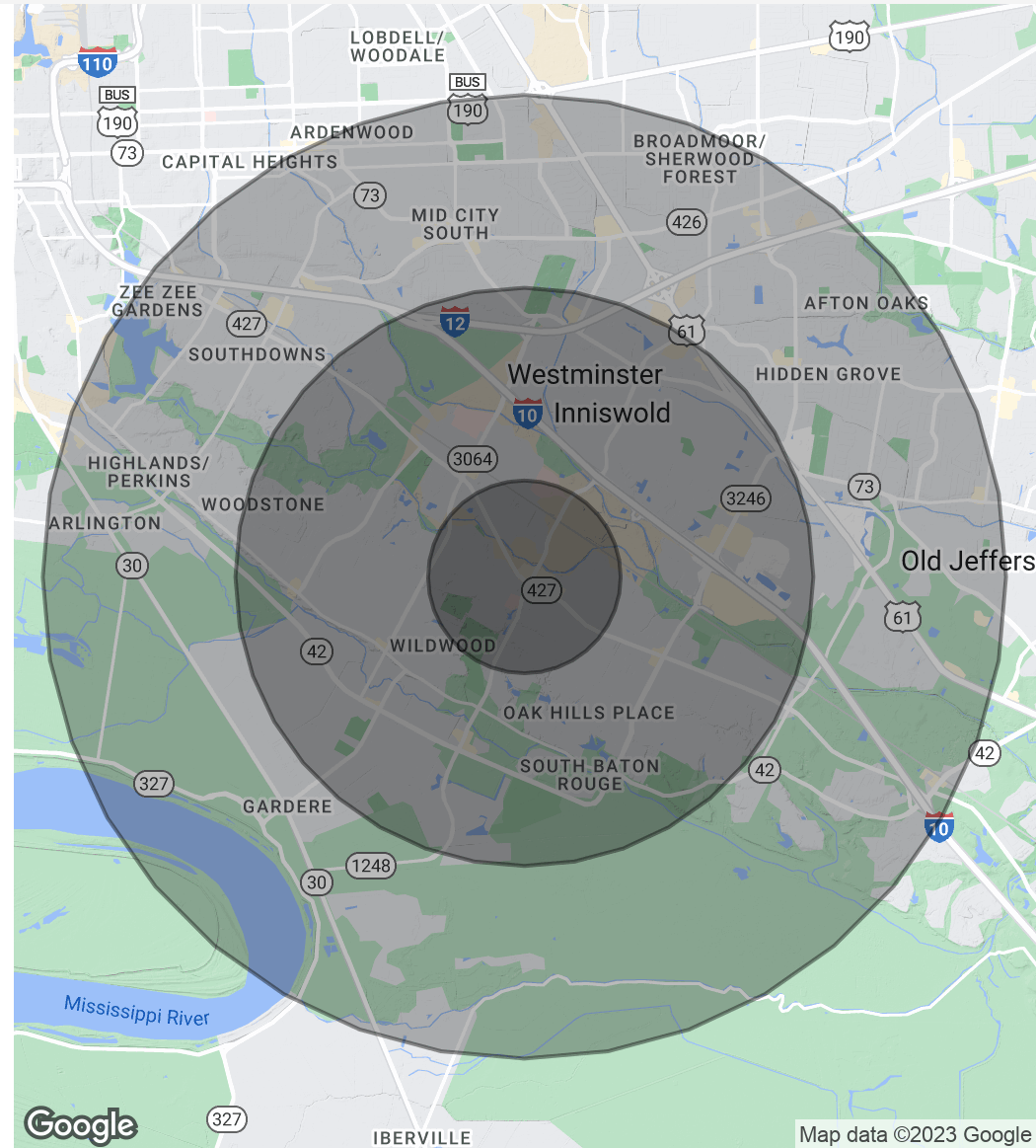
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	7,468	62,080	152,704
Average Age	40.7	38.9	37.7
Average Age (Male)	42.2	38.1	36.0
Average Age (Female)	39.6	39.7	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,186	29,293	73,517
# Of Persons Per HH	1.8	2.1	2.1
Average HH Income	\$73,481	\$90,017	\$87,109
Average House Value	\$259,642	\$248,601	\$247,412

\* Demographic data derived from 2020 ACS - US Census



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