

# 7700 PERKINS RD

BATON ROUGE, LA



**JARREAU**  
REAL ESTATE

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16173 Perkins Rd Baton Rouge,

LA 70810

COVER

SUMMARY

SITE PLAN

AERIAL

PHOTOS

DEMOGRAPHICS

**RETAIL-COMMERCIAL FOR SALE**

- Located near the corner of Perkins Road and Essen Lane
- New construction
- 9500 sq. ft. climate controlled facility
- Four restrooms, two in the front of the space and two in the rear
- Two party rooms, along with a check-in area, a waiting room, and storage areas
- Currently operating as an indoor inflatable party business with indoor batting cages
- 30 ft. eave height in the rear of the building
- Two acre site
- 50 plus parking spots
- Frontage and Signage on Perkins Road
- Frontage and Rear access from Starring Lane

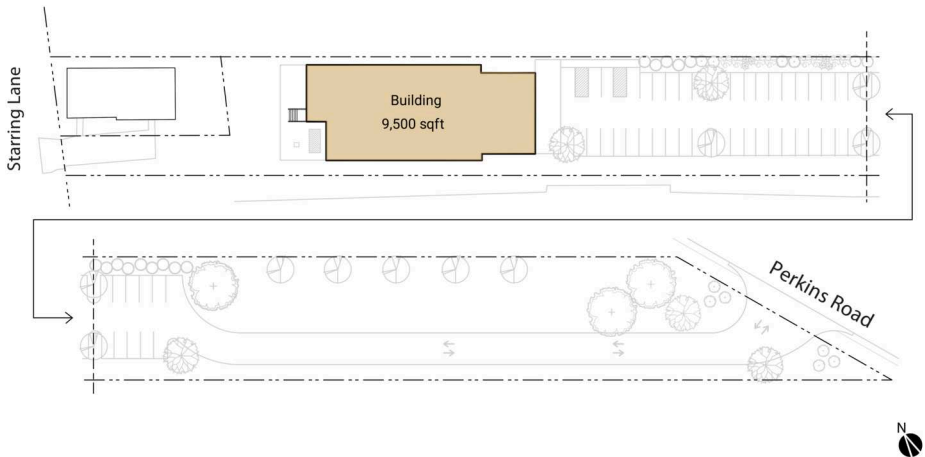




## 7700 Perkins Rd SITE SUMMARY

ANCHOR    LEASED    AVAILABLE   

Suite	Tenant	SF	Rate	Status
Building	Available	9,500		Vacant



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DEMOGRAPHIC MAP




TRAFFIC COUNT MAP



2022 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 POPULATION	7,973	78,270	224,544

	1-Mile	3-Mile	5-Mile
 AVG. HH INCOME	\$0	\$0	\$0

	1-Mile	3-Mile	5-Mile
 HOUSEHOLDS	3,906	34,247	95,349