

PERKINS SOUTH SHOPPING CENTER

BATON ROUGE, LA

JARREAU
REAL ESTATE

ALEX KNIGHT

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16173 Perkins Rd Baton Rouge,
LA 70810

COVER

SUMMARY

SITE PLAN

PAD SITE

AERIAL

PHOTOS

DEMOGRAPHICS

Formerly Town South Shopping Center and rebranded as Perkins South Shopping Center. Property recently underwent \$1MM+ in renovations and upgrades including new parking lot, landscaping, lighting, aesthetics, and signage. Centrally located in Baton Rouge with easy access from I-10 via Essen Lane and Perkins Road. 30,000 cars per day on Perkins Road and more than 40,000 cars per day on Essen Lane. Currently under development is a new outparcel strip center with 5,850 SF of available square footage. This strip center will have two drive thru end caps.

Suite sizes available from 1,130 SF up to 8,000 SF.

- Property Subtypes: Community Center, Grocery-Anchored, Neighborhood Center, Strip Center
- Max Contiguous Space: 8,000 SF
- Total Available: 22,126 SF



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Perkins South Shopping Center SITE SUMMARY

ANCHOR LEASED AVAILABLE

Suite	Tenant	SF	Rate	Status
1871-A	Citi Trends	12,000		Leased
1871-B	Dollar General	8,000		Leased
1871-C	St. Vincent De Paul Thrift Store	8,066		Leased
1871-D	Available	8,000	\$9.75 \$9.75	Vacant
1919	Ollie's Bargain Outlet	23,272		Leased
1921	Dollar Tree	8,455		Leased
1925	Available	2,070		Vacant
1927	Available	2,050	\$14.00 \$14.00	Vacant
1941	Beauty Supply	3,500		Leased
1951	Available	1,242	\$15.00 \$15.00	Vacant
1955-100	Available	1,230	\$32.95 \$32.95	Vacant
1955-200	Available	1,130	\$27.75 \$27.75	Vacant
1955-300	Available	1,130	\$27.75 \$27.75	Vacant
1955-400	Available	1,130	\$27.75 \$27.75	Vacant
1955-500	Available	1,230	\$32.95 \$32.95	Vacant
1961	Available	3,426		Vacant
1981	Available	887	\$12.00 \$12.00	Vacant



Brand New Construction set to be completed Q1 2023

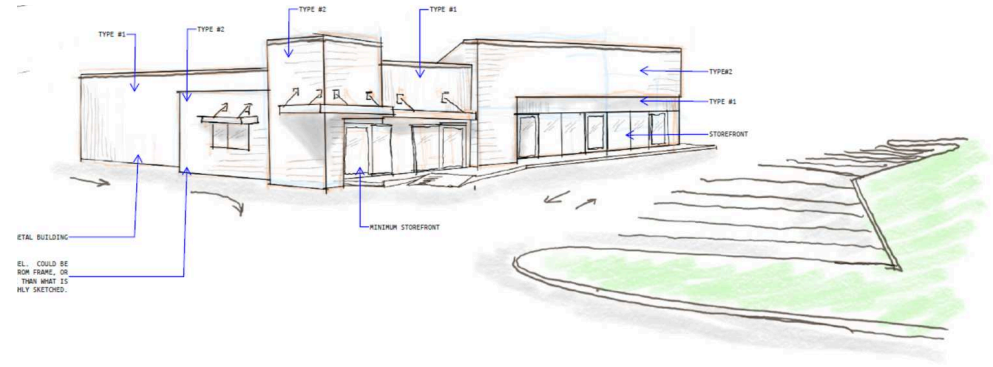
1 Drive thru space available

Suite A – 1,230 SF

Suite B- D 1,130 SF

Suite E- 1,230 SF

Max Contiguous Available 4,620 SF



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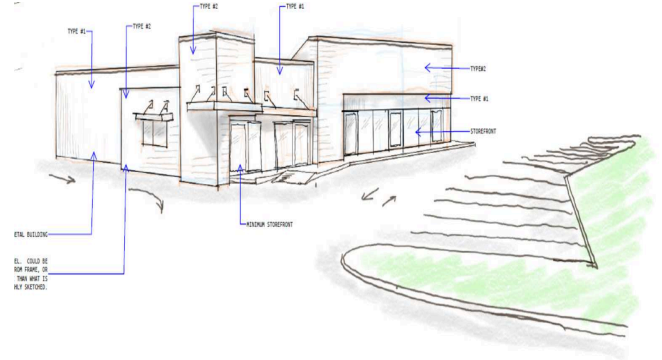
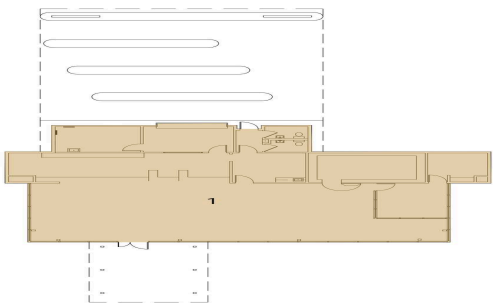
AERIAL

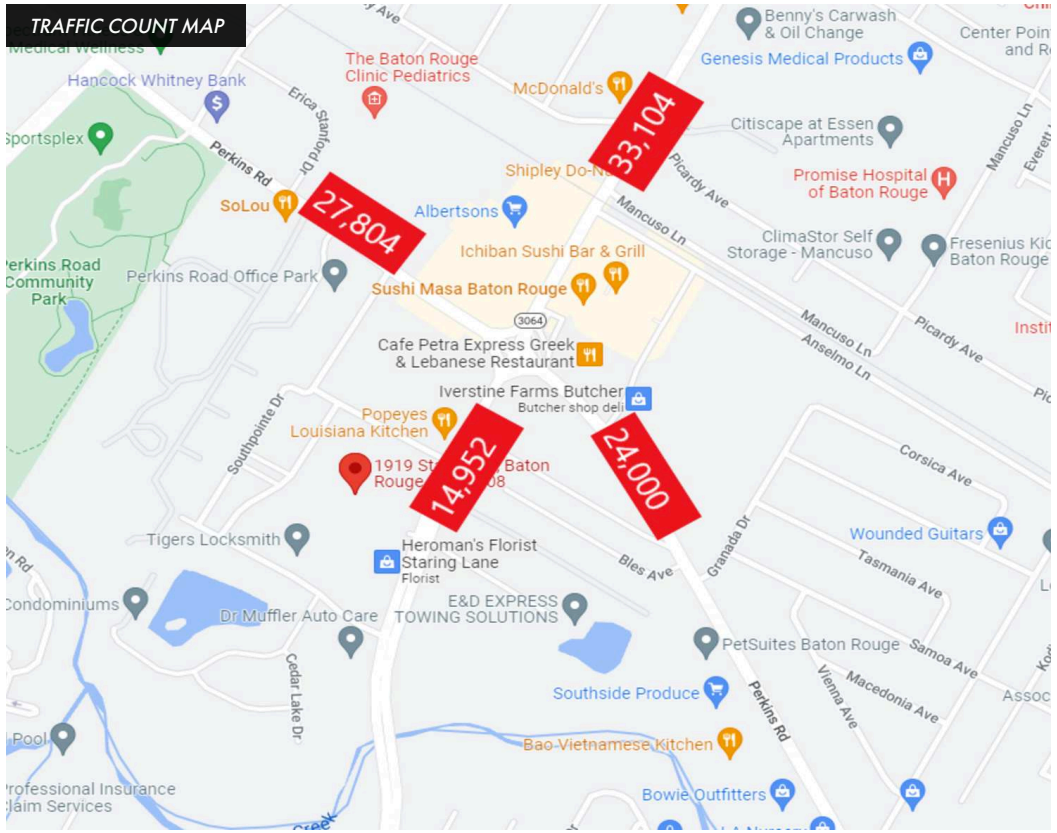
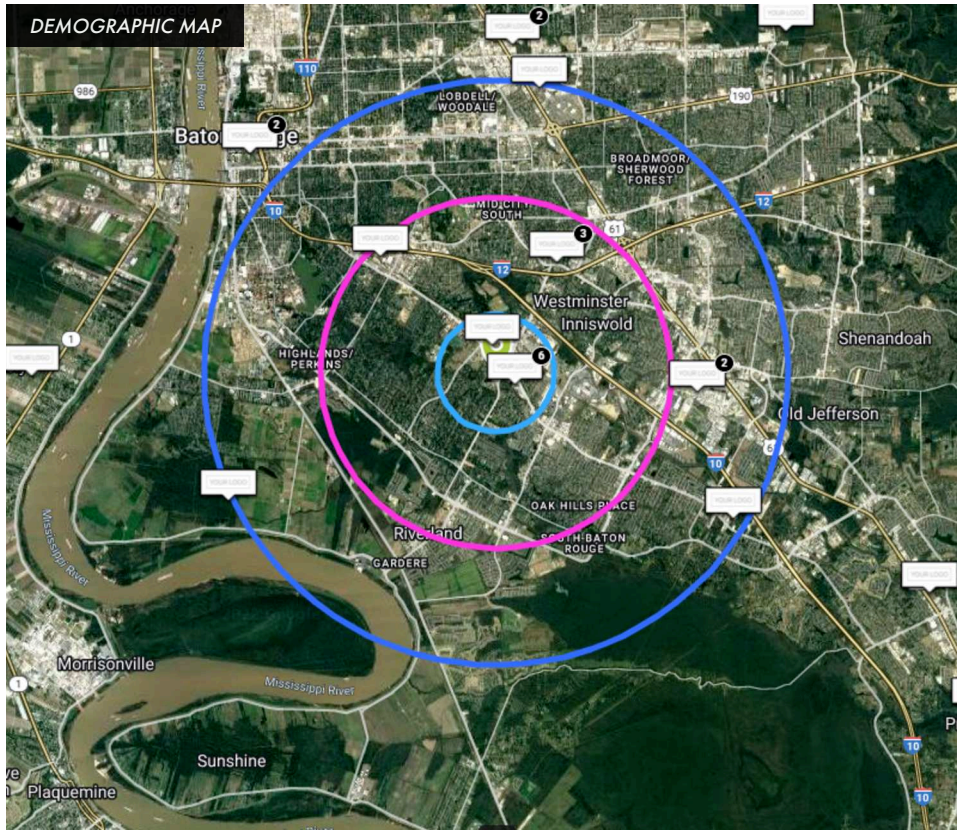
PHOTOS

DEMOGRAPHICS



COVER SUMMARY SITE PLAN PAD SITE AERIAL **PHOTOS** DEMOGRAPHICS





2023 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
POPULATION	7,973	78,906	216,991	AVG. HH INCOME	\$61,523	\$73,493	\$58,465	HOUSEHOLDS	3,906	34,767	92,254