



# PERKINS CROSSING

7731 PERKINS RD, BATON ROUGE, 70810

CBRE



# PROPERTY HIGHLIGHTS

Perkins Crossing is one of the premier shopping centers located in South Baton Rouge, near the intersection of Perkins Rd and Essen Ln.

It is a 30,000 SF, 10-unit center with a strong mix of co-tenants including Iverstine Butcher, Streamline Interiors, Sushi Yama, Brazilian Jiu-Jitsu, Soho Boutique Salon, Quest Diagnostics, Mathnasium, Topsy Nails and Freshter.

- **Last Suite Available**
- **Former IV & Aesthetic Lounge**
- **High quality built out space**
- **Strong Mix of Co-Tenancy to help drive traffic**
- **Close proximity to Our Lady of the Lake and the Medical District located on Essen Ln**
- **Prime pylon signage opportunity available along Perkins Rd**

## SUITE 135 SUMMARY

- **Square Footage:** 1,800 SF
- **Lease Rate:** \$21/SF
- **Lease Type:** NNN







**IVERSTINE**  
BUTCHER  
LOCAL FARM MEATS  
HAND CUT DAILY

Streamline Interiors  
& More

  
**SUSHI YAMA**

AMP BJJ Baton Rouge:  
Brazilian Jiu-Jitsu:  
Family Training Center

Subject Site  
Suite 135

**SOHO**  
BOUTIQUE SALON

 **Quest**  
Diagnostics

**MATHNASIUM**  
The Math Learning Center

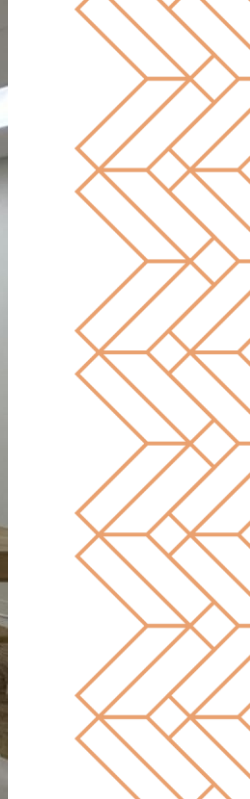
**TIPSY**  
NAIL BAR

*Freshter*  
HEALTHY PREPARED MEALS

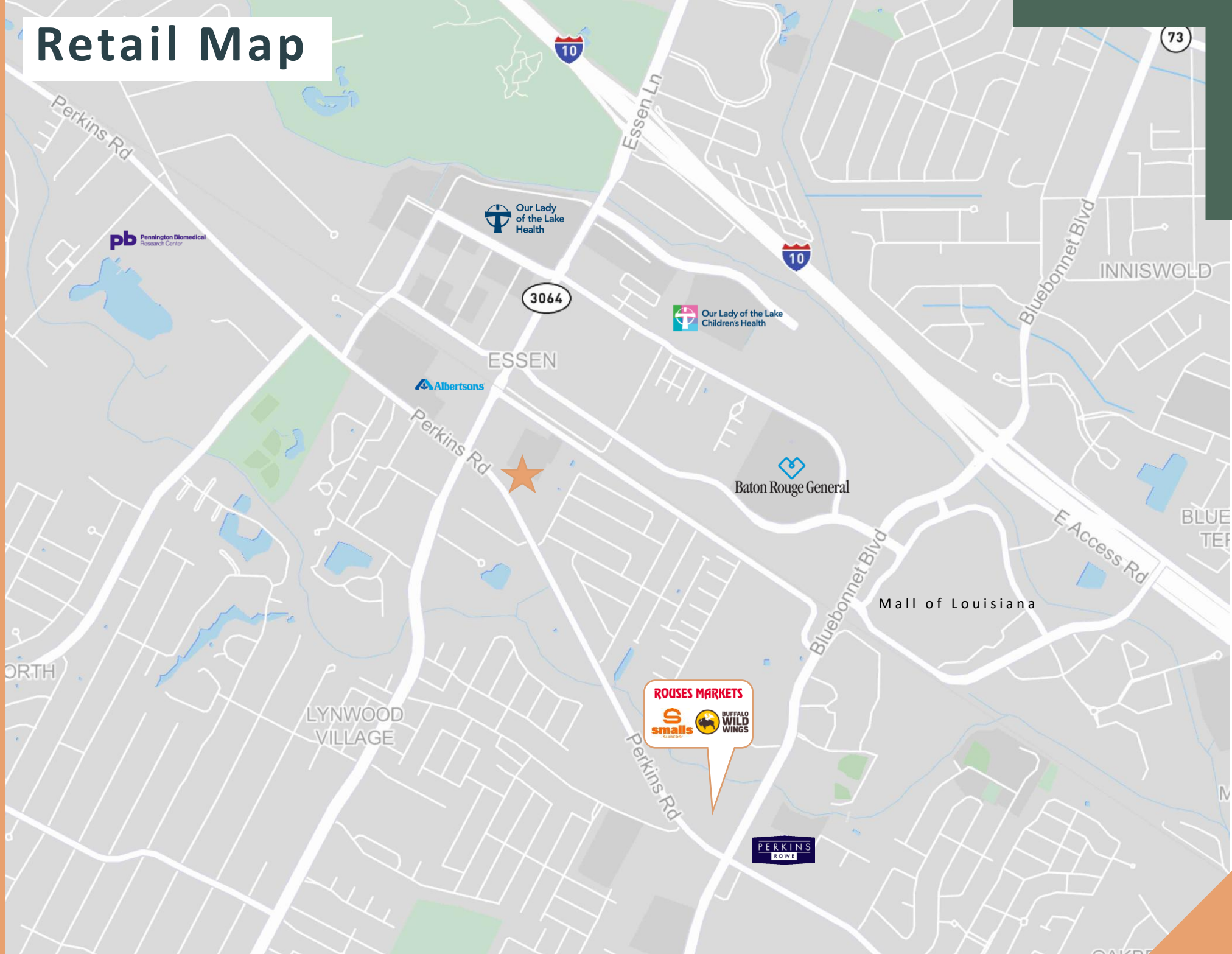
Perkins Rd

19,329 VPD 25





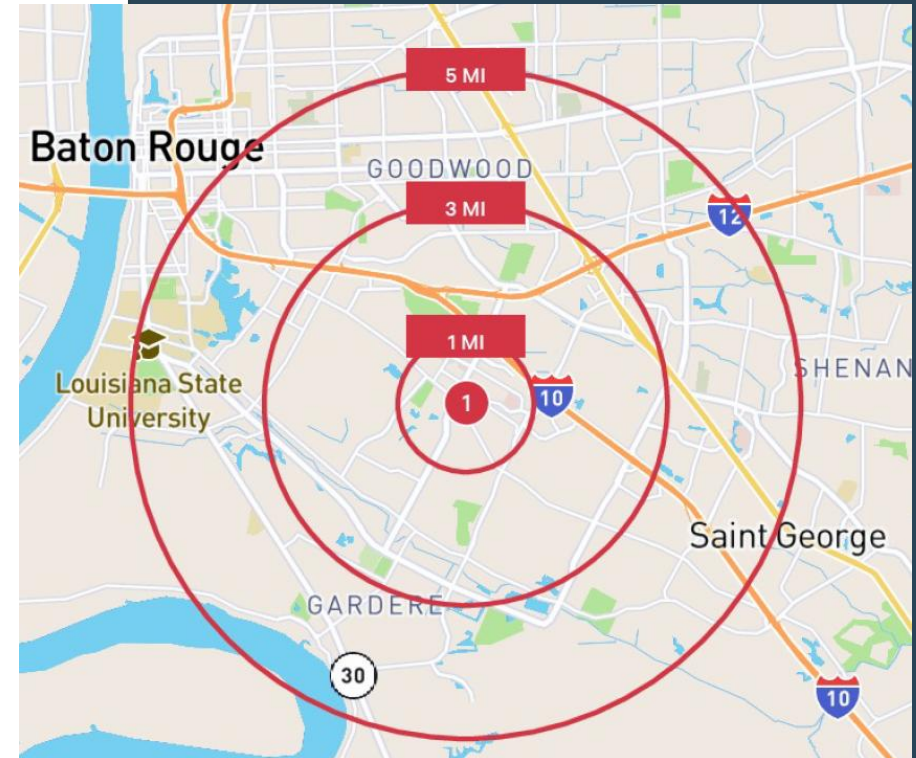
# Retail Map





# Demographics

| DEMOGRAPHIC COMPREHENSIVE    | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------|-----------|-----------|-----------|
| Population                   |           |           |           |
| 2025 Population              | 6,778     | 68,344    | 189,758   |
| 2030 Population - Projection | 6,734     | 67,355    | 187,334   |
| Generations                  |           |           |           |
| Generation Alpha             | 8.9%      | 9.3%      | 9.7%      |
| Generation Z                 | 19.6%     | 22.2%     | 28.4%     |
| Millennials                  | 29.1%     | 27.2%     | 26.0%     |
| Generation X                 | 15.1%     | 16.1%     | 15.3%     |
| Baby Boomers                 | 20.2%     | 19.9%     | 16.6%     |
| Greatest Generations         | 7.1%      | 5.4%      | 4.1%      |
| Households                   |           |           |           |
| 2025 Households              | 3,583     | 32,716    | 84,802    |
| 2025-2030 Annual Growth Rate | .44%      | .25%      | .24%      |
| Household income             |           |           |           |
| Average Household Income     | \$81,559  | \$120,285 | \$103,783 |
| Median Household Income      | \$54,860  | \$80,579  | \$66,527  |
| Housing value                |           |           |           |
| Median Home Price            | \$269,757 | \$356,830 | \$330,373 |
| Average Home Price           | \$324,715 | \$452,918 | \$408,666 |
| Housing units                |           |           |           |
| Owner-Occupied Housing       | 33.9%     | 49.2%     | 44.1%     |
| Renter-Occupied Housing      | 53.4%     | 38.2%     | 42.7%     |



# Perkins Crossing

7731 Perkins Rd, Baton Rouge, 70810



## Contacts

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**CBRE**

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