



## Perkins 8 Development

1600 Blk of Perkins Rd, Baton Rouge, Louisiana 70810

### Property Highlights

- New retail/office development on Perkins Road
- Located in a high growth and affluent area of the East Baton Rouge Parish
- Easy access to Highland Road & Interstate 10
- Six pad sites available for sale or build to suit w/ option to purchase (pricing includes exterior shell plans)
- ±4,500 SF of retail space under construction (can be demised into 1,500 SF suites, Fall 2020 delivery)

### Property Description

Perkins 8 is a new commercial development in Baton Rouge, Louisiana. It is located on the 1600 block of Perkins Road near Pecue Lane, Highland Road and Interstate 10. This retail/office complex consists of eight commercial pad sites - each to be sold separately. There are six pad sites remaining and one 4,500 SF building currently under construction in Perkins 8.

### Pricing

**Sale Price:** See pricing table on following page

**Retail Space:** \$23.75 / SF + \$3.00 NNN



For more information

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AVAILABLE SITES

SITE	SIZE	AVAILABILITY	PRICING
Pad 1	5,084 SF Pad	Available	Contact Agent(s)
Pad 2	5,084 SF Pad	Available	\$432,140.00
Site 3	4,500 SF Bldg	Now Leasing	\$23.75 / SF
Pad 4	5,084 SF Pad	SOLD	N/A
Pad 5	3,100 SF Pad	Available	\$263,500.00
Pad 6	2,660 SF Pad	Available	\$226,100.00
Pad 7	2,108 SF Pad	Available	\$179,180.00
Pad 8	2,108 SF Pad	PENDING SALE	N/A



Additional Photos





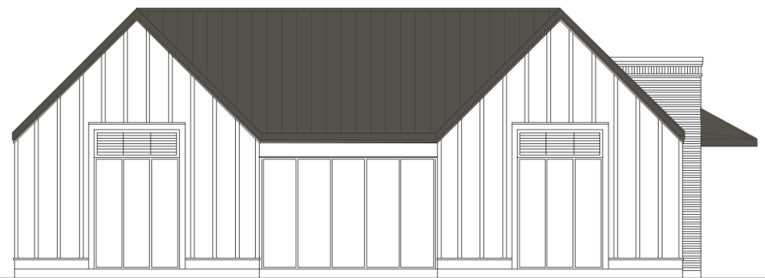
Available Retail Space



4,500 SF UNDER CONSTRUCTION (FALL 2020 DELIVERY)



FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



# Area Retail



THE ROYAL STANDARD



Perkins Rd

LOUISIANA KITCHEN  
POPEYES

Ruffino's RESTAURANT

ZOËS KITCHEN  
FRESH MADE MEDITERRANEAN

THE HOME DEPOT

Las Palmas Mexican Restaurant

SONIC

STARBUCKS COFFEE

HEMLINE

WAFFLE HOUSE

FRENCH MARKET  
FMB BISTRO

HANCOCK WHITNEY

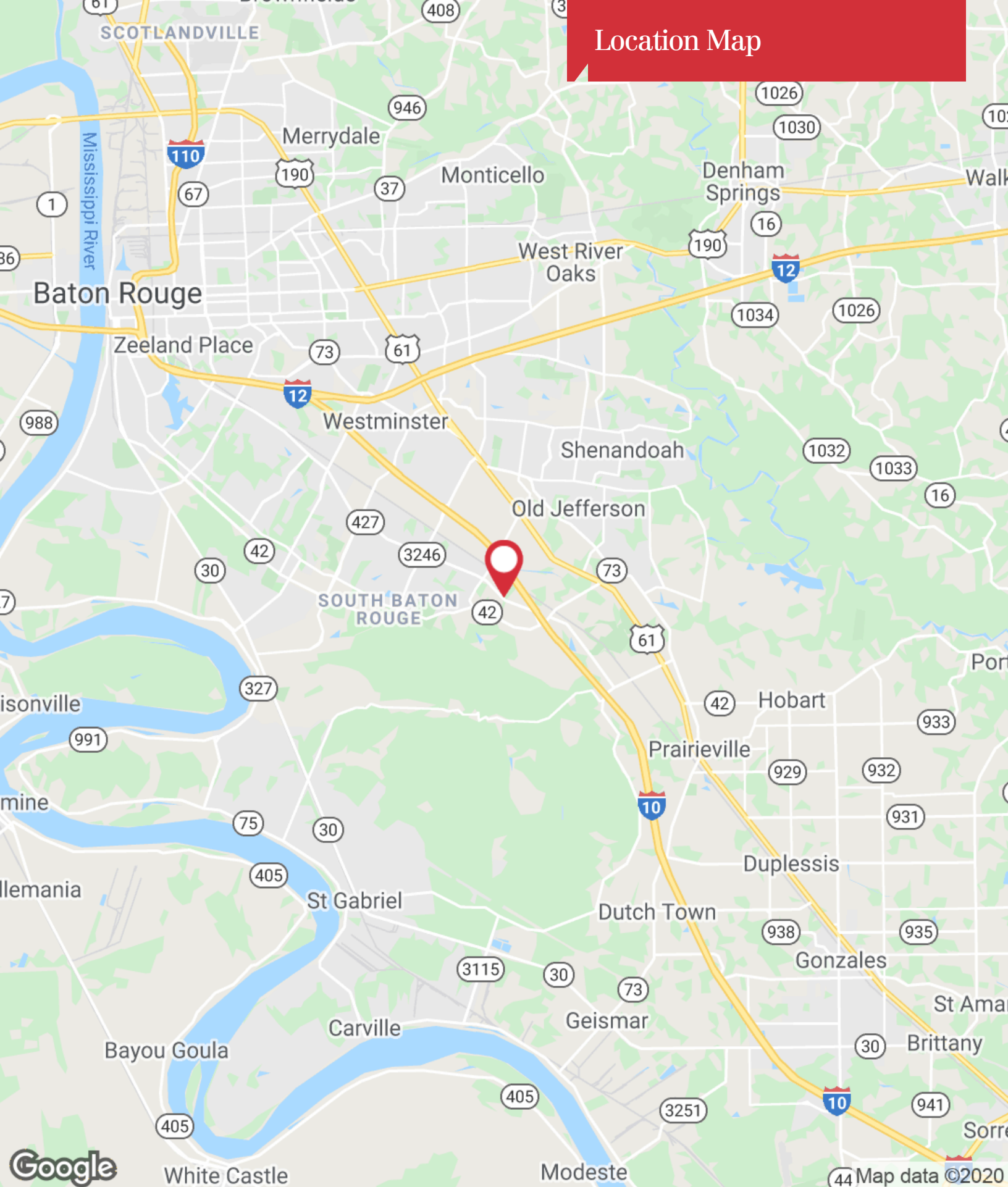
Blue Bayou WATER BOTTLE

SUBWAY

THE COUNTRY CLUB OF LOUISIANA



# Location Map



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