



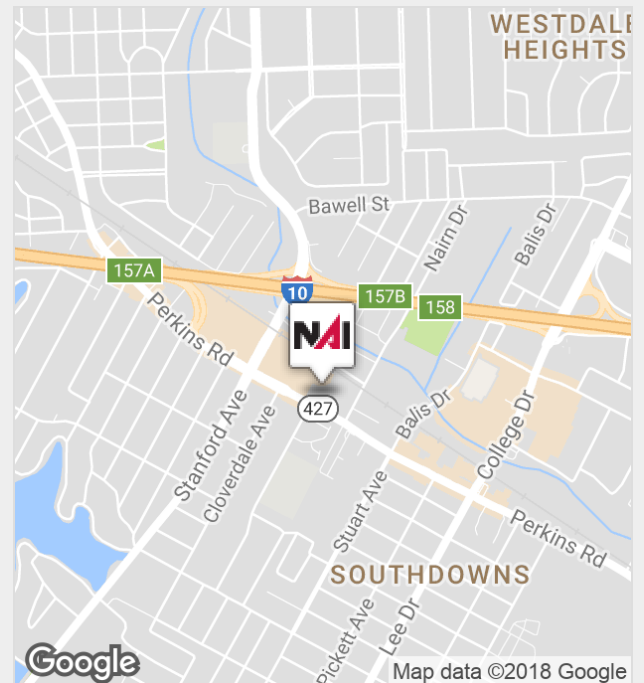
3825 Perkins Road

3825 Perkins Road, Baton Rouge, Louisiana 70808

Property Features

- Unique Perkins Road Opportunity
- Ideal for a Mix-Use Redevelopment Project
- Traffic Count: 33,874 VPD
- 186' of Perkins Road Frontage
- Zoned C-2

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	8,299	78,618	176,722
Total Households:	3,344	31,564	71,300



For more information:

Evan Scroggs, CCIM

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For Sale

3825 Perkins Rd



Property Summary

Sale Price:	\$2,500,000
Lot Size:	2.02 Acres
APN #:	1320431077
Zoning:	C-2
Market:	Baton Rouge MSA
Sub Market:	South Baton Rouge
Cross Streets:	Perkins Road
Traffic Count:	33,874 VPD

Property Overview

The subject property is a 2.02 acre tract located on the north side of Perkins Road between College Drive and South Acadian Through-way. The improvements include four warehouse buildings totaling approximately 20,392 SF currently used by an auto repair business. The land measures 186' wide and is 473' deep. The average daily traffic count along this stretch of Perkins Road is approximately 33,874 VPD. This tract is ideal for an infill, redevelopment that incorporates a mixture of uses.

Location Overview

The subject property is located south of Interstate 10 on the north side of Perkins Road, east of the South Acadian Throughway and west of College Drive. This stretch of Perkins Road is one of the most dynamic commercial corridors in the city. The growth, development and demand along this part of Perkins Road is driven by proximity to established residential neighborhoods, LSU, excellent access to Interstate 10 and strong median HH income.. Over the last decade this part of Baton Rouge has experienced significant redevelopment.

For Sale

Mixed Use



For Sale

Mixed Use



For Sale

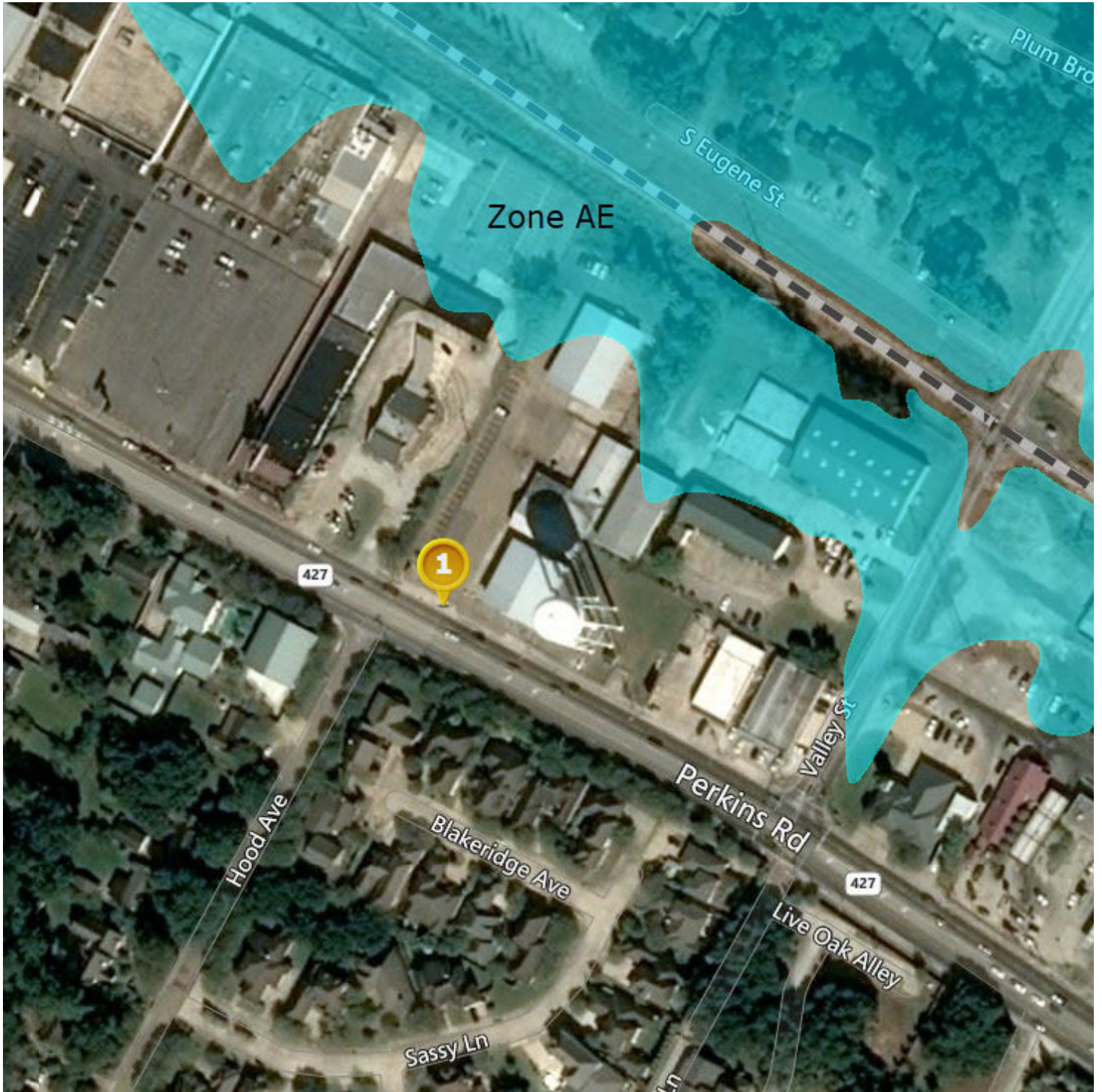
3825 Perkins Rd



Zoning Map

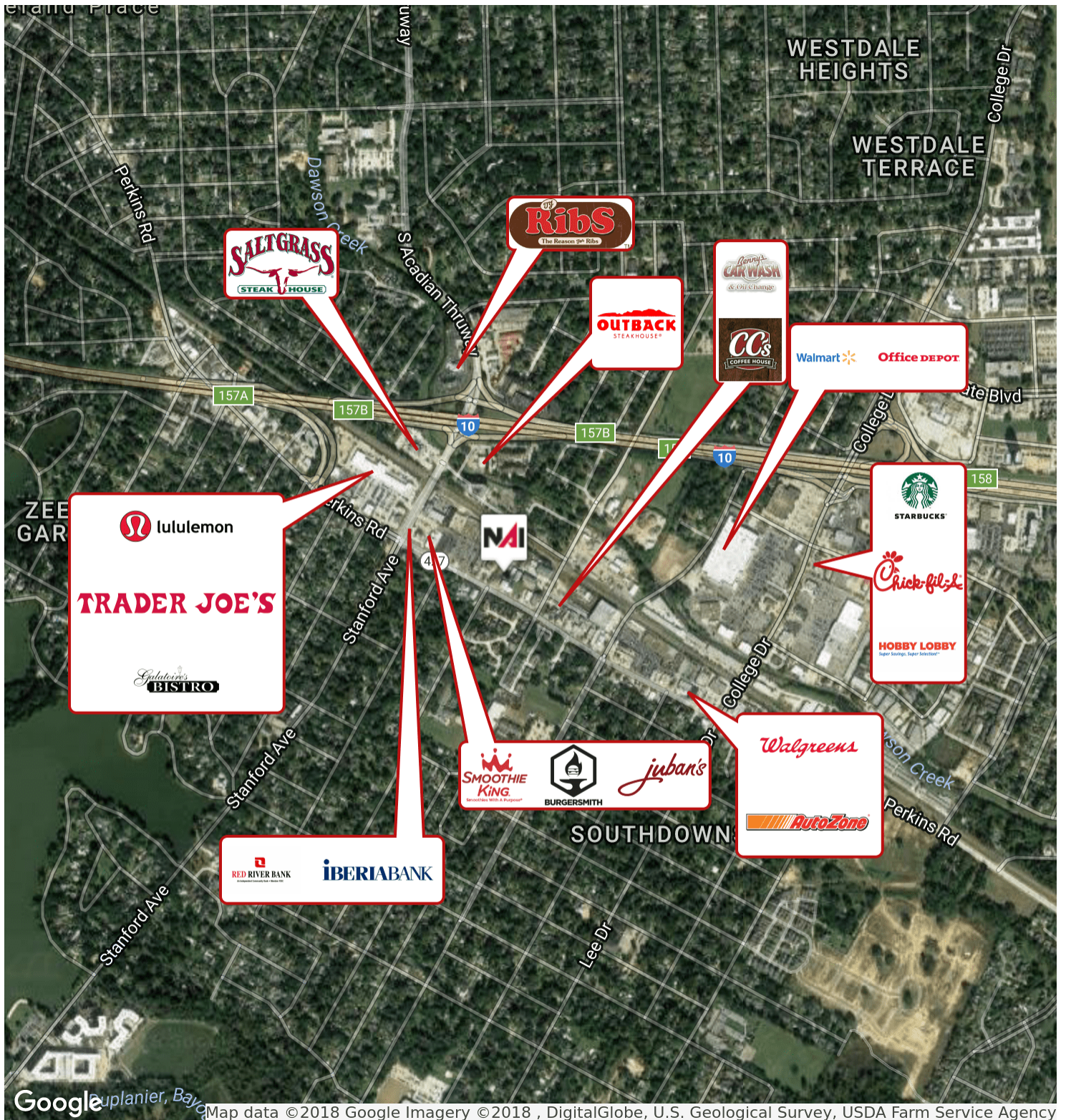


Flood Map



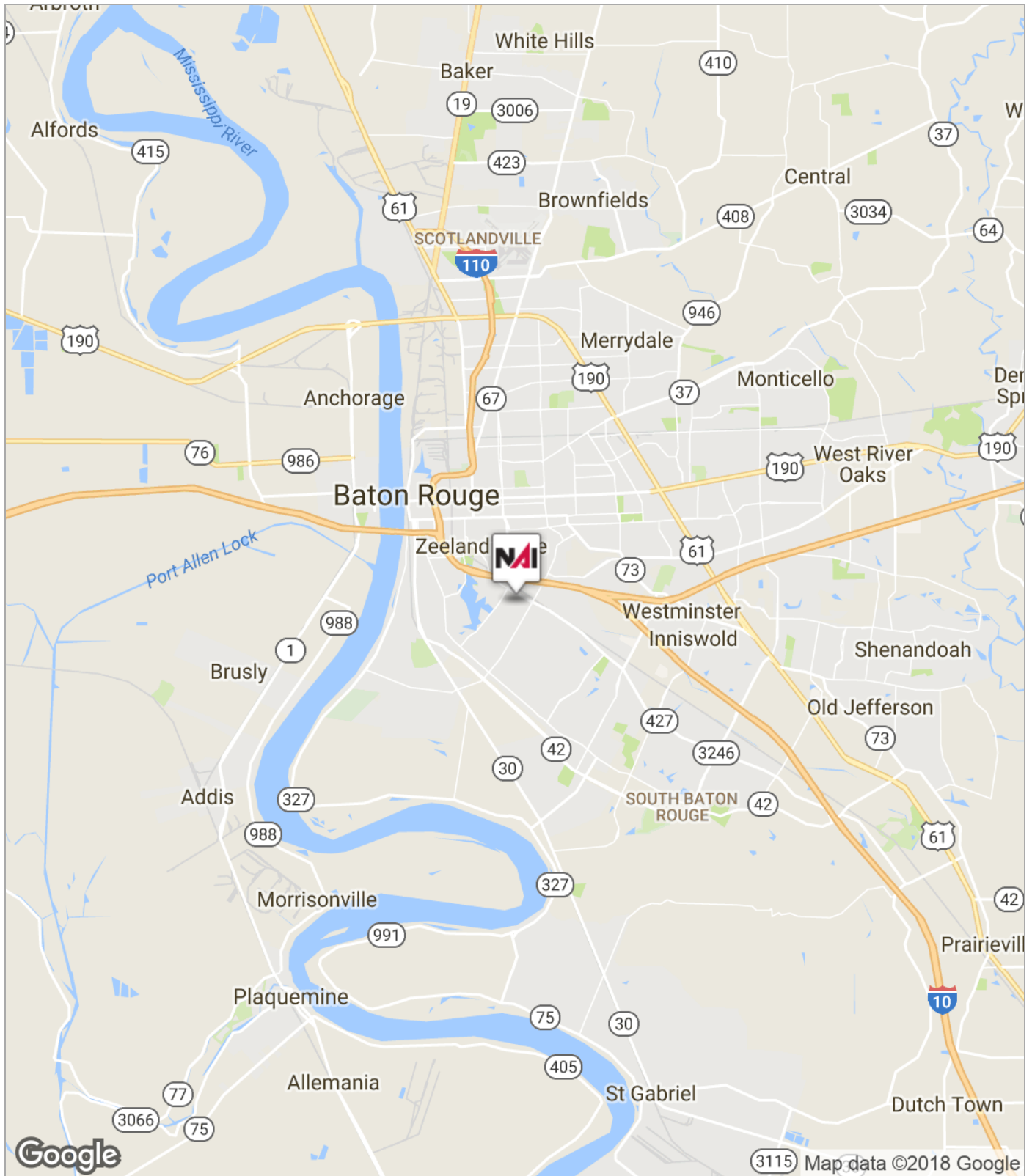
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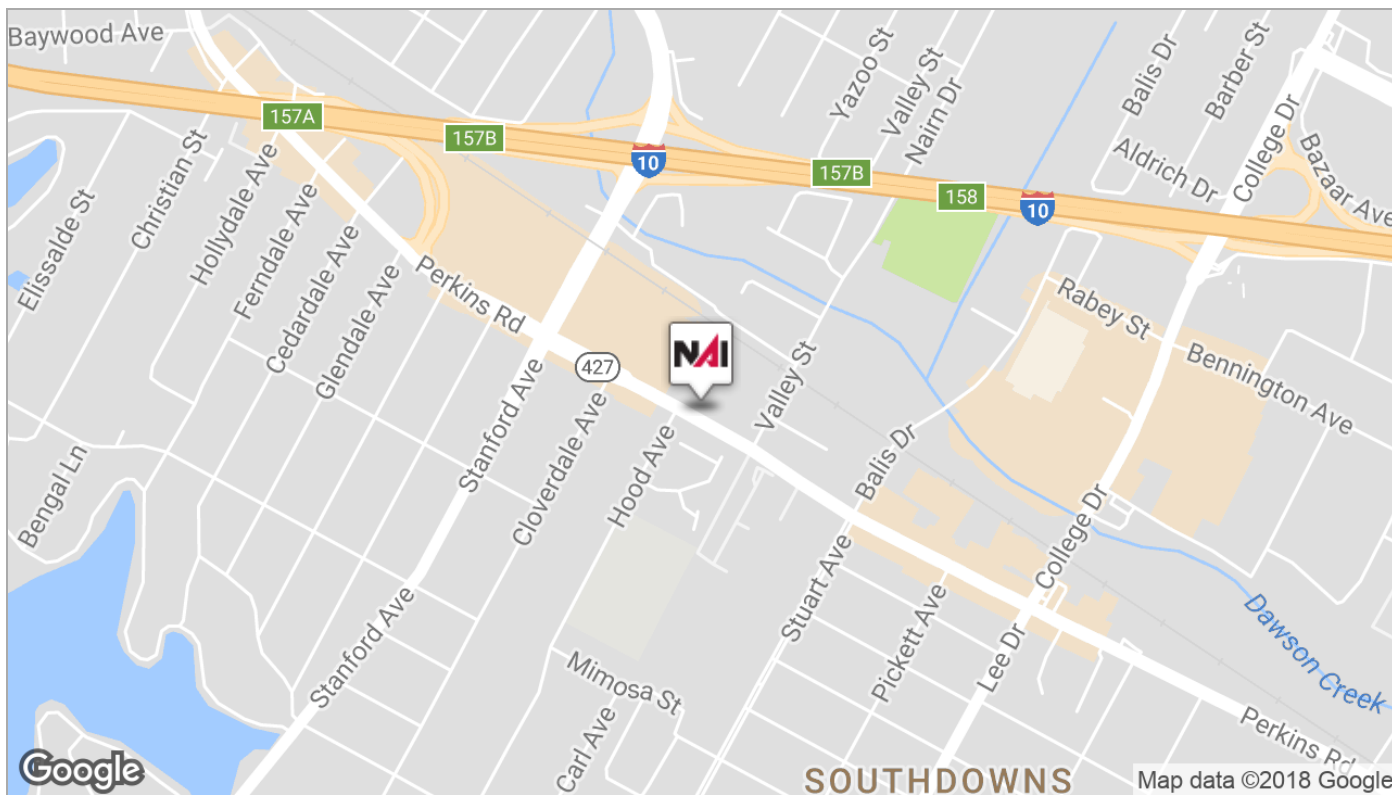
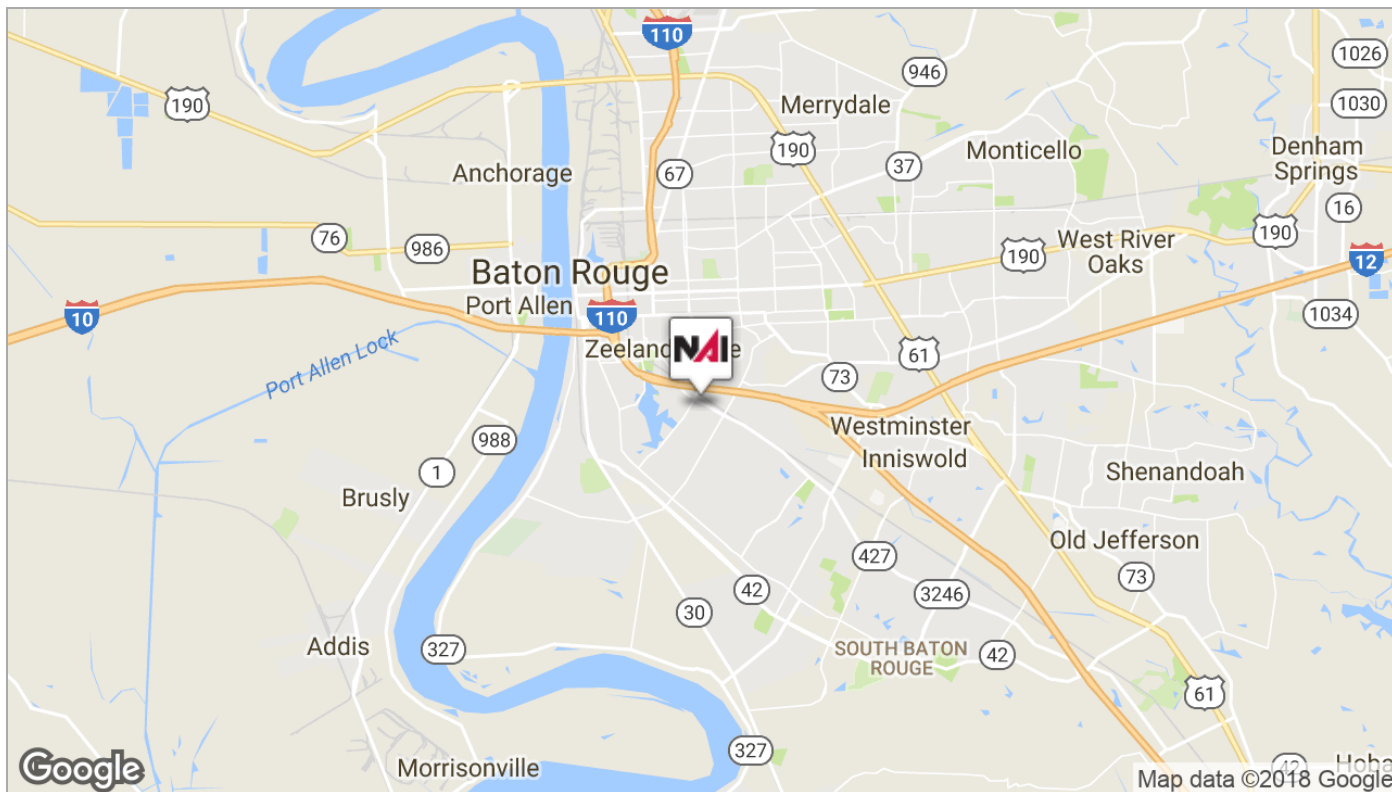
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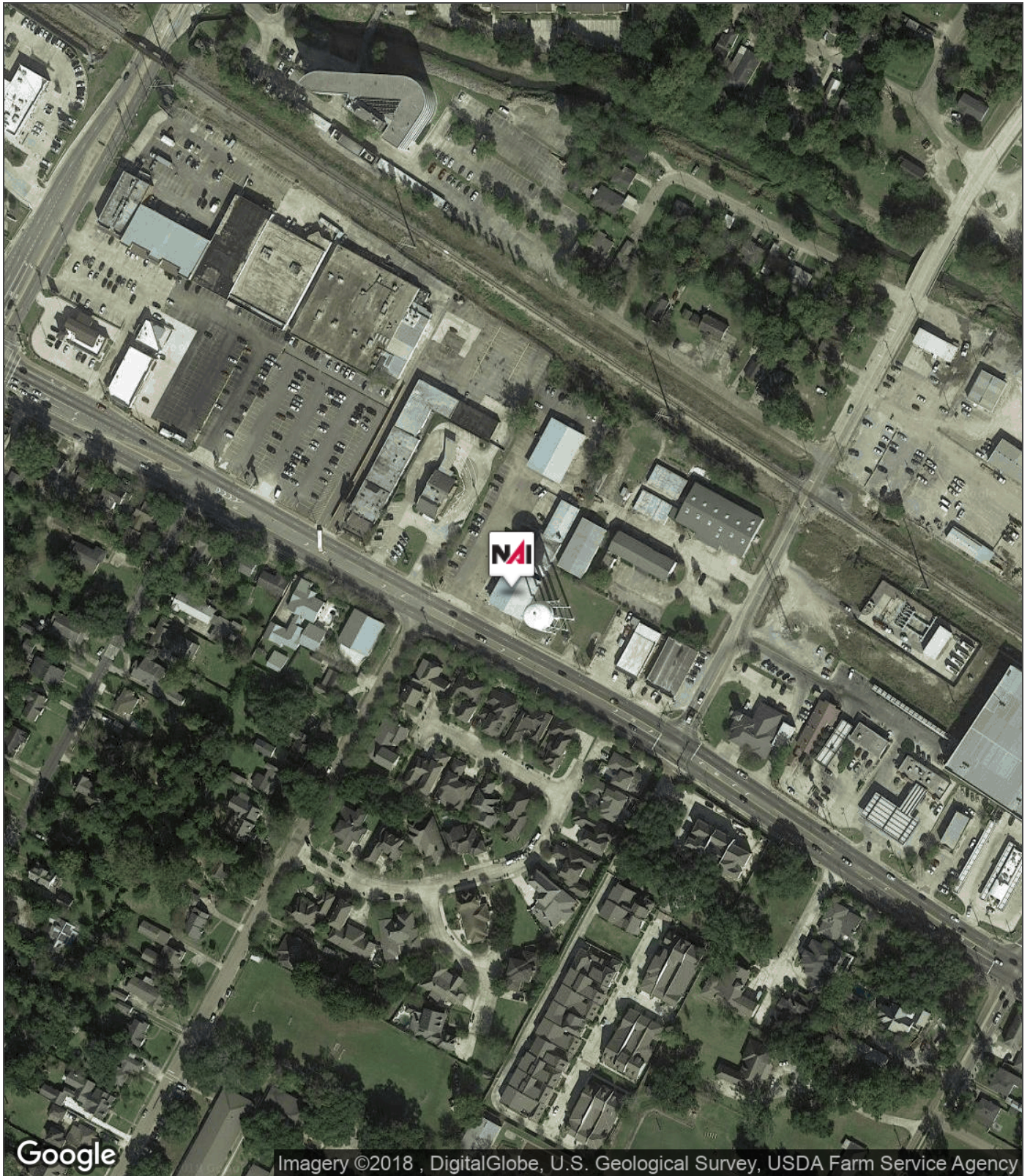
For Sale

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For Sale

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Google

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DEMOGRAPHICS

KEY FACTS



	POPULATION	MEDIAN HH INCOME	AVERAGE HOUSEHOLD SIZE	MEDIAN AGE
5 MINUTE	11,651	\$62,526	2.21	37.4
10 MINUTE	88,333	\$39,732	2.15	31.7
15 MINUTE	244,984	\$41,661	2.34	33.1

HOUSING STATS



	OWNER OCCUPIED UNITS	RENTER OCCUPIED UNITS
5 MINUTE	2,999	2,177
10 MINUTE	15,583	23,411
15 MINUTE	46,162	55,908

POPULATION BY AGE

	5 MIN	10 MIN	15 MIN
Ages 65+	13.7%	11.6%	11.4%
Ages 55-64	13.7%	16.8%	17.3%
Ages 35-54	24.3%	21.4%	23.0%
Ages 20-34	27.4%	32.9%	29.0%
Under 19	20.9%	17.3%	19.3%

GENDER BREAKDOWN

	5 MIN	10 MIN	15 MIN
Male	49.3%	48.8%	48%
Female	50.7%	51.2%	52%

DEMOGRAPHICS

5, 10, 15 Minute Radius Map

