



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

ICHIBAN SQUARE - END CAP WITH DRIVE-THRU

7673 PERKINS RD., BATON ROUGE, LA 70810

FOR LEASE

1,358 - 1,800 SF

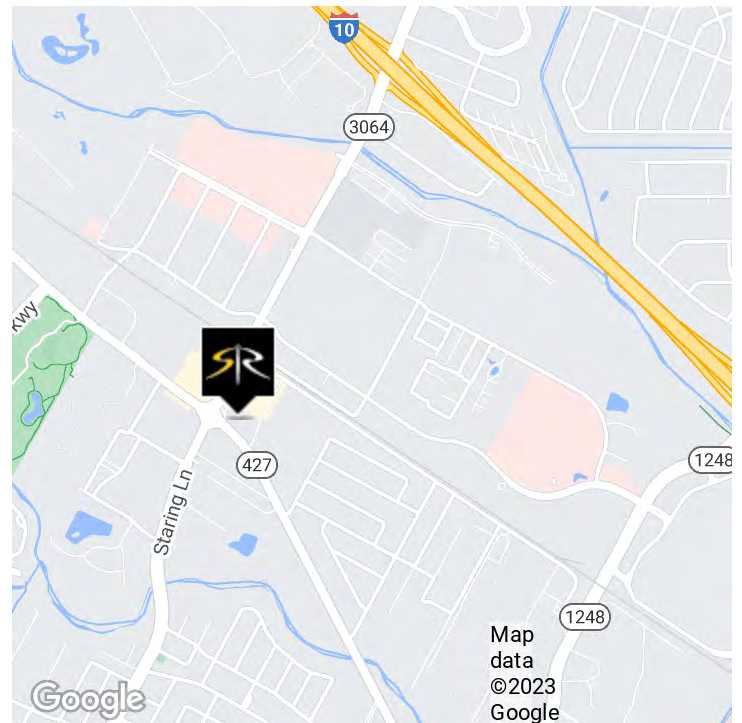


OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,358 - 1,800 SF

PROPERTY HIGHLIGHTS

- Ichiban Square
- New Construction Shopping Center
- 21,425 SF of Retail Center
- **B-2: 1,358 SF, Available**
- **C-3: 1,800 SF, End Cap w/Drive-Thru (former Jambalaya Shoppe)**
- Heart of the Baton Rouge Health District
- Access to Essen Ln., Perkins Rd., Anselmo Ln.
- Modern Pylon Sign with Marquee
- Estimated CAM \$5.00/SF
- NNN Lease
- Excellent Property Visibility
- Join Blue Corn, Tequila & Tacos, HotWorx, Pizza Art Wine, Cafe' Petra, Blissful Nails & Spa, The Salad Station, Momo Tea, and Trio Eye Care



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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Suite B-2 Available



Suite B-2 Available

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CO-TENANTS

1,358 - 1,800 SF

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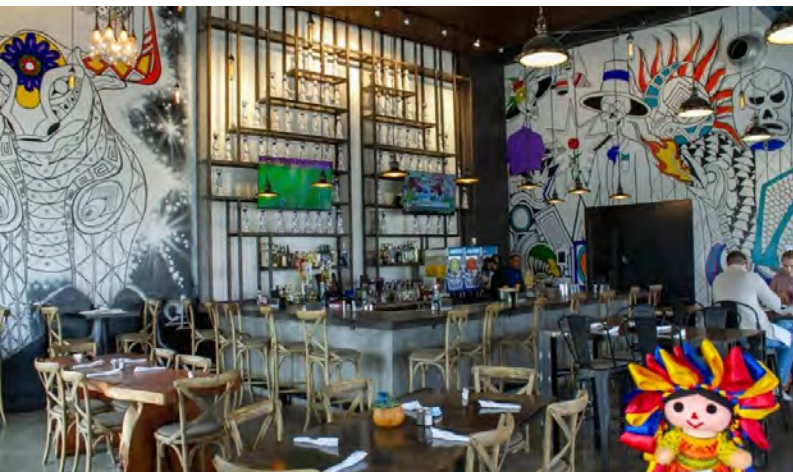
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BURGERIM™



ALWAYS MORE THAN ONE



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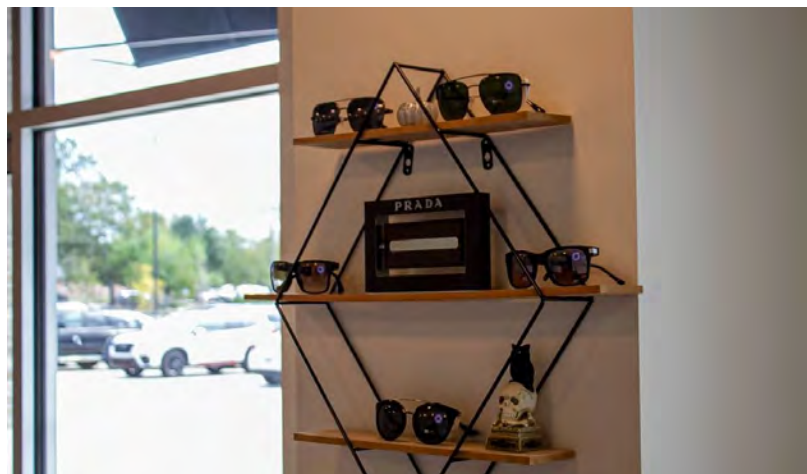
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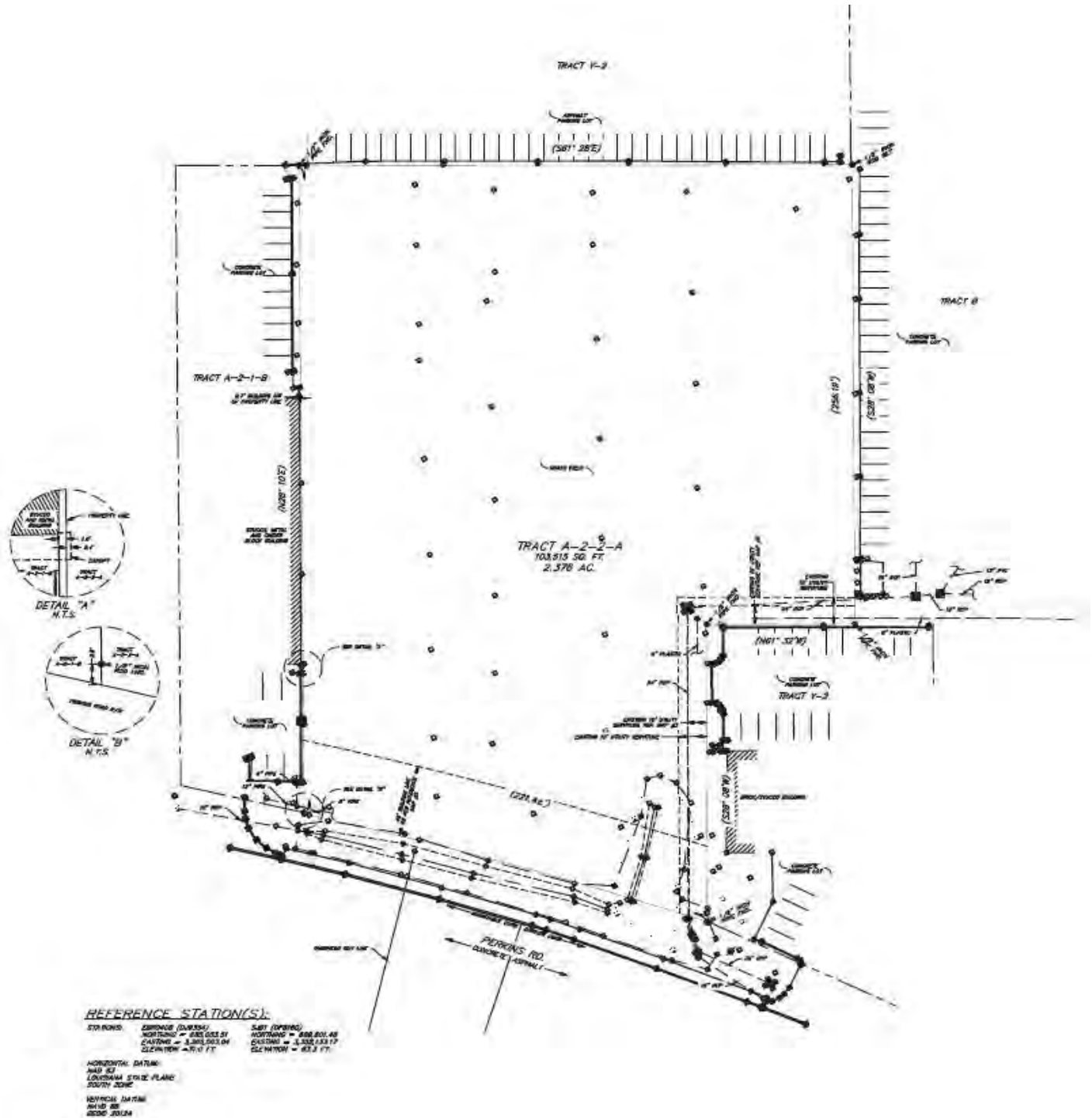
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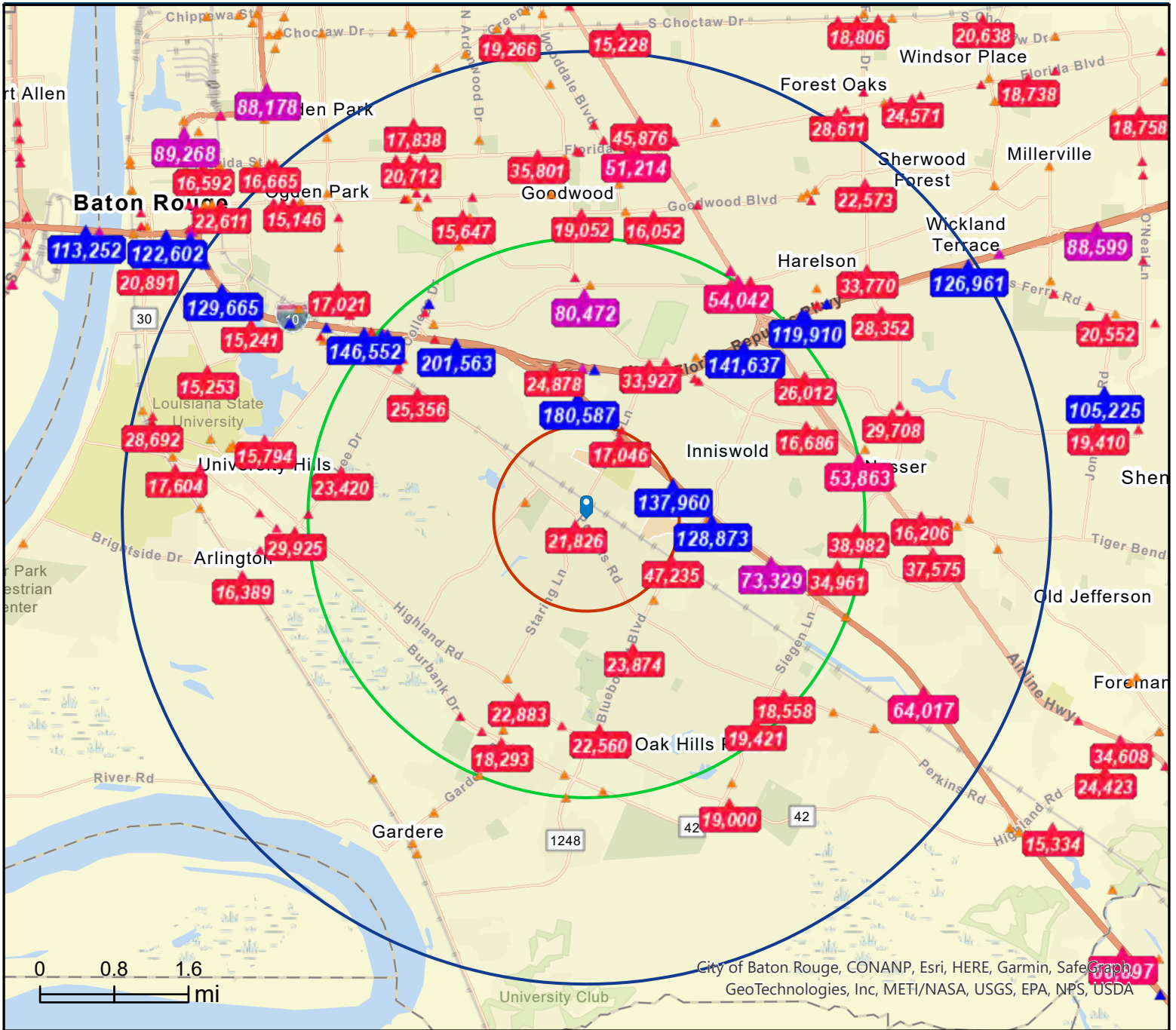
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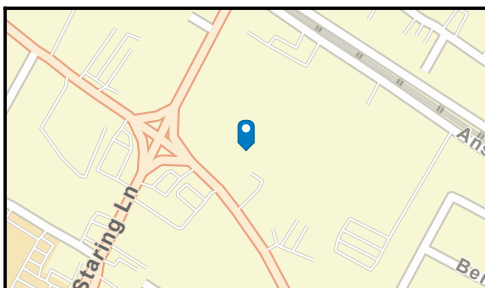
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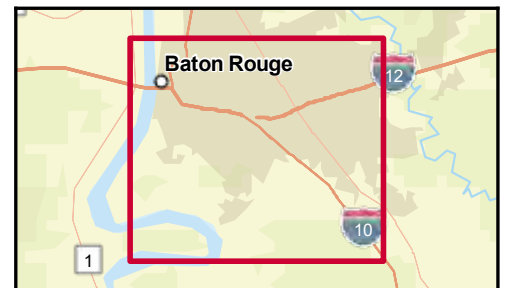
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City of Baton Rouge, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



Demographic and Income Profile

7673 Perkins Rd, Baton Rouge, Louisiana, 70810
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.39482
 Longitude: -91.10806

Summary	Census 2010	Census 2020	2023	2028
Population	6,523	6,789	6,940	7,036
Households	3,281	3,412	3,555	3,651
Families	1,478	-	1,430	1,456
Average Household Size	1.98	1.94	1.91	1.88
Owner Occupied Housing Units	1,389	-	1,427	1,483
Renter Occupied Housing Units	1,891	-	2,128	2,168
Median Age	33.7	-	37.6	38.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.28%	-0.02%	0.30%
Households	0.53%	0.18%	0.49%
Families	0.36%	0.08%	0.44%
Owner HHs	0.77%	0.36%	0.66%
Median Household Income	1.33%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	373	10.5%	346	9.5%
\$15,000 - \$24,999	280	7.9%	232	6.4%
\$25,000 - \$34,999	536	15.1%	498	13.6%
\$35,000 - \$49,999	491	13.8%	488	13.4%
\$50,000 - \$74,999	809	22.8%	847	23.2%
\$75,000 - \$99,999	275	7.7%	298	8.2%
\$100,000 - \$149,999	495	13.9%	576	15.8%
\$150,000 - \$199,999	135	3.8%	180	4.9%
\$200,000+	161	4.5%	187	5.1%

Median Household Income	\$51,954	\$55,507
Average Household Income	\$75,213	\$84,274
Per Capita Income	\$38,713	\$43,956

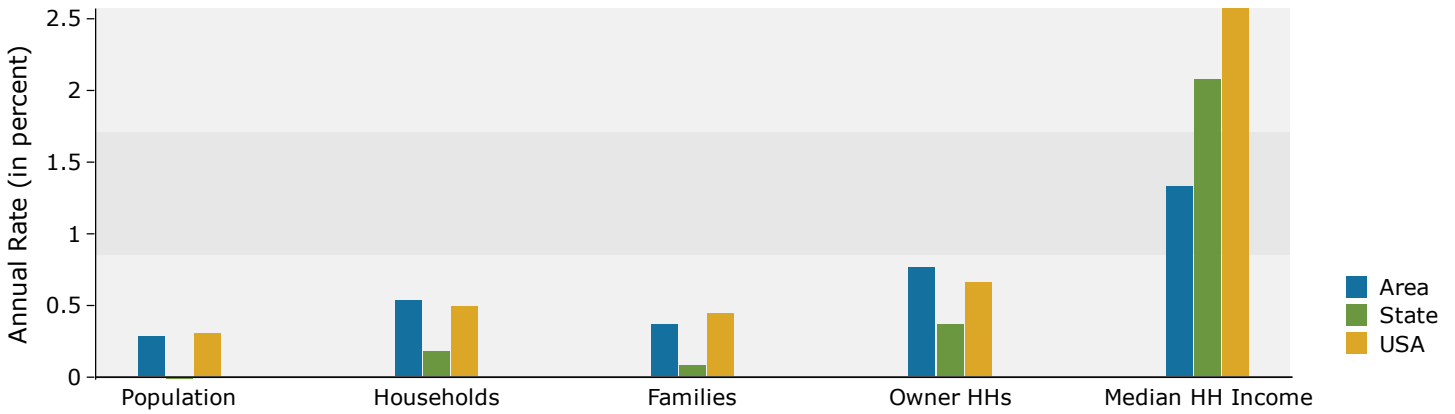
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	367	5.6%	337	4.9%	349	5.0%
5 - 9	287	4.4%	306	4.4%	305	4.3%
10 - 14	299	4.6%	293	4.2%	291	4.1%
15 - 19	308	4.7%	308	4.4%	304	4.3%
20 - 24	716	11.0%	621	8.9%	665	9.5%
25 - 34	1,429	21.9%	1,305	18.8%	1,225	17.4%
35 - 44	707	10.8%	1,028	14.8%	1,011	14.4%
45 - 54	741	11.4%	666	9.6%	750	10.7%
55 - 64	721	11.1%	717	10.3%	676	9.6%
65 - 74	460	7.1%	686	9.9%	682	9.7%
75 - 84	299	4.6%	444	6.4%	520	7.4%
85+	188	2.9%	229	3.3%	258	3.7%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,538	54.2%	3,003	44.2%	3,050	43.9%	2,998	42.6%
Black Alone	2,539	38.9%	2,963	43.6%	3,024	43.6%	3,061	43.5%
American Indian Alone	25	0.4%	20	0.3%	21	0.3%	22	0.3%
Asian Alone	226	3.5%	199	2.9%	204	2.9%	211	3.0%
Pacific Islander Alone	3	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	100	1.5%	193	2.8%	206	3.0%	247	3.5%
Two or More Races	93	1.4%	410	6.0%	436	6.3%	498	7.1%
Hispanic Origin (Any Race)	247	3.8%	426	6.3%	458	6.6%	522	7.4%

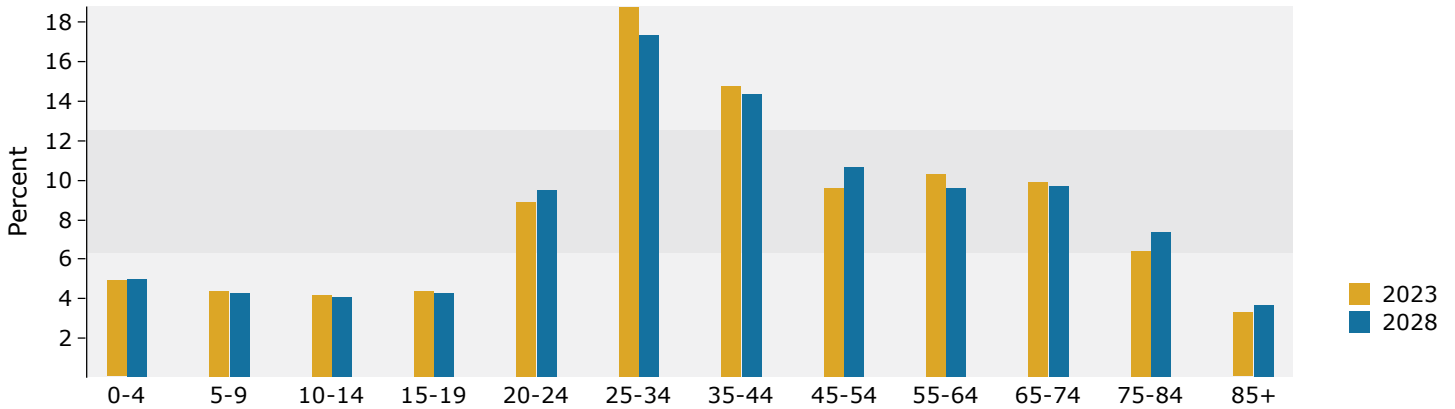
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

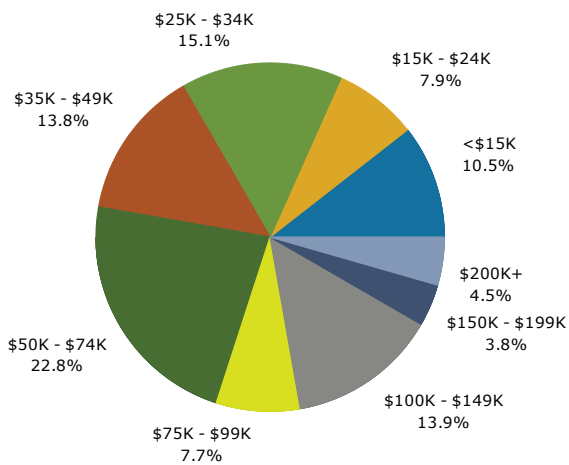
Trends 2023-2028



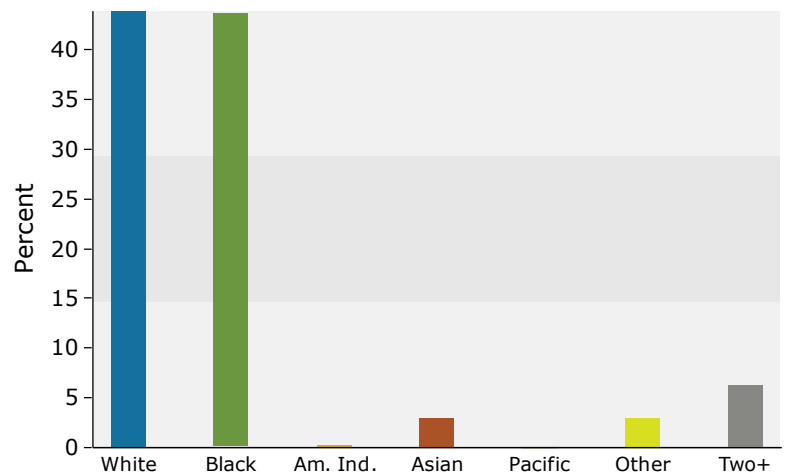
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 6.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

7673 Perkins Rd, Baton Rouge, Louisiana, 70810
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.39482
 Longitude: -91.10806

Summary	Census 2010	Census 2020	2023	2028
Population	62,080	67,893	67,734	67,459
Households	27,979	31,294	31,554	31,721
Families	15,356	-	16,095	16,074
Average Household Size	2.20	2.15	2.12	2.10
Owner Occupied Housing Units	16,498	-	18,383	18,766
Renter Occupied Housing Units	11,481	-	13,171	12,955
Median Age	36.0	-	37.9	39.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	-0.08%	-0.02%	0.30%
Households	0.11%	0.18%	0.49%
Families	-0.03%	0.08%	0.44%
Owner HHs	0.41%	0.36%	0.66%
Median Household Income	2.73%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,741	8.7%	2,442	7.7%
\$15,000 - \$24,999	2,033	6.4%	1,603	5.1%
\$25,000 - \$34,999	2,783	8.8%	2,378	7.5%
\$35,000 - \$49,999	3,859	12.2%	3,467	10.9%
\$50,000 - \$74,999	5,846	18.5%	5,736	18.1%
\$75,000 - \$99,999	3,201	10.1%	3,421	10.8%
\$100,000 - \$149,999	4,079	12.9%	4,345	13.7%
\$150,000 - \$199,999	3,178	10.1%	3,957	12.5%
\$200,000+	3,834	12.2%	4,372	13.8%

Median Household Income	\$66,726	\$76,337
Average Household Income	\$111,786	\$126,663
Per Capita Income	\$51,802	\$59,227

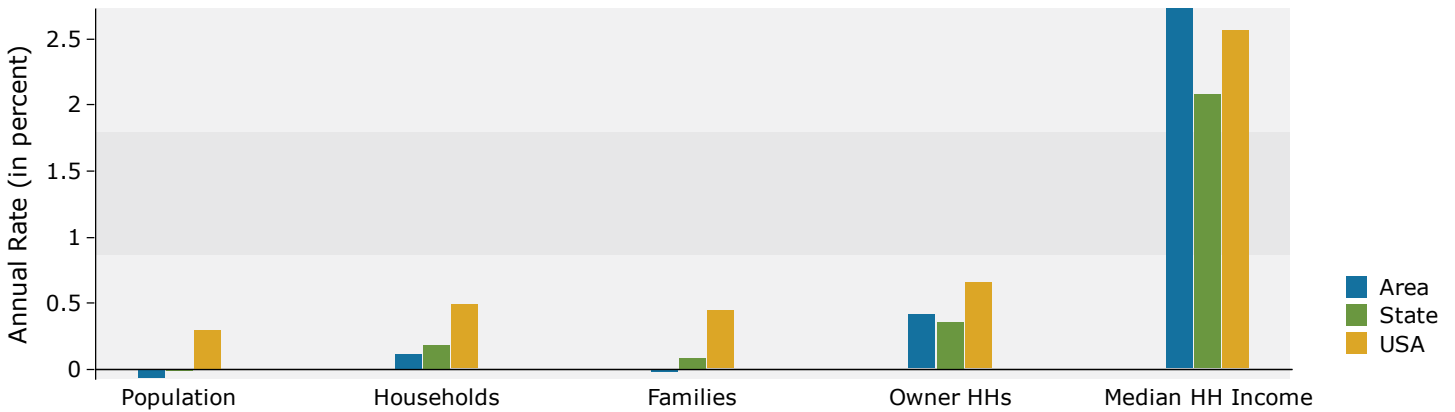
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,568	5.7%	3,509	5.2%	3,591	5.3%
5 - 9	3,133	5.0%	3,439	5.1%	3,419	5.1%
10 - 14	3,187	5.1%	3,410	5.0%	3,337	4.9%
15 - 19	3,214	5.2%	3,306	4.9%	3,166	4.7%
20 - 24	6,541	10.5%	5,201	7.7%	5,232	7.8%
25 - 34	10,704	17.2%	11,969	17.7%	10,463	15.5%
35 - 44	6,806	11.0%	9,229	13.6%	10,429	15.5%
45 - 54	7,871	12.7%	6,628	9.8%	6,972	10.3%
55 - 64	8,249	13.3%	7,823	11.5%	6,703	9.9%
65 - 74	4,561	7.3%	7,652	11.3%	7,424	11.0%
75 - 84	2,847	4.6%	3,977	5.9%	4,943	7.3%
85+	1,398	2.3%	1,590	2.3%	1,780	2.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	44,038	70.9%	42,714	62.9%	41,627	61.5%	40,014	59.3%
Black Alone	13,898	22.4%	15,459	22.8%	15,867	23.4%	16,083	23.8%
American Indian Alone	135	0.2%	211	0.3%	226	0.3%	237	0.4%
Asian Alone	2,142	3.5%	2,815	4.1%	2,878	4.2%	2,971	4.4%
Pacific Islander Alone	24	0.0%	9	0.0%	9	0.0%	9	0.0%
Some Other Race Alone	995	1.6%	2,218	3.3%	2,419	3.6%	2,866	4.2%
Two or More Races	848	1.4%	4,467	6.6%	4,707	6.9%	5,280	7.8%
Hispanic Origin (Any Race)	3,032	4.9%	5,441	8.0%	5,883	8.7%	6,568	9.7%

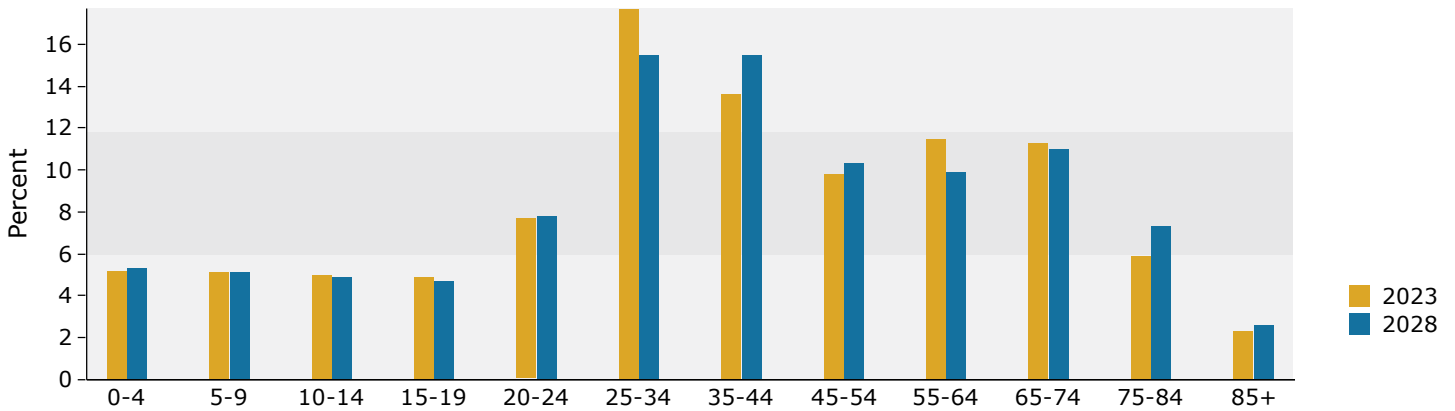
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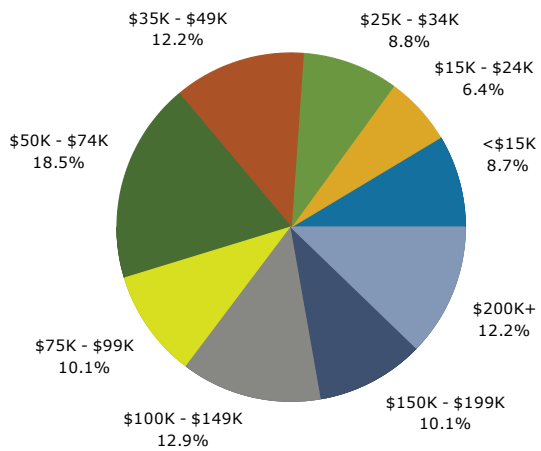
Trends 2023-2028



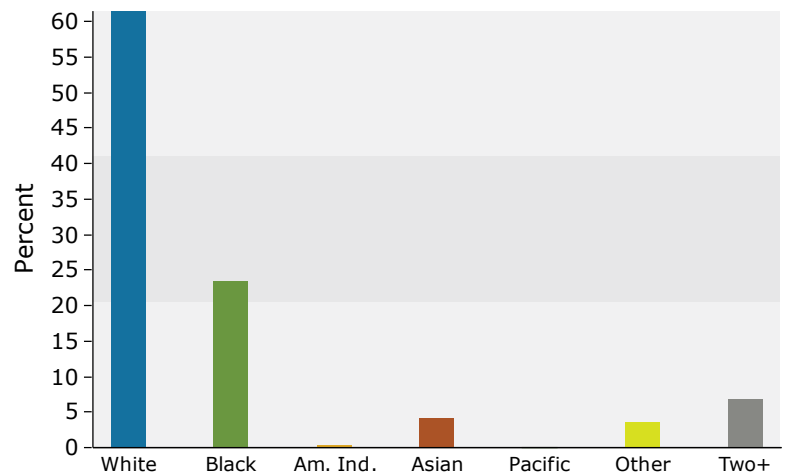
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 8.7%



Demographic and Income Profile

7673 Perkins Rd, Baton Rouge, Louisiana, 70810
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.39482
 Longitude: -91.10806

Summary	Census 2010	Census 2020	2023	2028
Population	180,646	194,996	195,256	195,549
Households	78,389	83,459	84,151	85,047
Families	41,020	-	41,575	41,681
Average Household Size	2.24	2.22	2.20	2.18
Owner Occupied Housing Units	39,525	-	43,942	44,957
Renter Occupied Housing Units	38,865	-	40,209	40,090
Median Age	31.2	-	33.5	34.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.03%	-0.02%	0.30%
Households	0.21%	0.18%	0.49%
Families	0.05%	0.08%	0.44%
Owner HHs	0.46%	0.36%	0.66%
Median Household Income	2.27%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	11,532	13.7%	10,805	12.7%
\$15,000 - \$24,999	7,798	9.3%	6,484	7.6%
\$25,000 - \$34,999	8,147	9.7%	7,218	8.5%
\$35,000 - \$49,999	10,544	12.5%	9,829	11.6%
\$50,000 - \$74,999	14,486	17.2%	14,534	17.1%
\$75,000 - \$99,999	7,519	8.9%	8,095	9.5%
\$100,000 - \$149,999	9,377	11.1%	10,236	12.0%
\$150,000 - \$199,999	6,639	7.9%	8,419	9.9%
\$200,000+	8,108	9.6%	9,425	11.1%

Median Household Income	\$55,201	\$61,769
Average Household Income	\$94,236	\$107,285
Per Capita Income	\$40,903	\$46,946

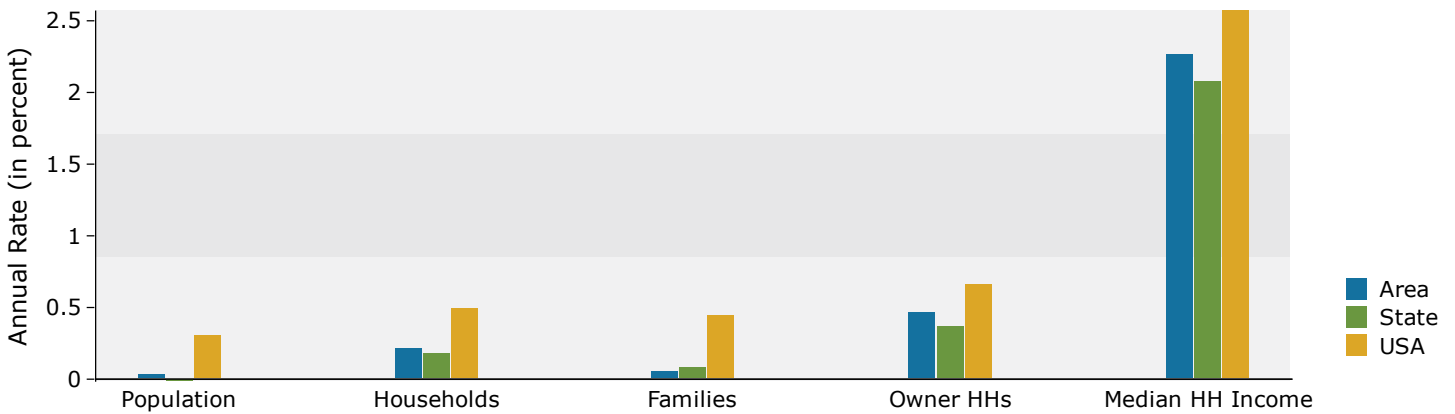
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,115	6.2%	10,386	5.3%	10,640	5.4%
5 - 9	9,583	5.3%	10,089	5.2%	9,945	5.1%
10 - 14	9,136	5.1%	9,871	5.1%	9,587	4.9%
15 - 19	13,342	7.4%	15,344	7.9%	15,046	7.7%
20 - 24	25,329	14.0%	24,138	12.4%	24,485	12.5%
25 - 34	31,203	17.3%	32,509	16.6%	29,682	15.2%
35 - 44	19,547	10.8%	24,804	12.7%	26,909	13.8%
45 - 54	21,282	11.8%	17,966	9.2%	18,880	9.7%
55 - 64	19,591	10.8%	19,831	10.2%	17,422	8.9%
65 - 74	10,326	5.7%	17,427	8.9%	17,417	8.9%
75 - 84	6,653	3.7%	8,946	4.6%	11,093	5.7%
85+	3,540	2.0%	3,945	2.0%	4,445	2.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	111,625	61.8%	104,726	53.7%	102,924	52.7%	99,436	50.8%
Black Alone	55,652	30.8%	61,279	31.4%	61,913	31.7%	62,294	31.9%
American Indian Alone	411	0.2%	607	0.3%	644	0.3%	675	0.3%
Asian Alone	7,083	3.9%	8,663	4.4%	8,846	4.5%	9,180	4.7%
Pacific Islander Alone	83	0.0%	58	0.0%	58	0.0%	58	0.0%
Some Other Race Alone	3,104	1.7%	7,844	4.0%	8,421	4.3%	9,928	5.1%
Two or More Races	2,688	1.5%	11,818	6.1%	12,450	6.4%	13,979	7.1%
Hispanic Origin (Any Race)	8,731	4.8%	16,529	8.5%	17,745	9.1%	19,911	10.2%

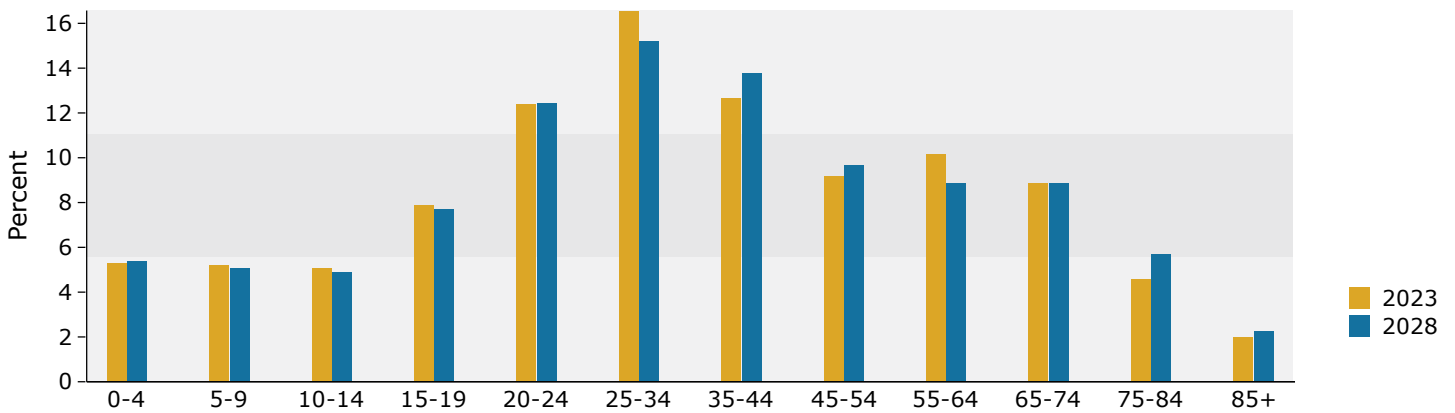
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

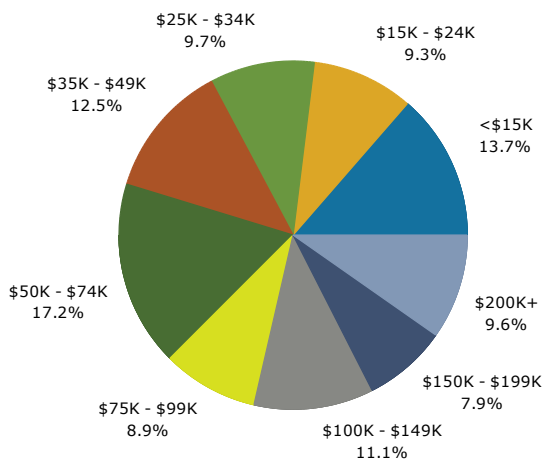
Trends 2023-2028



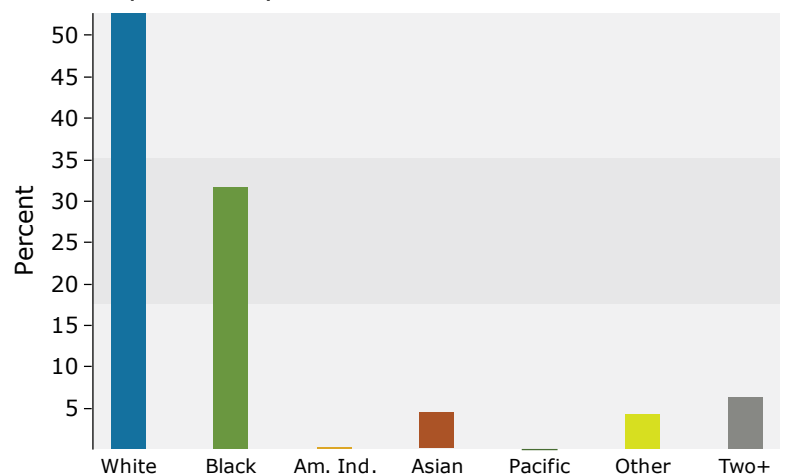
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 9.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.