



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



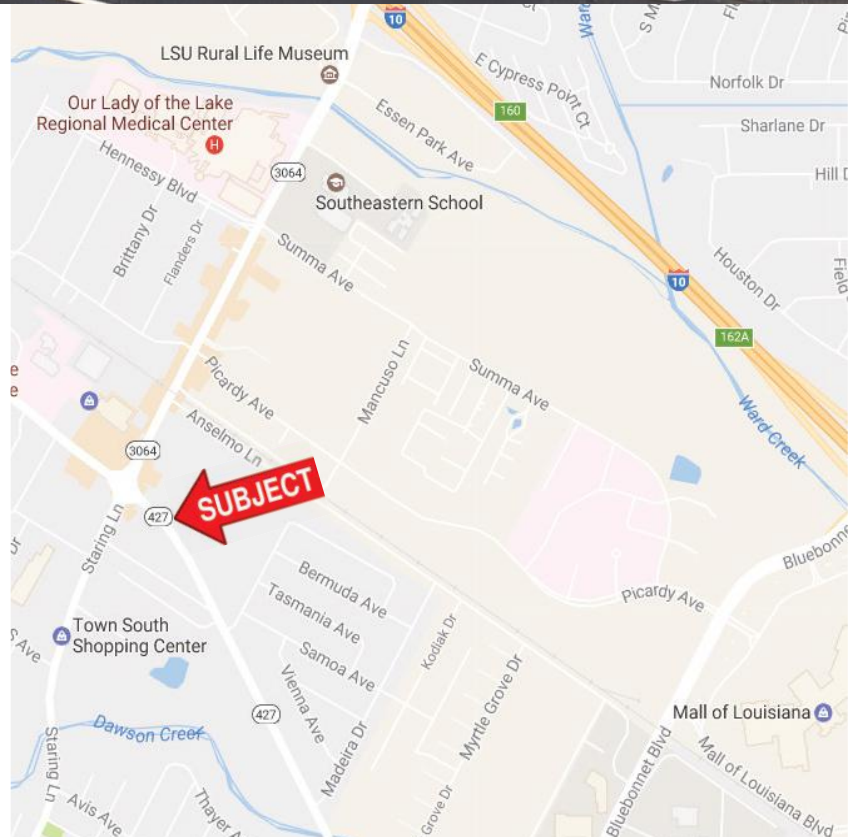
FOR LEASE

**7673 PERKINS ROAD
BATON ROUGE, LA 70810**

\$28/SQ.FT. 21,425 SQ.FT.

HIGHLIGHTS

- Ichiban Square
- New Construction Shopping Center
- 21,425 SF of Retail Space
- **A-1: 1,202 SF LEASED!**
- **A-2: 1,550 SF**
- **B-2: 1,358 SF**
- Heart of the Baton Rouge Health District
- Access to Essen Ln., Perkins Rd., Anselmo Ln.
- Estimated CAM \$3.50/SF
- NNN Lease
- Excellent Property Visibility



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.

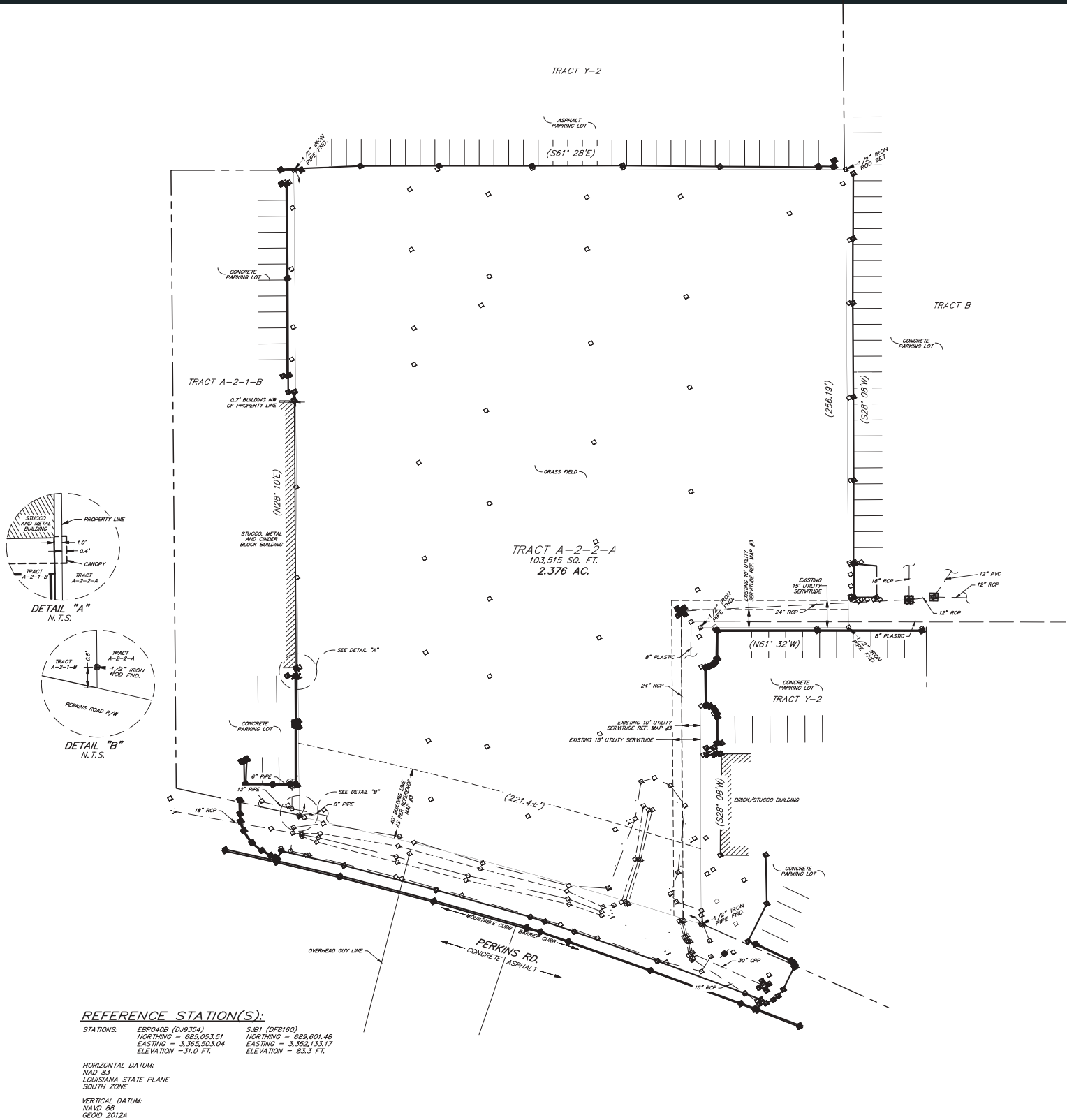


SAURAGE ROTENBERG

COMMERCIAL REAL ESTATE

Carmen R. Austin, MBA, CCIM

TEL: 225 930-6256
MOBILE: 225 328-1778
EMAIL: CARMEN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 BLUEBONNET BLVD
BATON ROUGE, LA 70809

TEL 225 766-0000
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.



Traffic Count Map

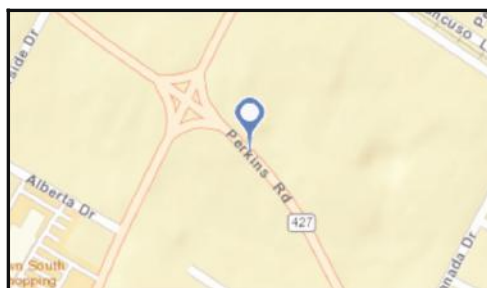
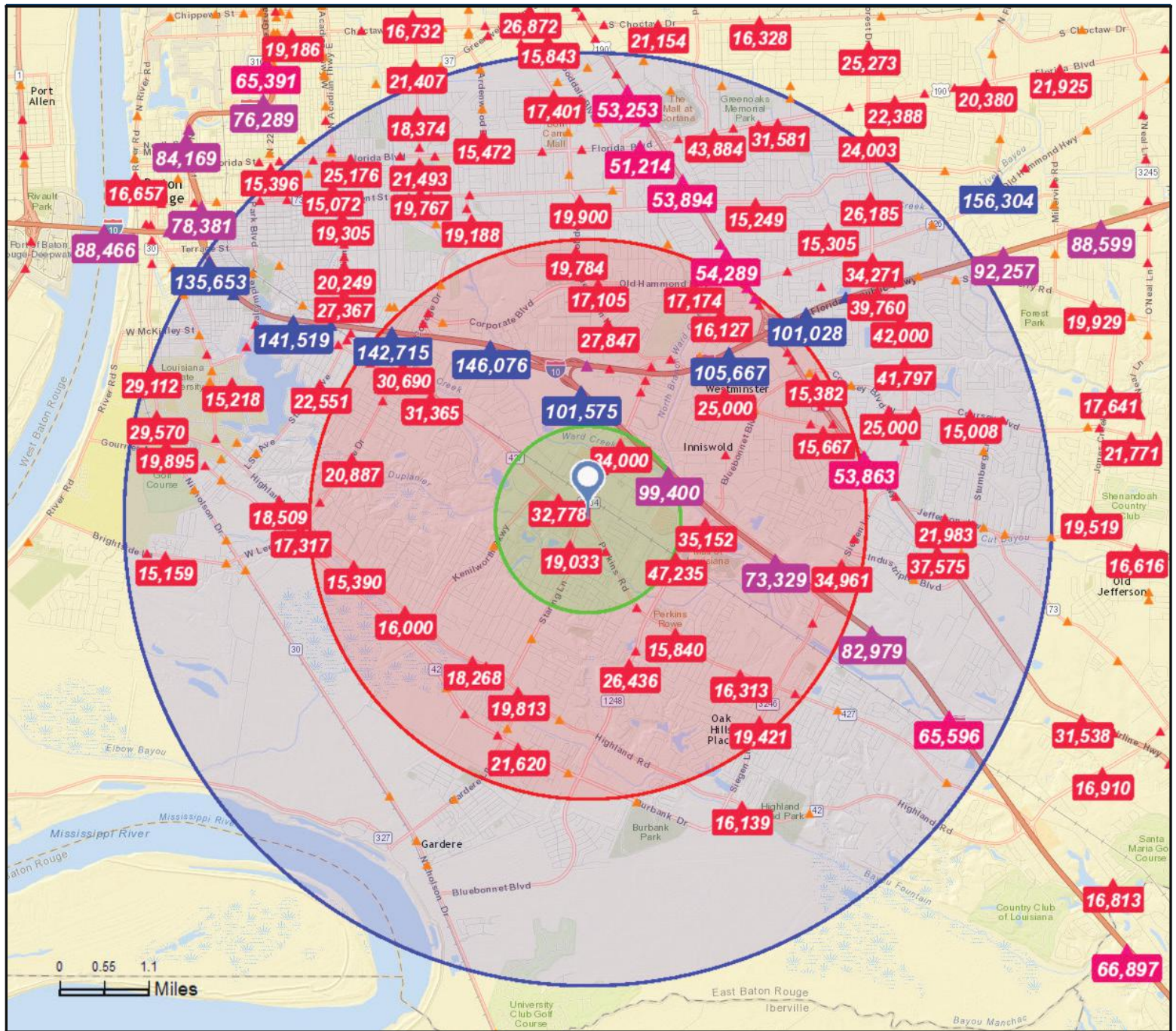
7657 Perkins Rd, Baton Rouge, Louisiana, 70810

Rings: 1, 3, 5 mile radii

Prepared by Carmen R. Austin, CCIM

Latitude: 30.39427

Longitude: -91.10857



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: ©2015 Market Planning Solutions, Inc.

May 20, 2016



Demographic and Income Profile

7657 Perkins Rd, Baton Rouge, Louisiana, 70810
Ring: 1 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.39427
Longitude: -91.10857

Summary	Census 2010	2015	2020				
Population	6,377	6,443	6,555				
Households	3,179	3,243	3,309				
Families	1,416	1,408	1,409				
Average Household Size	2.00	1.98	1.97				
Owner Occupied Housing Units	1,368	1,257	1,277				
Renter Occupied Housing Units	1,811	1,987	2,032				
Median Age	34.2	35.3	36.6				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	0.35%	0.84%	0.75%				
Households	0.40%	0.93%	0.77%				
Families	0.01%	0.71%	0.69%				
Owner HHs	0.32%	0.91%	0.70%				
Median Household Income	1.53%	2.60%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	399	12.3%	360	10.9%		
	\$15,000 - \$24,999	368	11.3%	279	8.4%		
	\$25,000 - \$34,999	411	12.7%	387	11.7%		
	\$35,000 - \$49,999	404	12.5%	417	12.6%		
	\$50,000 - \$74,999	684	21.1%	755	22.8%		
	\$75,000 - \$99,999	402	12.4%	435	13.1%		
	\$100,000 - \$149,999	303	9.3%	351	10.6%		
	\$150,000 - \$199,999	168	5.2%	205	6.2%		
	\$200,000+	103	3.2%	120	3.6%		
Median Household Income	\$50,916		\$54,932				
Average Household Income	\$65,961		\$73,283				
Per Capita Income	\$33,838		\$37,702				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	346	5.4%	343	5.3%	368	5.6%
	5 - 9	282	4.4%	314	4.9%	316	4.8%
	10 - 14	295	4.6%	277	4.3%	304	4.6%
	15 - 19	296	4.6%	318	4.9%	297	4.5%
	20 - 24	689	10.8%	493	7.7%	586	8.9%
	25 - 34	1,369	21.5%	1,446	22.4%	1,224	18.7%
	35 - 44	685	10.7%	820	12.7%	1,002	15.3%
	45 - 54	715	11.2%	662	10.3%	647	9.9%
	55 - 64	707	11.1%	694	10.8%	677	10.3%
	65 - 74	483	7.6%	575	8.9%	617	9.4%
	75 - 84	318	5.0%	330	5.1%	346	5.3%
	85+	192	3.0%	169	2.6%	170	2.6%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		3,397	53.3%	3,221	50.0%	3,061	46.7%
Black Alone		2,559	40.1%	2,728	42.4%	2,917	44.5%
American Indian Alone		23	0.4%	23	0.4%	23	0.4%
Asian Alone		204	3.2%	240	3.7%	282	4.3%
Pacific Islander Alone		3	0.0%	3	0.0%	3	0.0%
Some Other Race Alone		100	1.6%	113	1.8%	129	2.0%
Two or More Races		91	1.4%	113	1.8%	140	2.1%
Hispanic Origin (Any Race)		238	3.7%	266	4.1%	304	4.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016



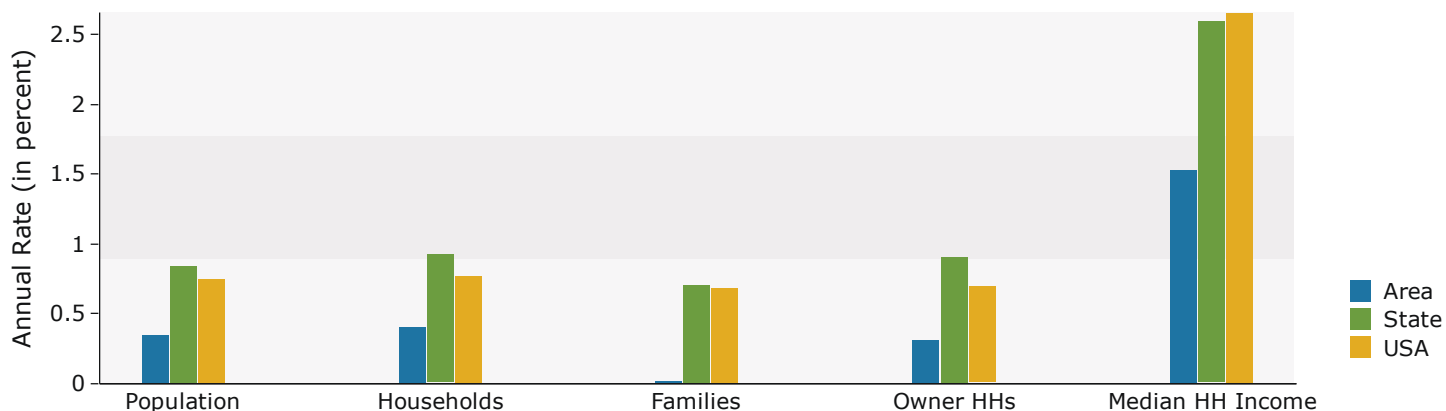
Demographic and Income Profile

7657 Perkins Rd, Baton Rouge, Louisiana, 70810
Ring: 1 mile radius

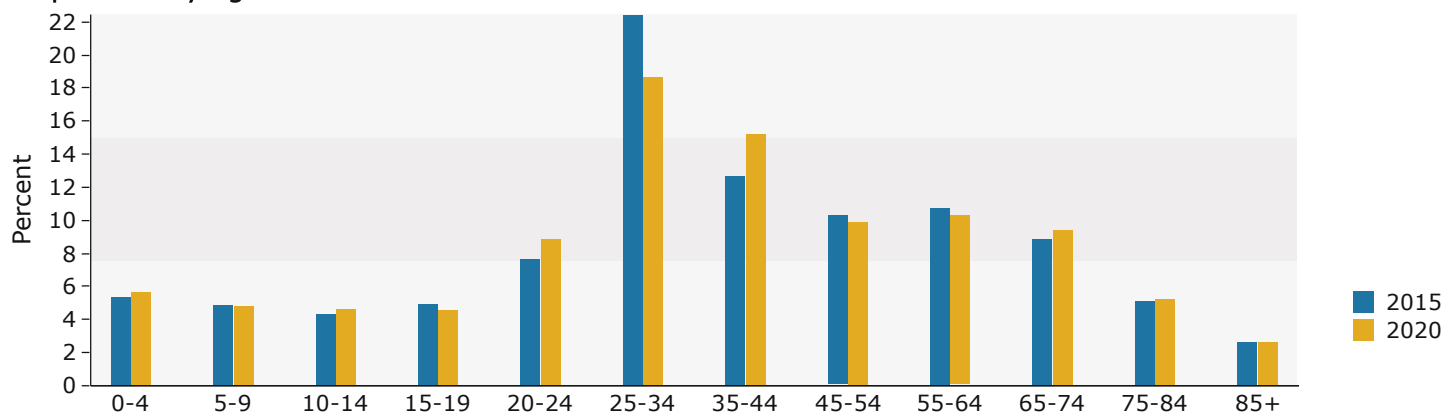
Prepared by Carmen R. Austin, CCIM

Latitude: 30.39427
Longitude: -91.10857

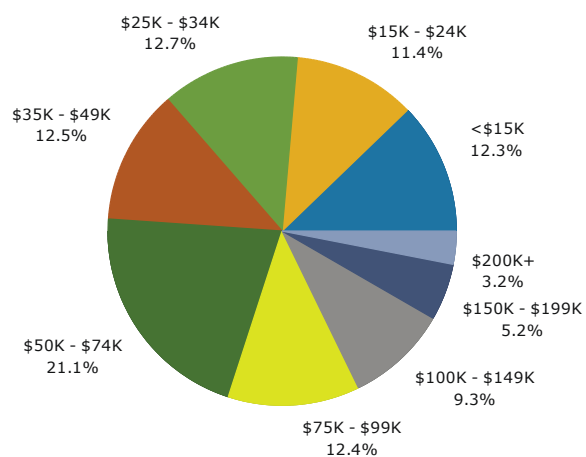
Trends 2015-2020



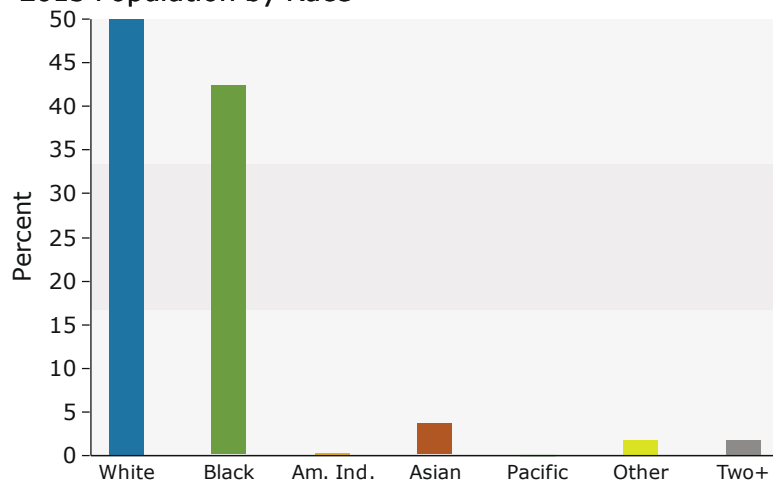
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016



Demographic and Income Profile

7657 Perkins Rd, Baton Rouge, Louisiana, 70810
Ring: 3 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.39427
Longitude: -91.10857

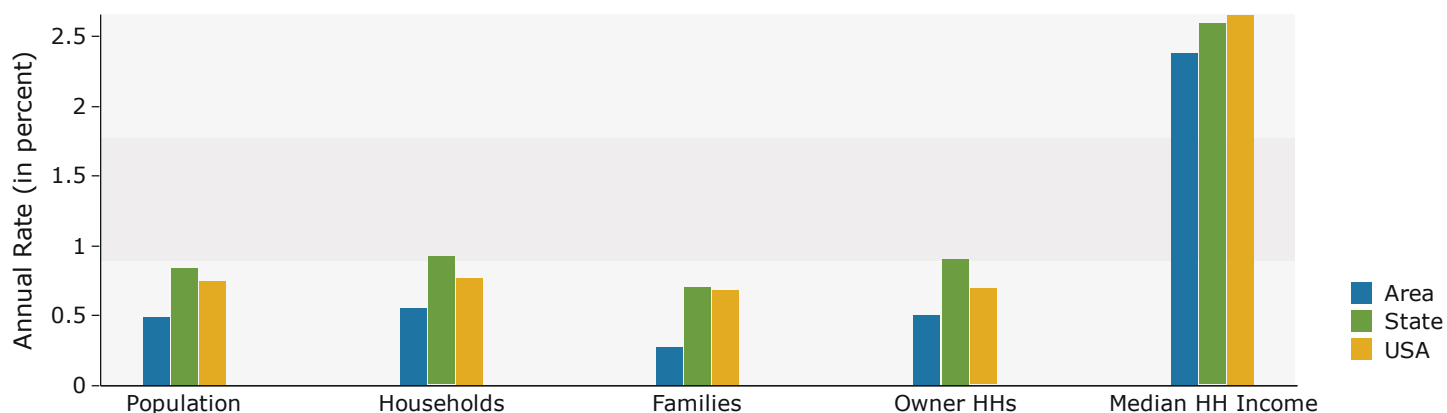
Summary	Census 2010		2015		2020		
Population	64,090		65,818		67,453		
Households	28,963		30,053		30,901		
Families	15,994		16,302		16,528		
Average Household Size	2.19		2.17		2.16		
Owner Occupied Housing Units	17,059		16,263		16,677		
Renter Occupied Housing Units	11,904		13,790		14,224		
Median Age	35.6		36.0		36.9		
Trends: 2015 - 2020 Annual Rate	Area		State		National		
Population	0.49%		0.84%		0.75%		
Households	0.56%		0.93%		0.77%		
Families	0.28%		0.71%		0.69%		
Owner HHs	0.50%		0.91%		0.70%		
Median Household Income	2.38%		2.60%		2.66%		
Households by Income				2015		2020	
				Number	Percent	Number	Percent
	<\$15,000			3,061	10.2%	2,772	9.0%
	\$15,000 - \$24,999			2,842	9.5%	2,113	6.8%
	\$25,000 - \$34,999			2,431	8.1%	2,183	7.1%
	\$35,000 - \$49,999			3,980	13.2%	4,125	13.3%
	\$50,000 - \$74,999			4,708	15.7%	5,017	16.2%
	\$75,000 - \$99,999			3,716	12.4%	3,776	12.2%
	\$100,000 - \$149,999			4,185	13.9%	4,783	15.5%
	\$150,000 - \$199,999			2,099	7.0%	2,602	8.4%
	\$200,000+			3,031	10.1%	3,531	11.4%
Median Household Income			\$62,189		\$69,963		
Average Household Income			\$93,756		\$105,582		
Per Capita Income			\$42,423		\$47,865		
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,744	5.8%	3,672	5.6%	3,804	5.6%
	5 - 9	3,261	5.1%	3,502	5.3%	3,520	5.2%
	10 - 14	3,316	5.2%	3,247	4.9%	3,491	5.2%
	15 - 19	3,337	5.2%	3,310	5.0%	3,120	4.6%
	20 - 24	6,876	10.7%	5,089	7.7%	5,170	7.7%
	25 - 34	11,091	17.3%	13,273	20.2%	12,556	18.6%
	35 - 44	7,026	11.0%	7,524	11.4%	9,334	13.8%
	45 - 54	8,097	12.6%	7,243	11.0%	6,760	10.0%
	55 - 64	8,435	13.2%	8,438	12.8%	7,686	11.4%
	65 - 74	4,640	7.2%	6,071	9.2%	7,043	10.4%
	75 - 84	2,866	4.5%	2,927	4.4%	3,424	5.1%
	85+	1,400	2.2%	1,521	2.3%	1,545	2.3%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		45,231	70.6%	44,411	67.5%	43,432	64.4%
Black Alone		14,534	22.7%	16,170	24.6%	17,772	26.3%
American Indian Alone		137	0.2%	142	0.2%	147	0.2%
Asian Alone		2,211	3.4%	2,700	4.1%	3,257	4.8%
Pacific Islander Alone		24	0.0%	27	0.0%	28	0.0%
Some Other Race Alone		1,073	1.7%	1,243	1.9%	1,413	2.1%
Two or More Races		879	1.4%	1,126	1.7%	1,405	2.1%
Hispanic Origin (Any Race)		3,223	5.0%	3,670	5.6%	4,224	6.3%

Data Note: Income is expressed in current dollars.

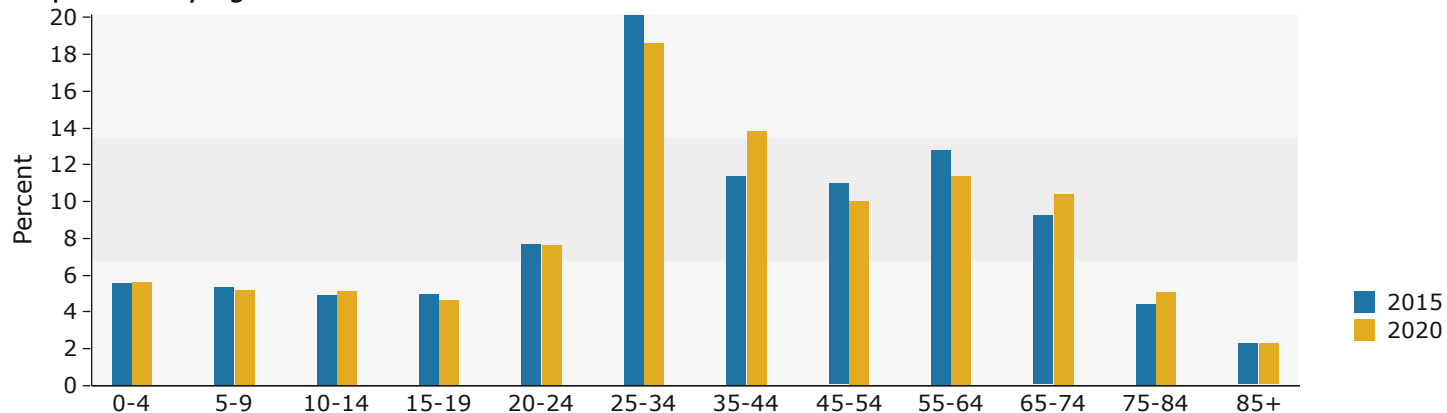
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016

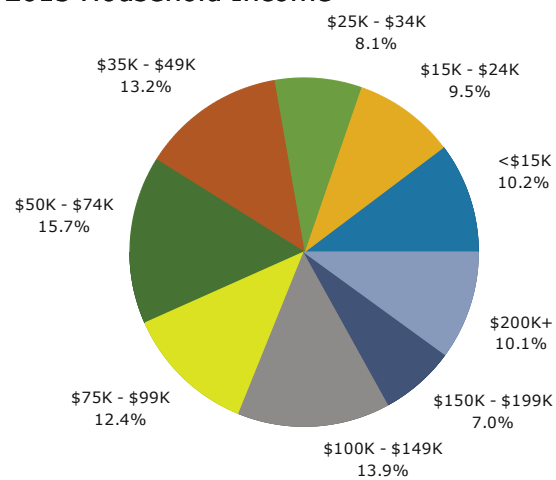
Trends 2015-2020



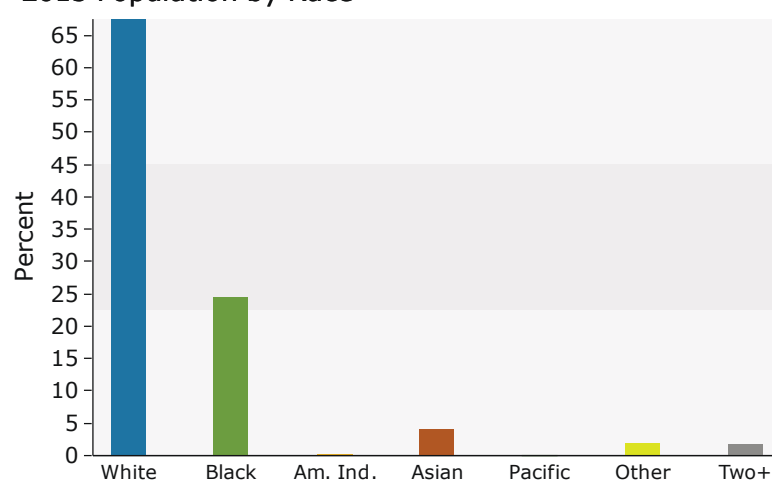
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.6%



Demographic and Income Profile

7657 Perkins Rd, Baton Rouge, Louisiana, 70810
Ring: 5 mile radius

Prepared by Carmen R. Austin, CCIM

Latitude: 30.39427
Longitude: -91.10857

Summary	Census 2010		2015		2020	
Population	181,224		186,132		190,339	
Households	78,558		81,185		83,160	
Families	41,035		41,673		42,065	
Average Household Size	2.25		2.23		2.23	
Owner Occupied Housing Units	39,800		37,874		38,711	
Renter Occupied Housing Units	38,758		43,311		44,450	
Median Age	31.2		32.2		33.2	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.45%		0.84%		0.75%	
Households	0.48%		0.93%		0.77%	
Families	0.19%		0.71%		0.69%	
Owner HHs	0.44%		0.91%		0.70%	
Median Household Income	2.15%		2.60%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	13,896	17.1%	13,364	16.1%		
\$15,000 - \$24,999	8,194	10.1%	6,265	7.5%		
\$25,000 - \$34,999	7,125	8.8%	6,385	7.7%		
\$35,000 - \$49,999	11,398	14.0%	11,718	14.1%		
\$50,000 - \$74,999	12,030	14.8%	13,064	15.7%		
\$75,000 - \$99,999	8,406	10.4%	8,754	10.5%		
\$100,000 - \$149,999	9,787	12.1%	11,073	13.3%		
\$150,000 - \$199,999	4,569	5.6%	5,713	6.9%		
\$200,000+	5,780	7.1%	6,825	8.2%		
Median Household Income	\$49,964		\$55,583			
Average Household Income	\$77,514		\$87,366			
Per Capita Income	\$34,143		\$38,501			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,018	6.1%	10,713	5.8%	11,025	5.8%
5 - 9	9,559	5.3%	10,060	5.4%	9,936	5.2%
10 - 14	9,181	5.1%	9,206	4.9%	9,598	5.0%
15 - 19	13,346	7.4%	13,191	7.1%	13,004	6.8%
20 - 24	25,711	14.2%	23,497	12.6%	23,344	12.3%
25 - 34	31,258	17.2%	34,908	18.8%	34,136	17.9%
35 - 44	19,609	10.8%	20,586	11.1%	24,057	12.6%
45 - 54	21,321	11.8%	19,391	10.4%	18,129	9.5%
55 - 64	19,663	10.9%	20,479	11.0%	19,375	10.2%
65 - 74	10,382	5.7%	13,569	7.3%	16,039	8.4%
75 - 84	6,639	3.7%	6,750	3.6%	7,877	4.1%
85+	3,535	2.0%	3,781	2.0%	3,821	2.0%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	112,682	62.2%	110,727	59.5%	107,864	56.7%
Black Alone	54,837	30.3%	58,928	31.7%	63,042	33.1%
American Indian Alone	416	0.2%	427	0.2%	436	0.2%
Asian Alone	7,425	4.1%	9,014	4.8%	10,716	5.6%
Pacific Islander Alone	82	0.0%	87	0.0%	87	0.0%
Some Other Race Alone	3,069	1.7%	3,519	1.9%	3,969	2.1%
Two or More Races	2,714	1.5%	3,430	1.8%	4,226	2.2%
Hispanic Origin (Any Race)	8,688	4.8%	9,875	5.3%	11,313	5.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016



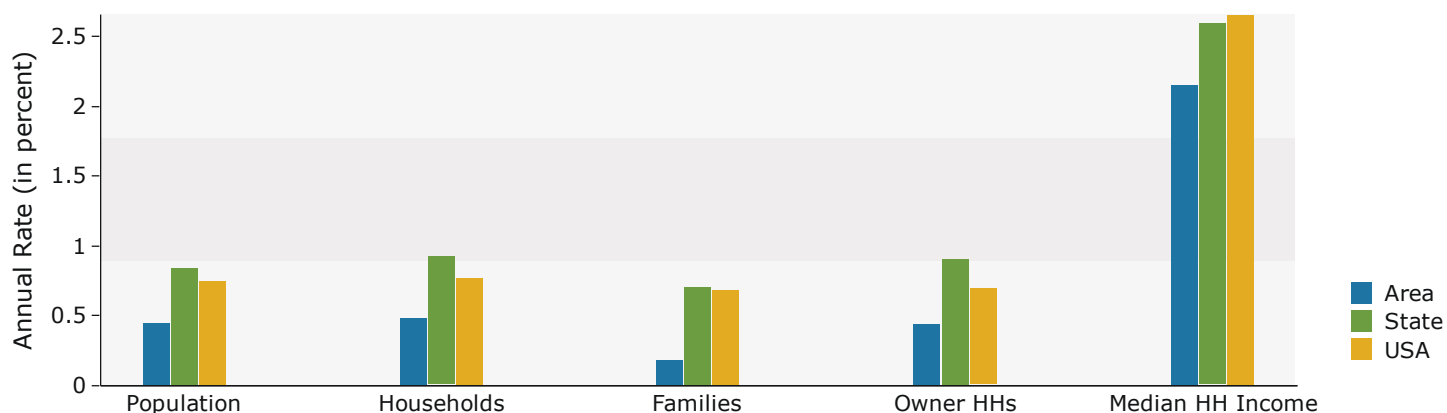
Demographic and Income Profile

7657 Perkins Rd, Baton Rouge, Louisiana, 70810
Ring: 5 mile radius

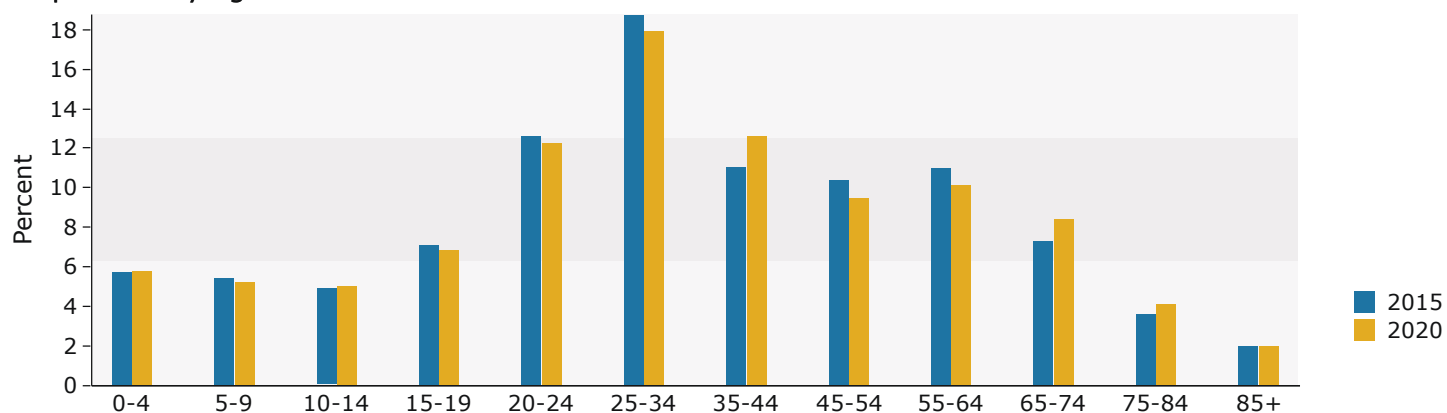
Prepared by Carmen R. Austin, CCIM

Latitude: 30.39427
Longitude: -91.10857

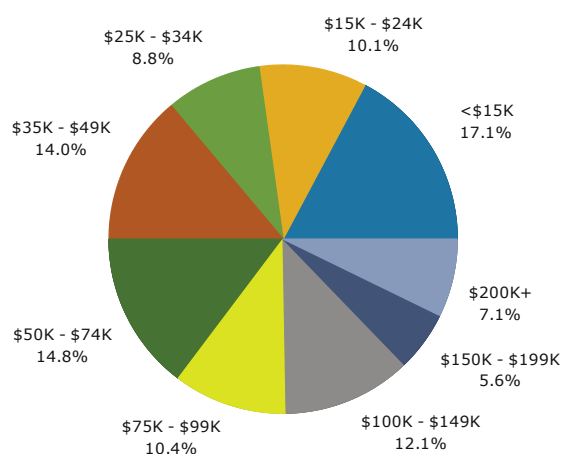
Trends 2015-2020



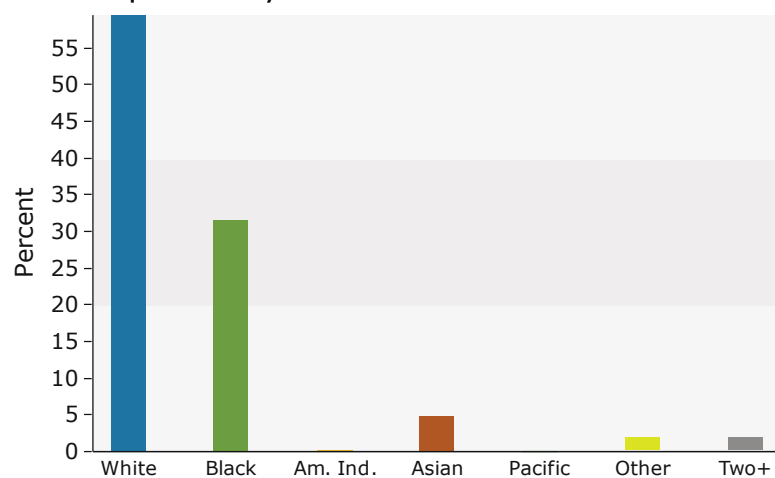
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

May 20, 2016