



# ±1.66 ACRE BUILD TO SUIT AVAILABLE AT PERKINS RD AND ESSEN LN

8190 PERKINS RD BATON ROUGE, LA 70810



## FOR LEASE

## LEASE RATE: CONTACT BROKER

### ±1.66 ACRES

- Located in the Baton Rouge health district
- Nearby several retail businesses including Perkins Rowe and the Mall of Louisiana
- Build to Suit or Ground Lease available
- Located just South of Perkins Rd / Essen Ln – ±41,825 VPD

#### CONTACT:

GABRIELLE ZIA WILL CHADWICK, MBA  
225.200.0302 225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- This property is located in the heart of the Baton Rouge health district – it is nearby the Our Lady of the Lake Children's Hospital and Medical Center, Baton Rouge General Medical Center, Ochsner Medical Complex, and numerous health clinics.
- The property is also surrounded by various retail business and is less than 5 minutes from the Mall of Louisiana and Perkins Rowe shopping center. Nearby tenants include Burger King, Iron Tribe, Pet Suites, Walgreens, Rotolo's, Domino's, Ichiban, and so many more.
- The property is available for a Build to Suit or Ground Lease.
- The property, which enjoys a frontage of ±313.5 ft, is located just south of Perkins Rd at Essen Ln / Staring Ln which has a daily traffic count of ±41,825.
- There is a left-hand turn lane already in place on Perkins making for easy access for traffic in both directions.
- Contact listing agents Gabrielle Zia (225.200.0302) & Will Chadwick (225.368.7667).

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# INTERIOR PHOTOS

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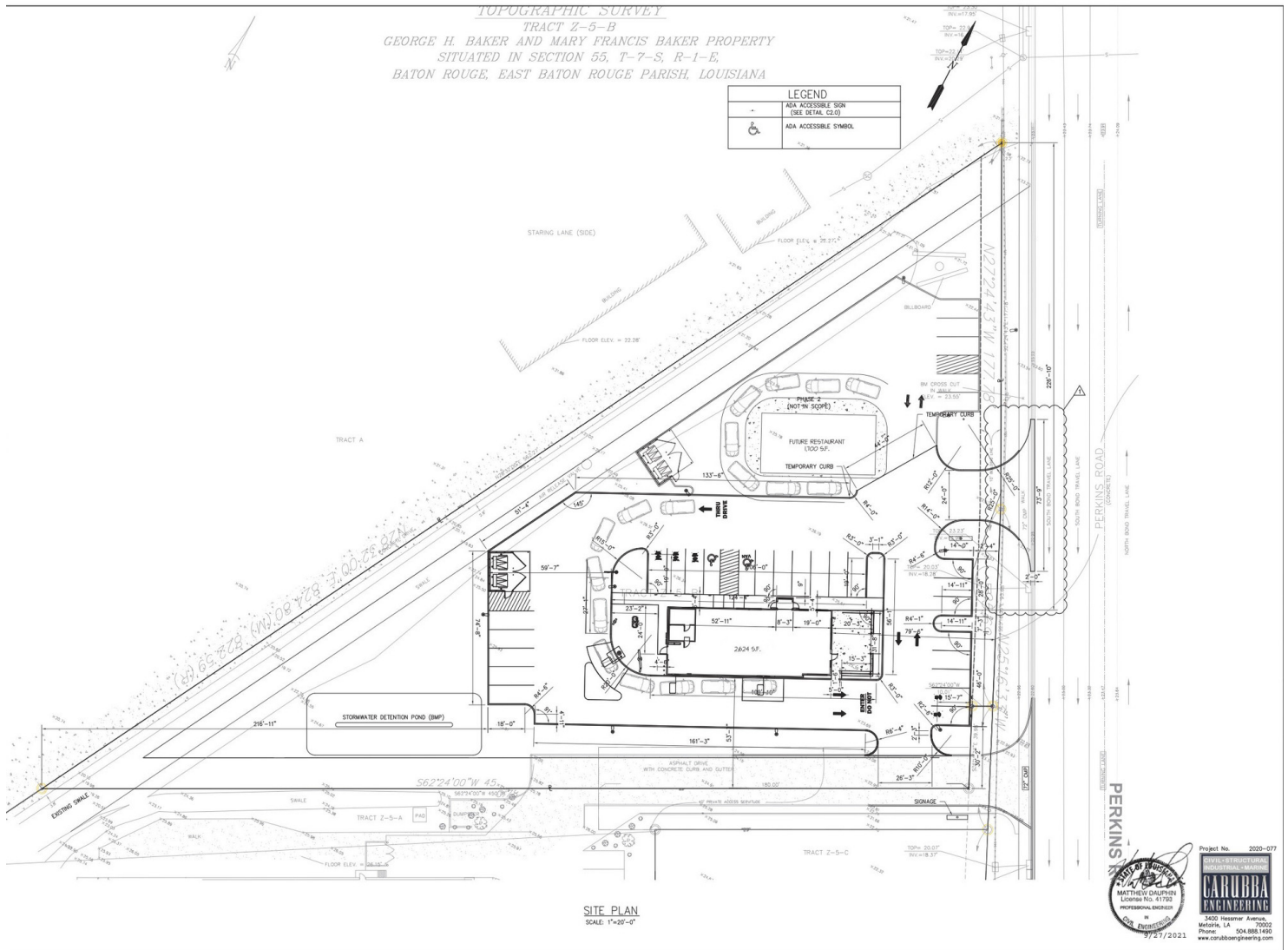
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# POTENTIAL SITE CONFIGURATION



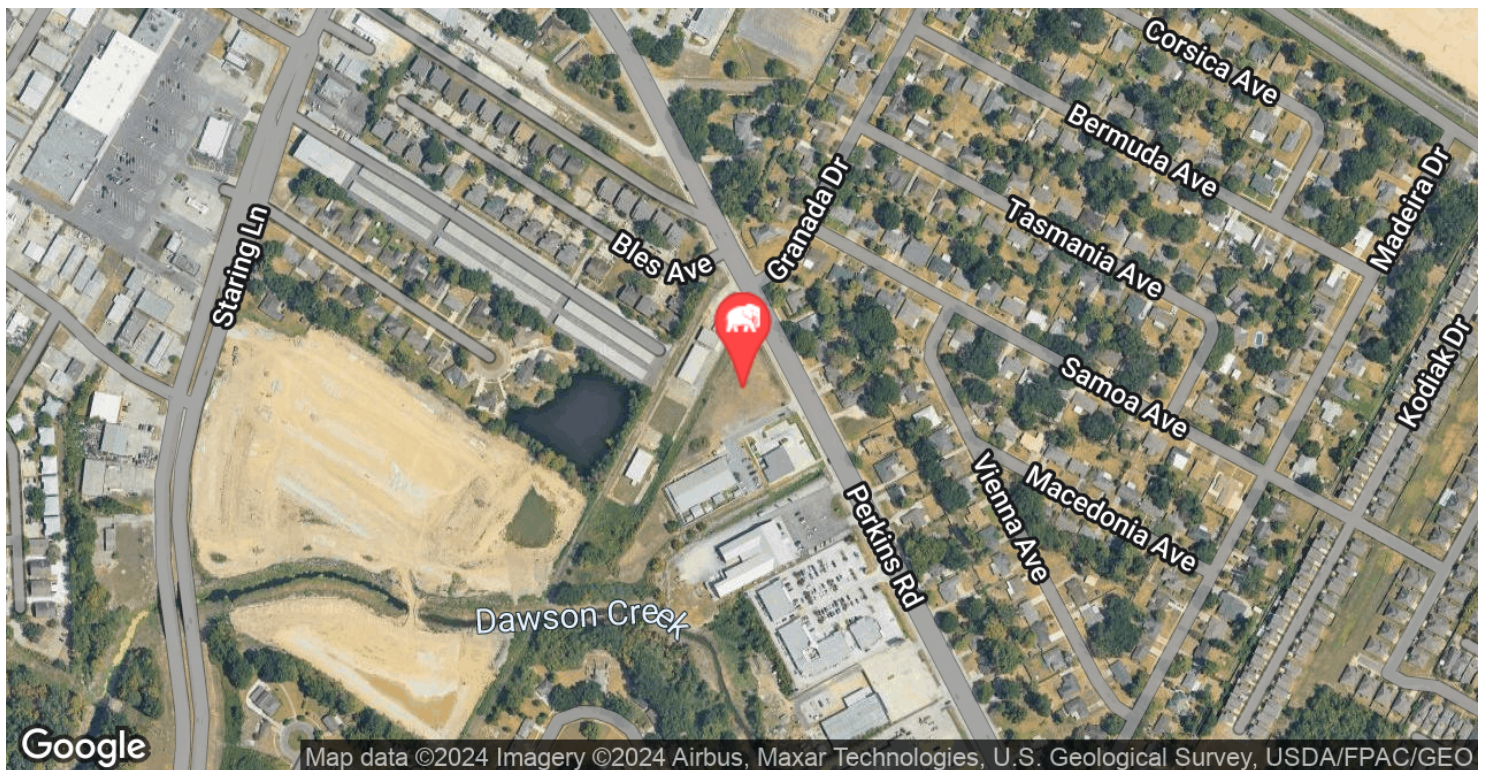
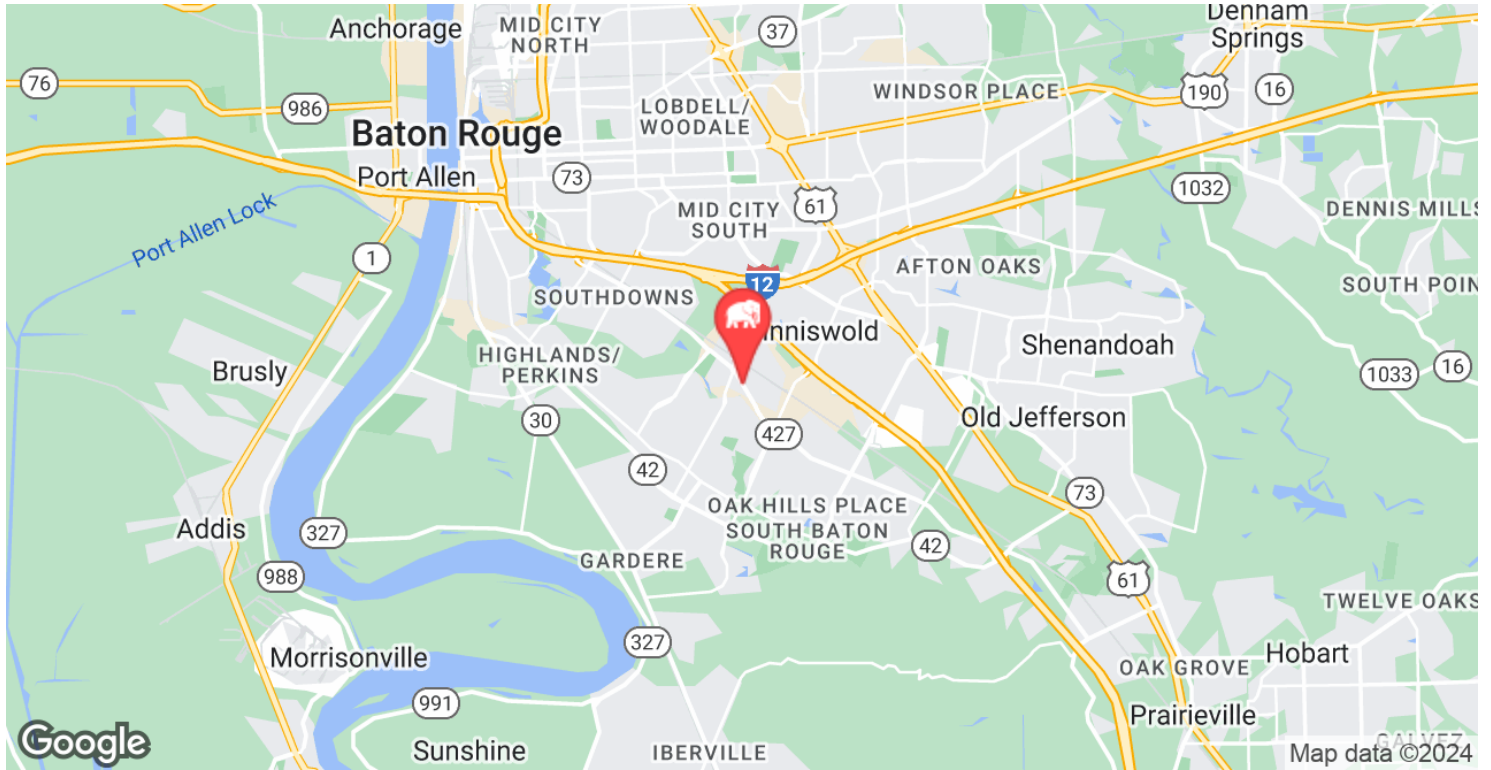
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# LOCATION MAP



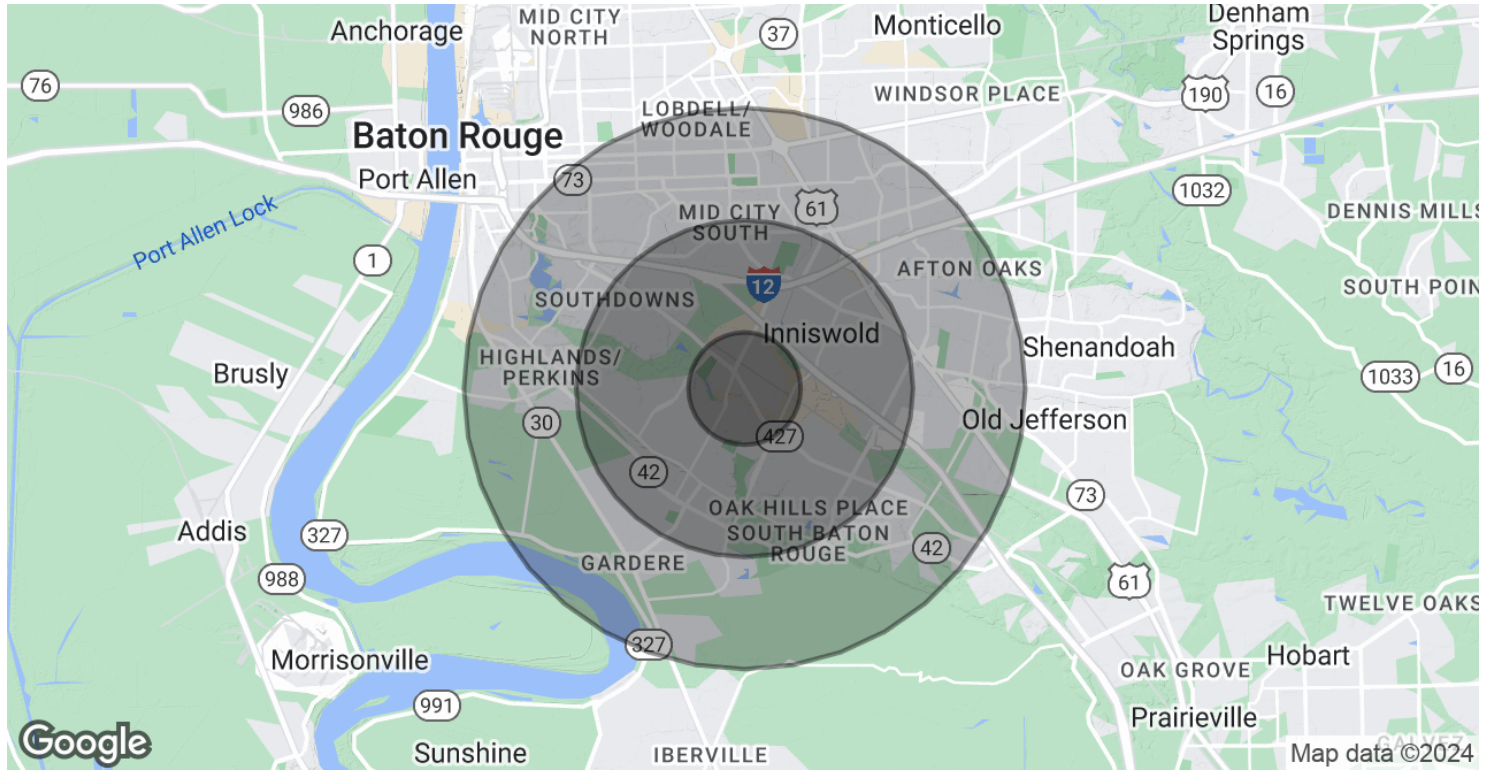
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,073	63,375	176,226
Average Age	39.2	39.3	37.2
Average Age (Male)	40.7	38.6	35.9
Average Age (Female)	40.0	40.1	37.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,954	31,177	86,831
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$61,185	\$90,727	\$80,830
Average House Value	\$205,273	\$252,056	\$229,209

\* Demographic data derived from 2020 ACS - US Census

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