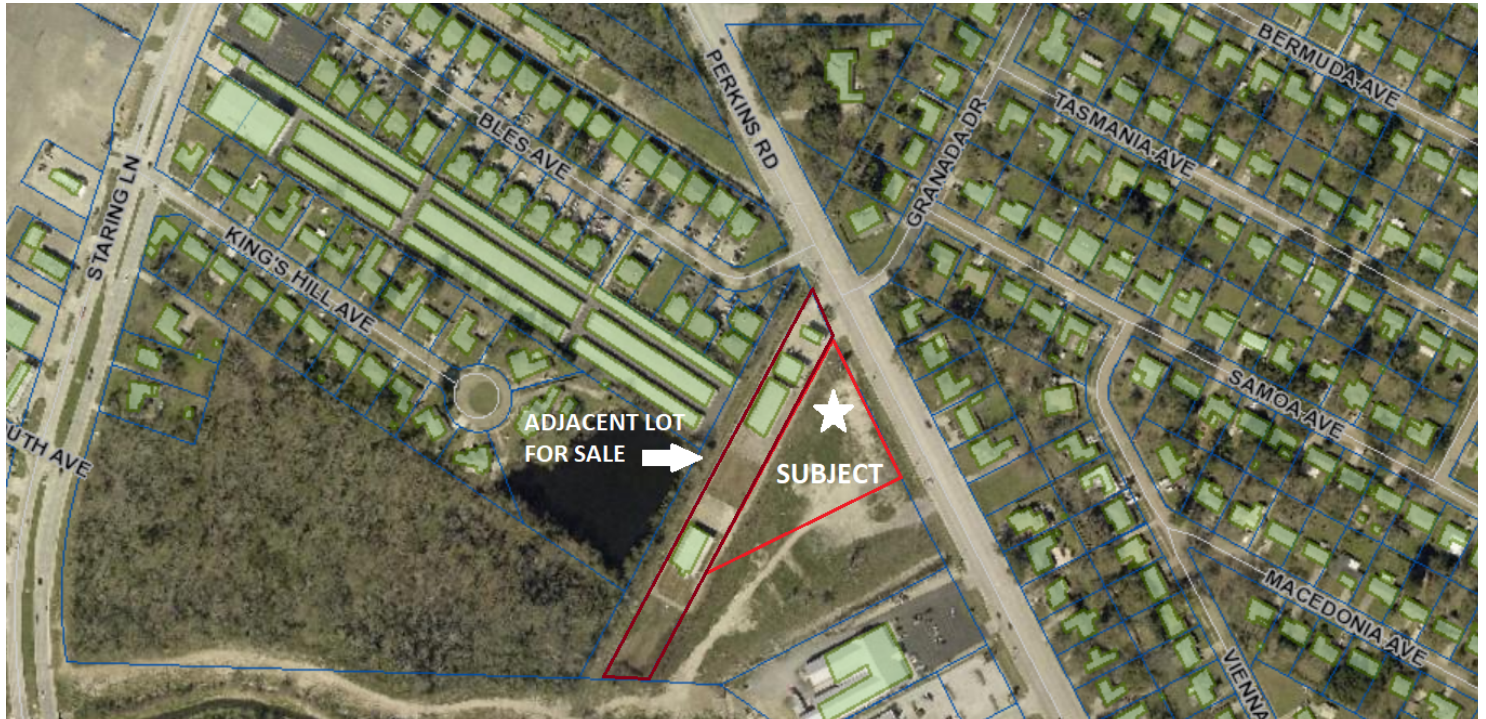


LAND FOR SALE

PERKINS ROAD RETAIL LAND PARCEL

8200 Perkins Rd, Baton Rouge, LA 70810



SALE PRICE

\$799,000

PROPERTY OVERVIEW

Great opportunity for a retailer or office development. Subject property located near Perkins Rowe and Our Lady of The Lake Medical Center. Adjacent 2.01 +/- acre tract currently listed for sale at \$799,000. Contact agent for additional details or to schedule a consultation.

LOT SIZE:

1.66 +/- Acres

ZONING:

C-1

PROPERTY HIGHLIGHTS

- 1.658 +/- Acre Land Parcel
- 272x450x562 +/- ft
- Elevation improved 3+/-ft since last topo

TRAFFIC COUNT

21369 CPD

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PERKINS ROAD RETAIL LAND PARCE



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COMMERCIAL

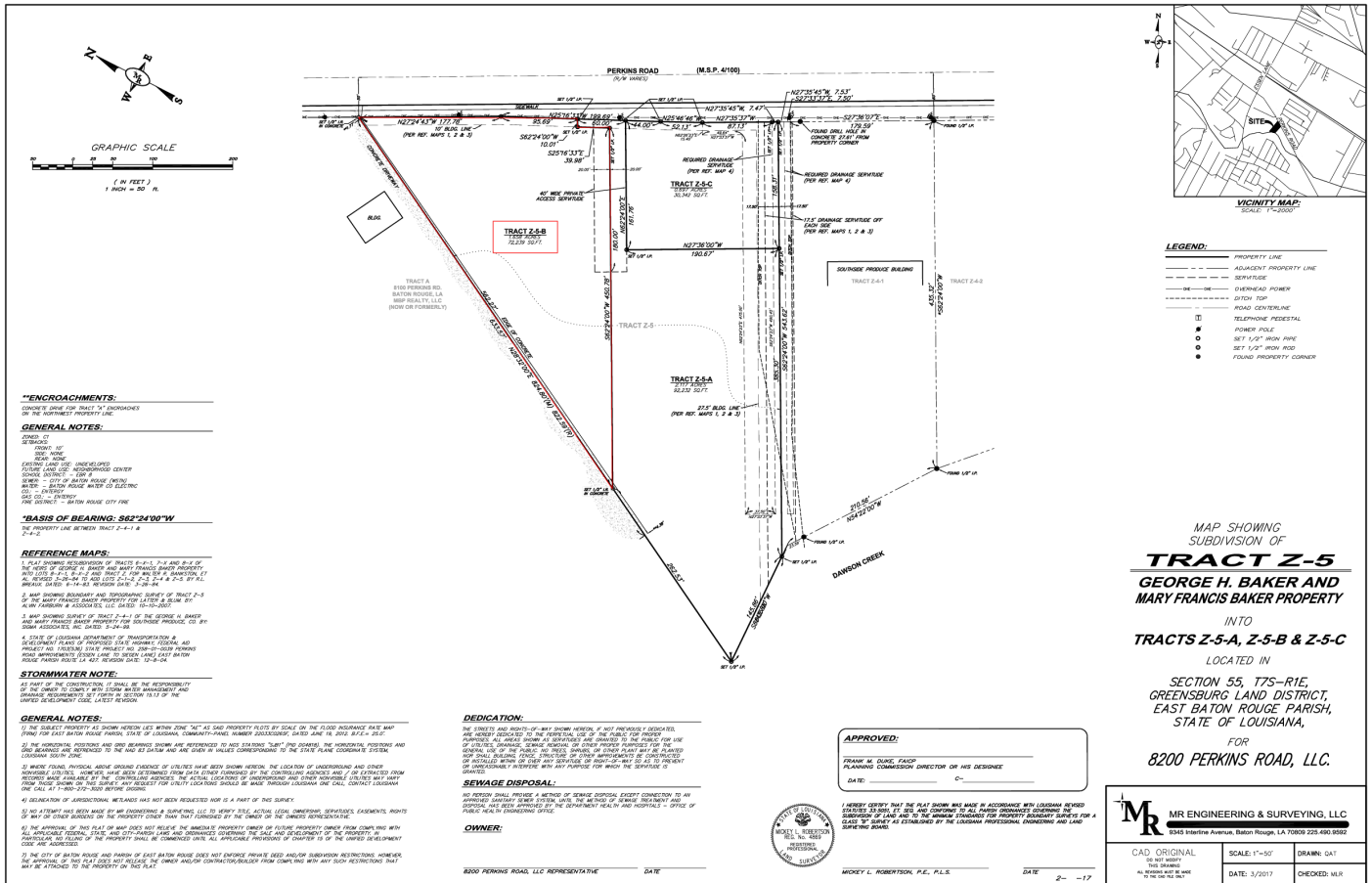


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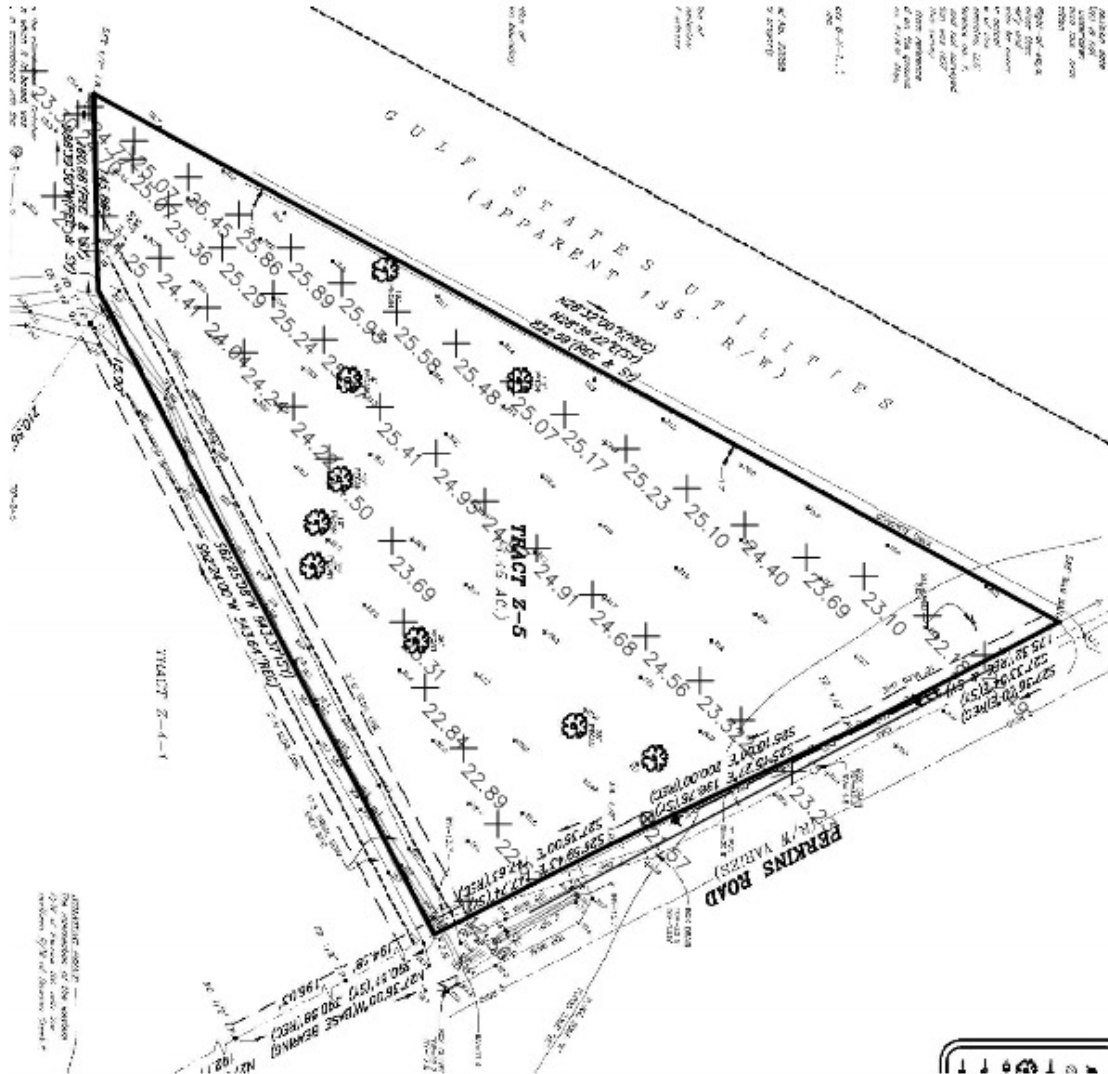
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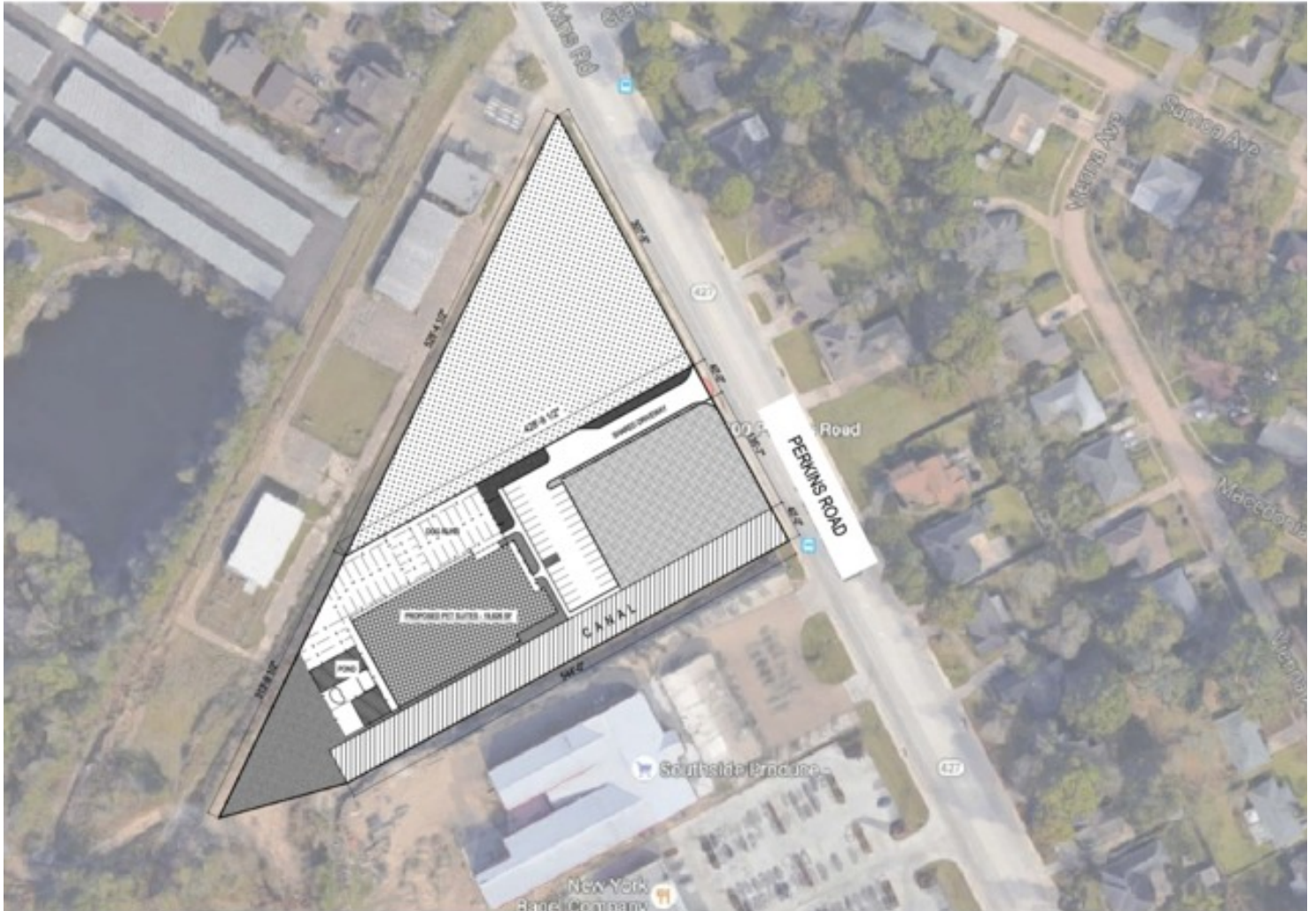


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LAND FOR SALE

PERKINS ROAD RETAIL LAND PARCE

8200 Perkins Rd, Baton Rouge, LA 70810



1 SITE
A1.01 1/4"

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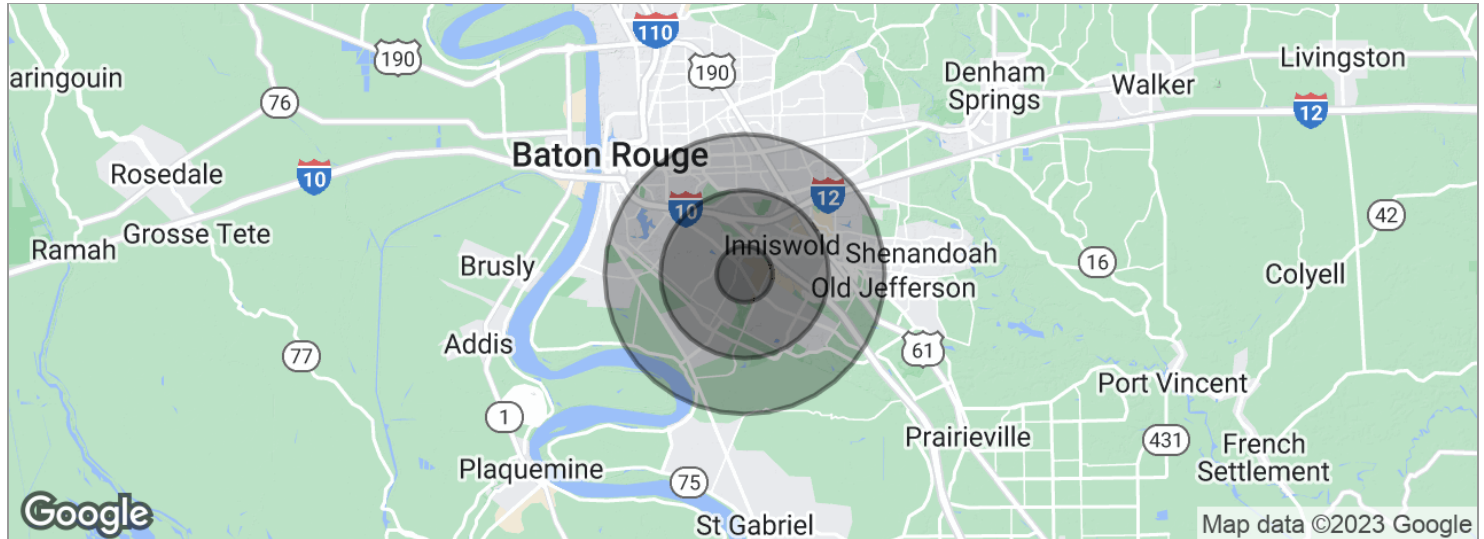
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PERKINS ROAD RETAIL LAND PARCEL

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,152	60,285	157,666
Median age	37.0	37.5	35.3
Median age (male)	32.0	34.2	33.2
Median age (Female)	42.1	40.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,174	26,092	65,648
# of persons per HH	2.3	2.3	2.4
Average HH income	\$81,239	\$88,237	\$82,057
Average house value	\$232,390	\$297,199	\$298,869

* Demographic data derived from 2020 ACS - US Census

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