

BRAND Real Estate Services

TRADER JOE'S

The
KEEPING ROOM

EDIT

ACADIAN VILLAGE

3535 PERKINS ROAD. | BATON ROUGE, LA 70808

Project Overview

3535 Perkins Rd.

3,200 SF

Space Available 02/01/26

1,600 SF

Space Available

Premier retail center anchored by **Trader Joes**

Convenient location at corner of Perkins Rd. & Acadian Thruway

Tenants include Lululemon, Sephora, Petco, 2nd and Charles, EDIT Boutique, The Keeping Room, Smarter Eyewear, Acme Oyster House, The Ruby Slipper, Jersey Mike's, Nothing Bundt Cakes, and others.



Demographics

3535 Perkins Rd.

Traffic Counts

Perkins Rd.	22,045 VPD
S. Acadian Thruway	29,971 VPD

Demographics

	1 MILE	3 MILES	5 MILES
Population	7,937	85,098	172,374
Daytime Employment	9,696	141,022	265,720
HH Income	\$116,612	\$84,355	\$80,622

GPS Coordinates

33.977898 Lat.
-84.080283 Long.



Available Space

3535 Perkins Rd.

Tenants

SUITE	TENANT	SF
E-1	2nd & Charles	10,920
E-2	Petco	11,000
E-3	Sephora	4,960
A-1	Trader Joe's	13,000
A-2	The Keeping Room	1,600
A-3	EDIT Boutique	2,000
A-4	Smarter Eyewear	1,600
A-5	AVAILABLE	1,600
A-6	Acadian Modern Dentistry	3,200
A-8	Eggie Salon Studio	1,960
A-9	Vertage Clothing	1,600

SUITE	TENANT	SF
A-10	La Divina	1,600
A-11	Nothing Bundt Cakes	2,400
A-12	Jersey Mike's	1,600
B-1	The Ruby Slipper Cafe	3,404
B-2	Barre3	1,800
B-3	Kean's Fine Dry Cleaning	1,200
D	Acme Oyster House Rest.	6,210
E	AVAILABLE	3,200
G	Lululemon	5,986
T	Tesla Supercharger Station	-
TOTAL SQUARE FEET		80,840





Contact

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