



Baton Rouge's premier shopping mixed-use destination, Perkins Rowe blends shopping, dining, entertainment, office, residential and grocery in a pedestrian-friendly mixed-use environment that appeals to both regional tourists and local residents.

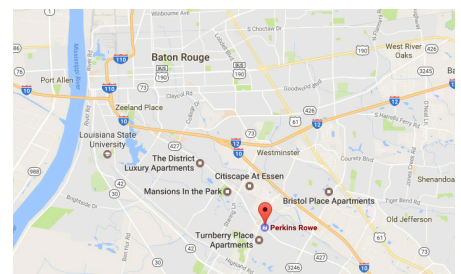


PROPERTY OVERVIEW

- 745K sf mixed-use Town Center including 375K sf of retail, 226 multi-family residential units, and 135K sf of Class A office space.
- Public green space, outdoor courtyards, welcoming streetscapes & walkways and many more amenities.
- Conveniently located on Perkins Rd. & Bluebonnet Blvd, with easy regional access via I-10.
- The City of Baton Rouge has approved plans for the new *Picardy Avenue Extension* on the eastern perimeter of the property, which will connect Perkins Rd. to the Mall of Louisiana Ring Rd. and provide another direct access point from I-10.
- Anchors: The Fresh Market, recently remodeled 16-screen Cinemark XD Theatre, LA Fitness, CVS and Barnes & Noble.
- Planning for a major common area and amenity upgrade is underway.
- Future densification opportunities possible.

TRADE AREA DEMOGRAPHICS (DRIVETIMES)

TRADE AREA	5 Minutes	10 Minutes	30 Minutes
Population (2016)	7,355	52,440	479,901
Households	3,429	23,032	189,892
Avg. HH Income	\$89,158	\$92,582	\$75,165
Daytime Population	10,536	71,026	439,139



contact

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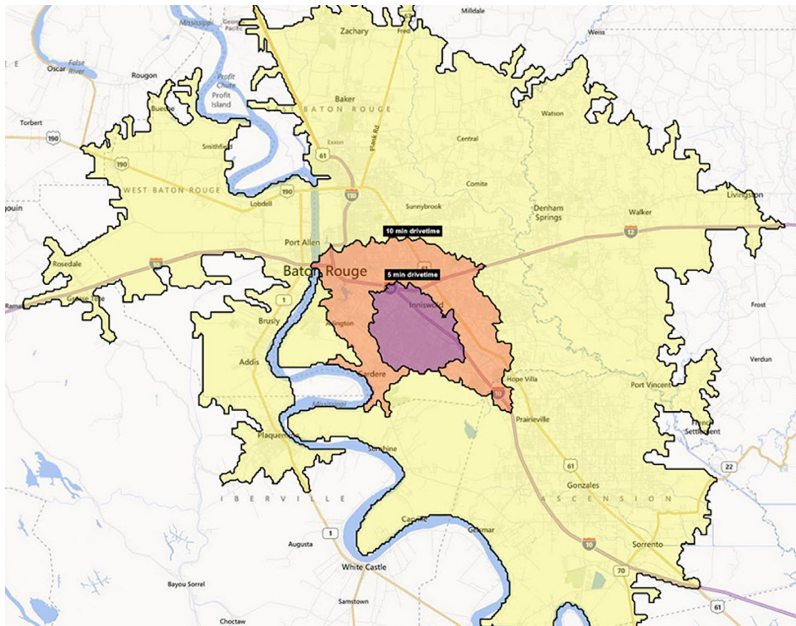
MARKET OVERVIEW

- State capital of Louisiana with diverse economic drivers including petrochemical production, biomedical, IT, education, healthcare and government.
- Home to Louisiana State University (LSU), with 31K students, 1.5K faculty members and 5.6K total employees.
- Port of Greater Baton Rouge ranks 9th nationally in total tonnage.
- Nine medical facilities create a hub that employs 17,000+ high-income and skilled workers.

RETAIL AERIAL



TRADE AREA DRIVETIMES



RETAIL MIX

ALTAR'D STATE	IMPECCABLE PIG
ALUMNI HALL	J. CREW
ANTHROPOLOGIE	KENDRA SCOTT
AVEDA	KINNUCAN'S
BARNES & NOBLE	KONA GRILL
BCBGMAXAZRIA	LA FITNESS
BIN 77 BISTRO & WINE	LA MADELEINE
CALIFORNIA PIZZA KITCHEN	LIFE CRYO
CHARMING CHARLIE	ORVIS
CINEMARK	SHADES
CVS	SUR LA TABLE
DRYBAR	TEXAS DE BRAZIL
FRANCESCA'S	URBAN OUTFITTERS
THE FRESH MARKET	Z GALLERIE
FROCK CANDY	ZÔE'S KITCHEN



Conscious Place is the next generation of experiential development. A community that is inspirational, educational and sustainable; full of wellness and vitality. It connects and empowers customers and stakeholders alike by truly making a difference in their lives.



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