



## OFFERING SUMMARY

<b>Building SqFt</b>	170,416 SqFt
<b>Year Built</b>	1987
<b>Lot Size (acres)</b>	15.53
<b>Zoning Type</b>	Commercial
<b>Siegen Lane Traffic</b>	43,872 cars per day
<b>I-10 Traffic Count</b>	107,728 cars per day
<b>MSA Population</b>	886,652 residents
<b>Anchor Tenants</b>	Total Wine and Aldi

## PROPERTY OVERVIEW

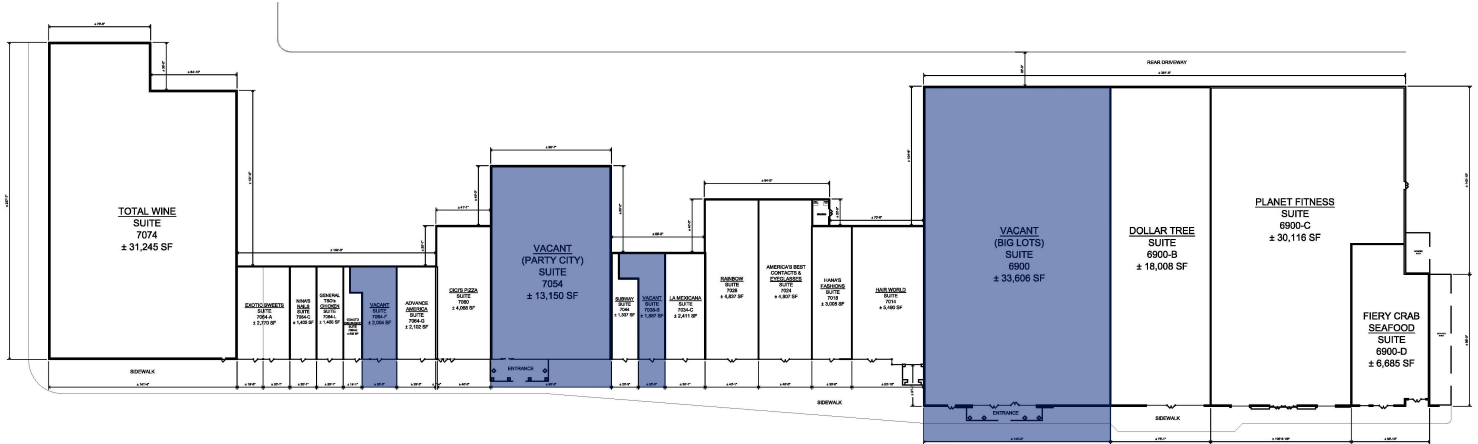
Located at the intersection of I-10 and Siegen Lane, one of the top retail destinations of Baton Rouge, the Siegen Village Shopping Center currently has both anchor and inline small-shop availabilities.

The corporate bankruptcies of Party City and Big Lots have created unique opportunities within the center:

- Party City availability: 13,150 square feet
- Big Lots availability: 33,606 square feet
- Small Shop Availability: 2,004 square feet and 1,887 square feet

## PROPERTY HIGHLIGHTS

- Highly trafficked intersection with excellent visibility
- Parking Lot lights recently replaced and upgraded
- Ten (10) Ingress/Egress Points across multiple streets and parcels
- Dominant, notoriously tight retail corridor with high barriers to entry
- Prominent retailers located at the I-10 & Siegen Lane interchange: Target, Academy, Rooms To Go, Lowe's, Sam's & Wal-Mart, Top Golf, and many more



**1 EXISTING OVERALL BUILDING**  
SCALE: 1" = 40'-0"

BUILDING INFORMATION					
SUITE	AREA	TENANT	SUITE	AREA	TENANT
SUITE 7074	± 31,245 S.F.	TOTAL WINE	SUITE 7038-B	± 1,887 S.F.	VACANT
SUITE 7064-A	± 2,770 S.F.	EXOTIC SWEETS	SUITE 7034-C	± 2,411 S.F.	LA MEXICANA
SUITE 7064-C	± 1,405 S.F.	NINA'S NAILS	SUITE 7028	± 4,836 S.F.	RAINBOW
SUITE 7064-L	± 1,405 S.F.	GENERAL TSO'S CHICKEN	SUITE 7024	± 4,807 S.F.	AMERICA'S BEST CONTACTS & EYEGLASSES
SUITE 7064-E	± 805 S.F.	GOAUTO INSURANCE	SUITE 7018	± 3,005 S.F.	HANNA'S FASHIONS
SUITE 7064-F	± 2,004 S.F.	VACANT	SUITE 7014	± 5,490 S.F.	HAIR WORLD
SUITE 7064-G	± 2,102 S.F.	ADVANCE AMERICA	SUITE 6900	± 33,606 S.F.	VACANT (BIG LOTS)
SUITE 7060	± 4,068 S.F.	CICI'S PIZZA	SUITE 6900-B	± 18,008 S.F.	DOLLAR TREE
SUITE 7054	± 13,150 S.F.	VACANT (PARTY CITY)	SUITE 6900-C	± 30,116 S.F.	PLANET FITNESS
SUITE 7044	± 1,337 S.F.	SUBWAY	SUITE 6900-D	± 6,685 S.F.	FIERY CRAB SEAFOOD
TOTAL	± 171,142 SQ. FT.				

**PLAN NOTES:**

- THIS DRAWING IS FOR PLANNING PURPOSES ONLY.
- DO NOT SCALE FOR WORKING DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORKS.



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,490	57,147	138,807
2010 Population	4,973	65,024	160,126
2024 Population	5,221	67,131	171,595
2029 Population	5,038	65,889	170,299
2024-2029 Growth Rate	-0.71 %	-0.37 %	-0.15 %
2024 Daytime Population	13,732	109,700	214,510

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	125	1,721	4,814
\$15000-24999	118	1,568	3,574
\$25000-34999	119	2,498	4,991
\$35000-49999	231	2,986	7,259
\$50000-74999	567	6,388	14,162
\$75000-99999	398	4,466	11,093
\$100000-149999	364	5,117	12,914
\$150000-199999	378	2,769	6,336
\$200000 or greater	219	2,908	8,365
Median HH Income	\$ 79,887	\$ 75,203	\$ 78,384
Average HH Income	\$ 107,883	\$ 104,361	\$ 110,123

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,343	23,969	55,897
2010 Total Households	2,095	28,609	66,662
2024 Total Households	2,518	30,425	73,511
2029 Total Households	2,515	30,752	75,090
2024 Average Household Size	2.07	2.18	2.31
2024 Owner Occupied Housing	1,162	17,424	46,058
2029 Owner Occupied Housing	1,187	17,891	47,550
2024 Renter Occupied Housing	1,355	13,001	27,453
2029 Renter Occupied Housing	1,328	12,861	27,539
2024 Vacant Housing	441	3,878	8,759
2024 Total Housing	2,959	34,303	82,270



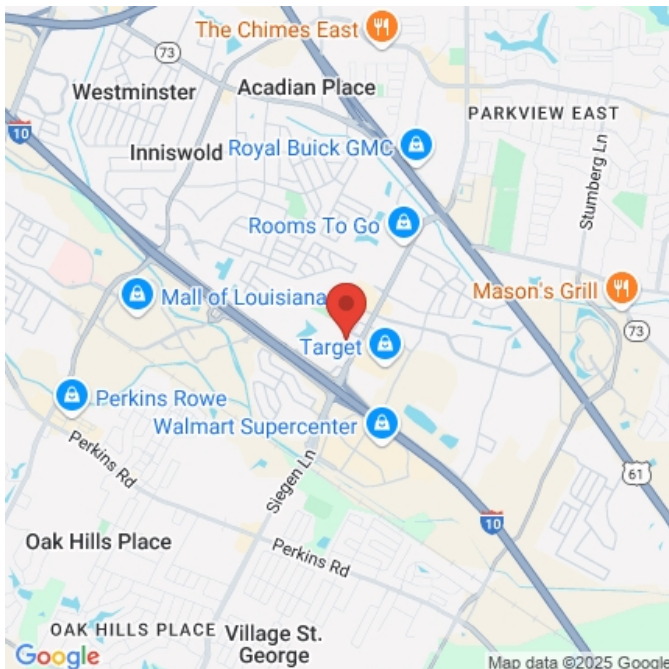




## ABOUT BATON ROUGE

Baton Rouge is the State Capital of Louisiana and is known for its unique blend of Cajun and Creole cultures, strong political history, and thriving arts and food scene.

Home to Louisiana State University (LSU), the City has 227,470 residents and an overall MSA population of 882,652.



### CITY OF BATON ROUGE

County	East Baton Rouge
Incorporated	1/15/1817

### AREA

City	88.5 sq mi
Land	86.3 sq mi
Water	2.2 sq mi
Elevation	56 ft

### POPULATION

Population	227,470
Rank	99
Density	2,635.32 sq mi
Urban	631,326