

For Lease

SIEGEN PERKINS PLAZA

8681 SIEGEN LN, BATON ROUGE, LA 70810

18.50/SF
(ANNUAL)



PROPERTY INFO:

- Winn-Dixie anchored shopping center available for immediate occupancy
- 3 units available: 1,500 SF - 2,390 SF
- Property is situated on the corner of two major roads in Baton Rouge, Siegen Lane and Perkins Road
- Property comes with ample parking which was recently renovated

CLAY FURR | c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

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Lat/Lon: 30.3699/-91.0722

8669 Siegen Ln		1 mi radius		3 mi radius		5 mi radius	
Baton Rouge, LA 70810							
Population							
Estimated Population (2023)	11,170		52,738		143,054		
Projected Population (2028)	10,954		51,907		141,140		
Census Population (2020)	10,918		53,284		144,373		
Census Population (2010)	9,398		50,288		133,373		
Projected Annual Growth (2023 to 2028)	-216	-0.4%	-831	-0.3%	-1,914	-0.3%	
Historical Annual Growth (2020 to 2023)	252	0.8%	-546	-0.3%	-1,319	-0.3%	
Historical Annual Growth (2010 to 2020)	1,519	1.6%	2,996	0.6%	11,000	0.8%	
Households							
Estimated Households (2023)	4,686		23,222		62,511		
Projected Households (2028)	4,517		22,426		60,375		
Census Households (2020)	4,577		23,236		62,383		
Census Households (2010)	3,788		21,358		56,454		
Projected Annual Growth (2023 to 2028)	-169	-0.7%	-796	-0.7%	-2,136	-0.7%	
Historical Annual Growth (2020 to 2023)	109	0.8%	-13	-	128	-	
Historical Annual Growth (2010 to 2020)	789	2.1%	1,877	0.9%	5,929	1.1%	
Average Household Income							
Estimated Average Household Income (2023)	\$138,880		\$132,615		\$127,171		
Projected Average Household Income (2028)	\$154,595		\$147,589		\$141,274		
Census Average Household Income (2020)	\$86,222		\$85,545		\$86,020		
Census Average Household Income (2010)	\$73,177		\$67,514		\$67,854		
Projected Annual Growth (2023 to 2028)	\$15,715	2.3%	\$14,974	2.3%	\$14,103	2.2%	
Historical Annual Growth (2020 to 2023)	\$52,657	4.7%	\$47,070	4.2%	\$41,151	3.7%	
Historical Annual Growth (2010 to 2020)	\$13,045	1.8%	\$18,031	2.7%	\$18,166	2.7%	
Median Household Income							
Estimated Median Household Income (2023)	\$91,956		\$95,360		\$95,840		
Projected Median Household Income (2028)	\$93,175		\$97,523		\$97,384		
Census Median Household Income (2020)	\$69,339		\$69,324		\$67,013		
Census Median Household Income (2010)	\$64,605		\$56,272		\$54,736		
Projected Annual Growth (2023 to 2028)	\$1,219	0.3%	\$2,163	0.5%	\$1,545	0.3%	
Historical Annual Growth (2020 to 2023)	\$22,617	2.5%	\$26,036	2.9%	\$28,827	3.3%	
Historical Annual Growth (2010 to 2020)	\$4,734	0.7%	\$13,052	2.3%	\$12,277	2.2%	
Per Capita Income							
Estimated Per Capita Income (2023)	\$58,446		\$58,488		\$55,691		
Projected Per Capita Income (2028)	\$63,937		\$63,860		\$60,554		
Census Per Capita Income (2020)	\$34,762		\$36,317		\$36,403		
Census Per Capita Income (2010)	\$27,346		\$27,101		\$27,810		
Projected Annual Growth (2023 to 2028)	\$5,491	1.9%	\$5,372	1.8%	\$4,863	1.7%	
Historical Annual Growth (2020 to 2023)	\$23,683	5.2%	\$22,171	4.7%	\$19,288	4.1%	
Historical Annual Growth (2010 to 2020)	\$7,416	2.7%	\$9,217	3.4%	\$8,593	3.1%	
Other Income							
Estimated Families (2023)	3,070		13,641		36,983		
Estimated Average Family Income (2023)	\$176,227		\$176,447		\$161,786		
Estimated Median Family Income (2023)	\$119,923		\$130,441		\$127,625		
Estimated Average Household Net Worth (2023)	\$717,484		\$682,090		\$680,844		

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