

For Lease

SIEGEN PERKINS PLAZA

8681 SIEGEN LN, BATON ROUGE, LA 70810

18.50/SF
(ANNUAL)



PROPERTY INFO:

- Super 1 Foods anchored shopping center available for immediate occupancy
- 2 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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1 mi radius **3 mi radius** **5 mi radius**

Population

2025 Estimated Population	10,895	53,238	148,626
2030 Projected Population	10,729	52,637	147,257
2020 Census Population	10,992	53,065	144,037
2010 Census Population	9,498	50,065	133,041
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	1.0%	0.4%	0.8%
2025 Median Age	39.8	38.3	36.8

Households

2025 Estimated Households	4,680	23,091	62,742
2030 Projected Households	4,724	23,550	63,951
2020 Census Households	4,605	23,138	62,232
2010 Census Households	3,825	21,267	56,311
Projected Annual Growth 2025 to 2030	0.2%	0.4%	0.4%
Historical Annual Growth 2010 to 2025	1.5%	0.6%	0.8%

Race and Ethnicity

2025 Estimated White	55.6%	54.3%	53.5%
2025 Estimated Black or African American	31.0%	31.4%	32.1%
2025 Estimated Asian or Pacific Islander	5.6%	6.3%	5.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	7.6%	7.8%	8.5%
2025 Estimated Hispanic	8.2%	8.4%	9.1%

Income

2025 Estimated Average Household Income	\$143,688	\$130,812	\$127,724
2025 Estimated Median Household Income	\$93,863	\$92,926	\$93,191
2025 Estimated Per Capita Income	\$61,874	\$56,815	\$53,983

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.7%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.5%	2.6%
2025 Estimated High School Graduate	15.0%	15.8%	18.8%
2025 Estimated Some College	21.9%	20.3%	19.4%
2025 Estimated Associates Degree Only	4.6%	6.5%	6.6%
2025 Estimated Bachelors Degree Only	32.5%	30.7%	29.8%
2025 Estimated Graduate Degree	20.8%	21.5%	20.1%

Business

2025 Estimated Total Businesses	502	4,635	10,705
2025 Estimated Total Employees	3,462	47,773	111,348
2025 Estimated Employee Population per Business	6.9	10.3	10.4
2025 Estimated Residential Population per Business	21.7	11.5	13.9

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