

For Lease

# SIEGEN PLACE SHOPPING CENTER

6555 SIEGEN LN, BATON ROUGE, LA 70809

**\$32 - 35/SF**



## PROPERTY HIGHLIGHTS

- Two Suite Available
- 1,600 SF Suite & 2,860 SF Suite
- Co-Tenants include Mattress Firm, Firehouse Subs, Cowboy Chicken, Cricket, and The Joint
- Located in the premier retail trade area in Baton Rouge, Siegen Lane
- Area retailers include Target, Academy, Walmart, Sam's Club, Lowe's, Rooms to Go, CarMax, Crumbl Cookies, and more
- Excellent accessibility via two curb cuts, allowing full ingress and egress into and out of the site
- Great visibility from Siegen Lane with Average Daily Traffic in excess of 32,000 Cars Per Day

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
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.

For Lease



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
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.

For Lease



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
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.

For Lease



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
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.

For Lease



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
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.

For Lease



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

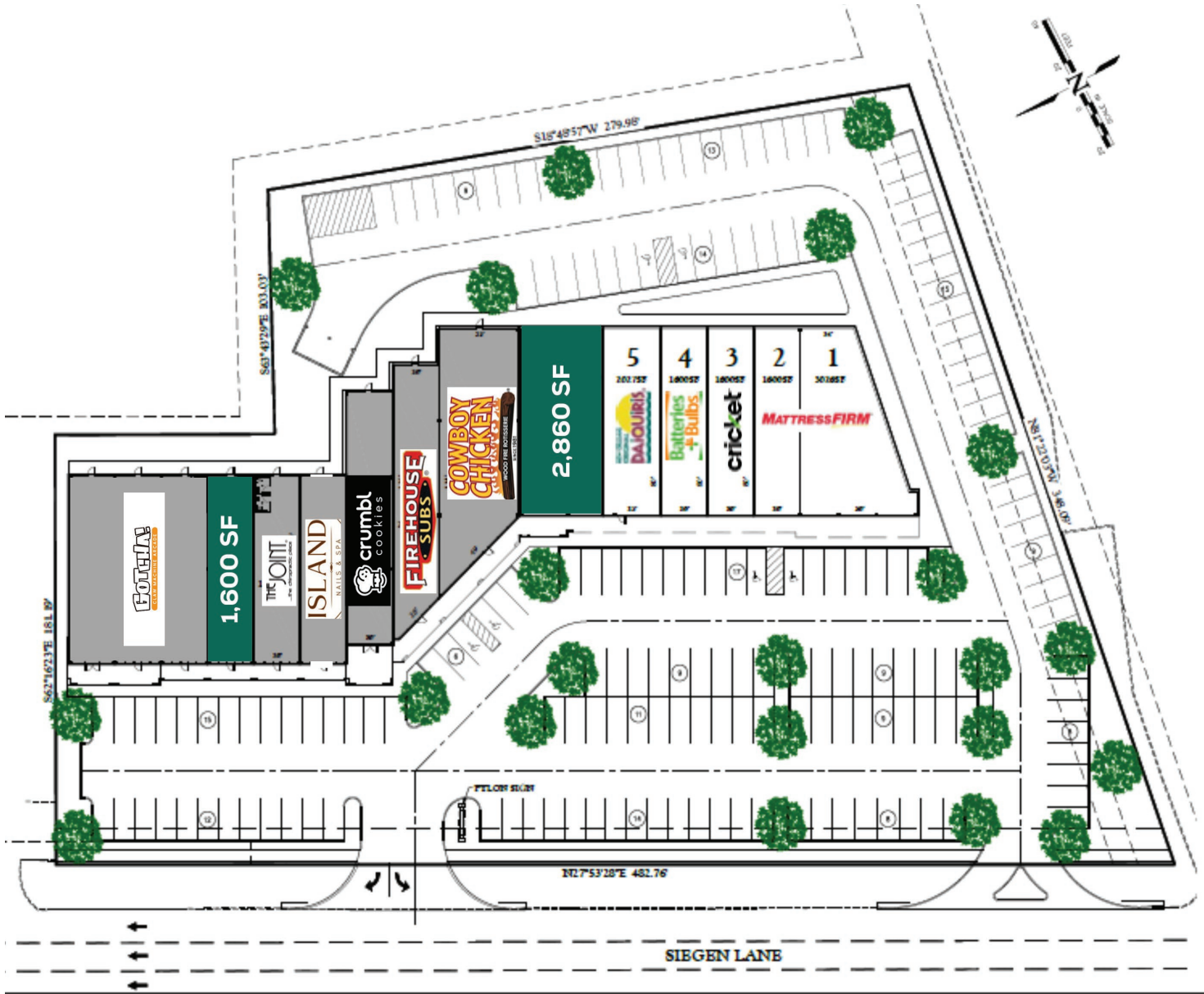
Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

# SIEGEN PLACE SHOPPING CENTER

6555 SIEGEN LN, BATON ROUGE, LA 70809

\$32 - 35/SF



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

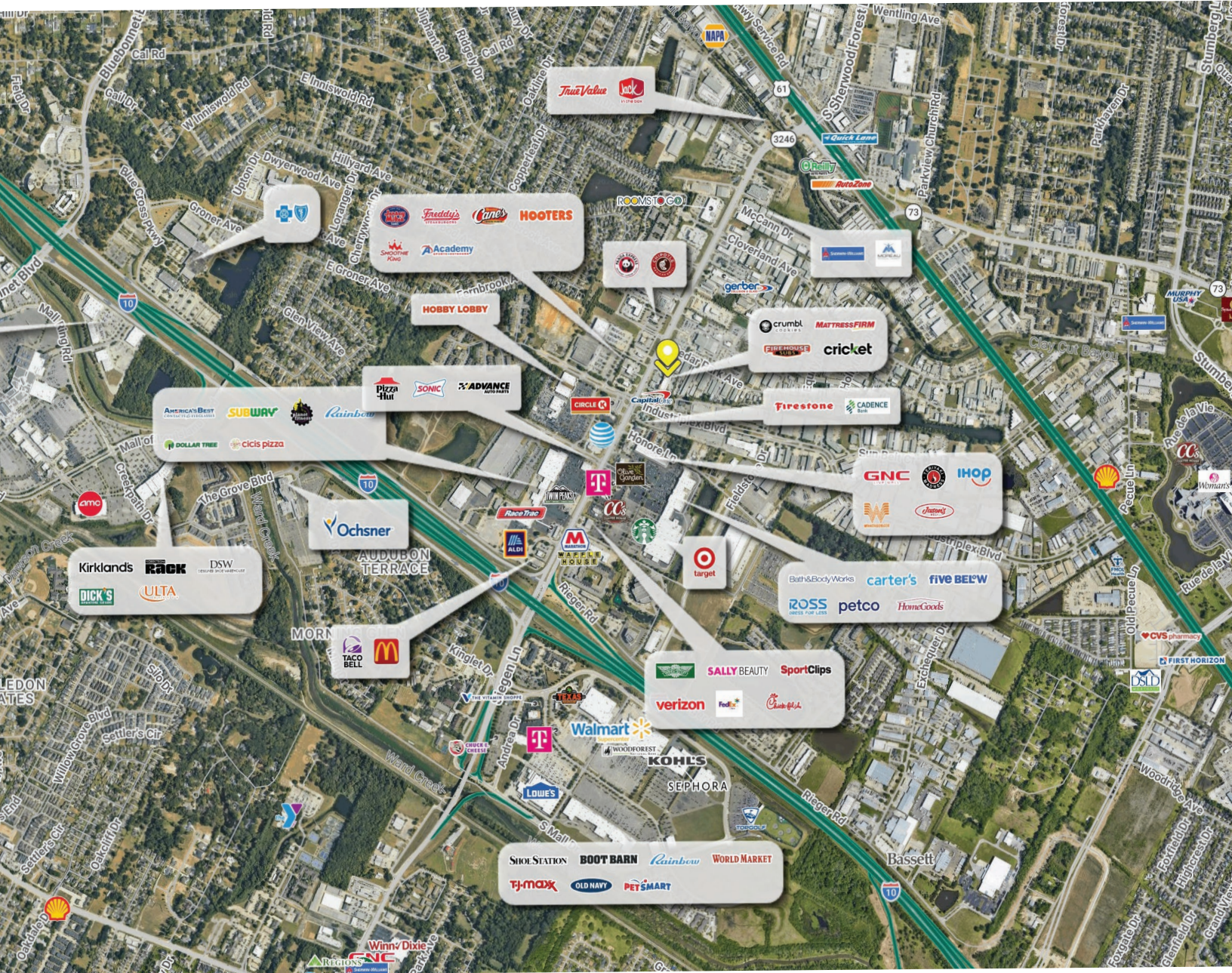
Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

# SIEGEN PLACE SHOPPING CENTER

6555 SIEGEN LN, BATON ROUGE, LA 70809

\$32 - 35/SF



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com

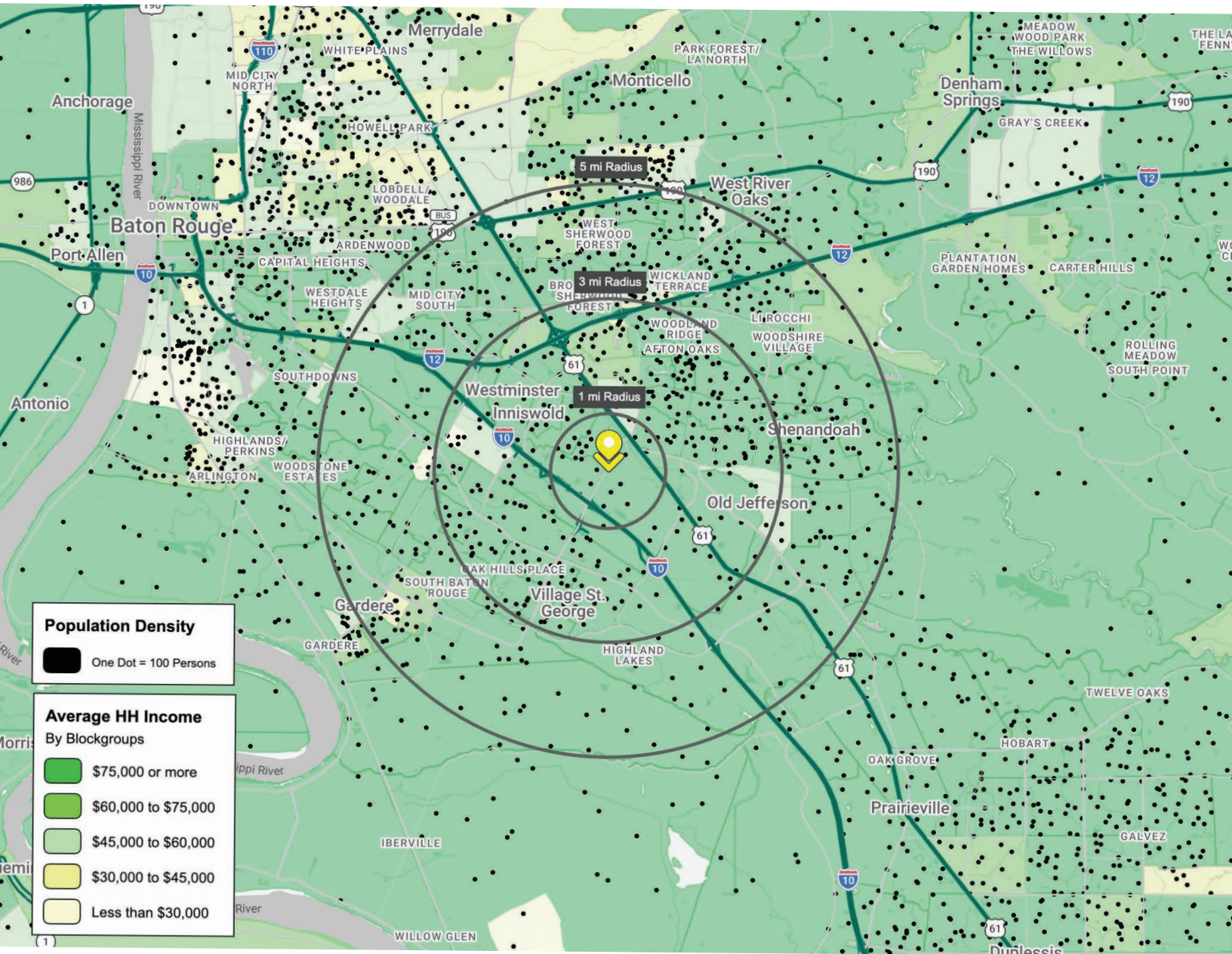
Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

For Lease

# SIEGEN PLACE SHOPPING CENTER

6555 SIEGEN LN, BATON ROUGE, LA 70809

**\$32 - 35/SF**



CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
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.

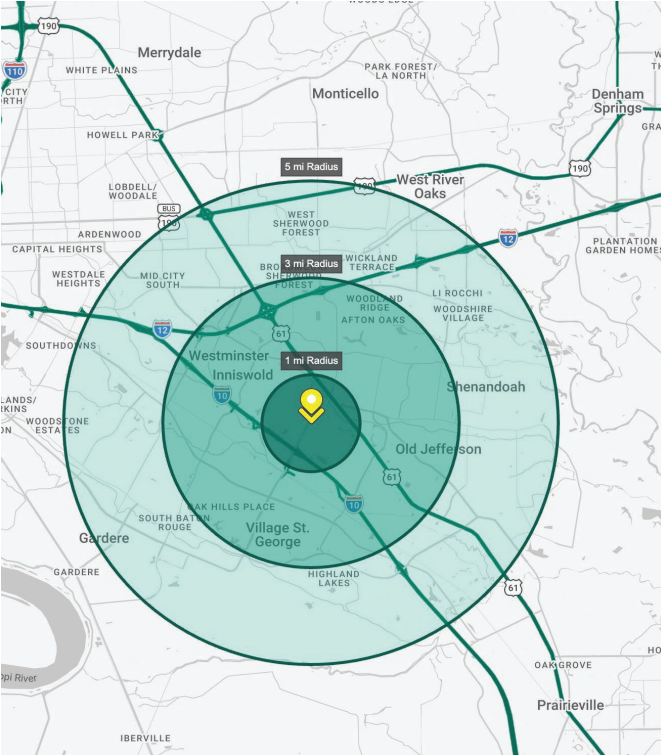
For Lease

# SIEGEN PLACE SHOPPING CENTER

## 6555 SIEGEN LN, BATON ROUGE, LA 70809

**\$32 - 35/SF**

**1 mi radius      3 mi radius      5 mi radius**



### Population

2025 Estimated Population	5,784	71,308	175,745
2030 Projected Population	5,564	70,085	172,113
2020 Census Population	6,353	69,777	172,145
2010 Census Population	5,515	66,588	165,505
Projected Annual Growth 2025 to 2030	-0.8%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.4%
2025 Median Age	36.6	37.7	37.4

### Households

2025 Estimated Households	2,582	31,507	73,383
2030 Projected Households	2,567	31,915	74,054
2020 Census Households	2,701	31,325	73,747
2010 Census Households	2,284	29,147	69,014
Projected Annual Growth 2025 to 2030	-0.1%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.5%	0.4%

### Race and Ethnicity

2025 Estimated White	54.3%	52.2%	52.2%
2025 Estimated Black or African American	30.9%	33.7%	33.3%
2025 Estimated Asian or Pacific Islander	6.2%	5.8%	6.1%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	8.4%	8.1%	8.1%
2025 Estimated Hispanic	9.9%	8.6%	8.6%

### Income

2025 Estimated Average Household Income	\$113,822	\$116,326	\$124,273
2025 Estimated Median Household Income	\$89,074	\$84,398	\$91,721
2025 Estimated Per Capita Income	\$50,853	\$51,491	\$51,965

### Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.7%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.3%	3.0%
2025 Estimated High School Graduate	19.2%	18.8%	19.7%
2025 Estimated Some College	20.3%	21.3%	20.0%
2025 Estimated Associates Degree Only	5.7%	7.4%	6.7%
2025 Estimated Bachelors Degree Only	32.3%	29.0%	28.9%
2025 Estimated Graduate Degree	18.2%	18.5%	19.1%

### Business

2025 Estimated Total Businesses	893	6,979	12,784
2025 Estimated Total Employees	11,516	75,384	129,587
2025 Estimated Employee Population per Business	12.9	10.8	10.1
2025 Estimated Residential Population per Business	6.5	10.2	13.7

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com  
CLAY FURR c [225] 229-0753 | f [225] 408-9596 | clay@momentum-commercial.com