

Siegen Place

Siegen Ln. | Baton Rouge, LA

6555 Siegen Ln. Baton Rouge, LA 70809

Bryant Butler | 225.237.3343 | bbutler@beaubox.com



Siegen Place Shopping Center

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PROPERTY SUMMARY



Property Description

Siegen Place Shopping Center is situated in one of Baton Rouge's top-performing retail submarkets between I-10 and Airline Hwy. The center combines strong traffic counts, prominent visibility, and co-location with the market's strongest retailers.

Highlights

- 2,860 SF 2nd-generation restaurant space with tower
- Established retail corridor: Target, Walmart, Academy, HomeGoods, TJ Maxx, Burlington, Total Wine, Ross, Five Below within 5min drive time
- 40k+ VPD at the site with 100k VPD on I-10
- 2 points of ingress/egress, one with full access. 5.64 / 1,000 parking ratio
- Co-Tenants: Mattress Firm, Crumbl, Firehouse Subs, Cowboy Chicken, The Joint, Batteries Plus, Cricket Wireless, Gotcha, Paymore, Island Nails, New Orleans Original Daiquiris

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Offering Summary

Available Space:	2,860 SF 2nd-Gen Restaurant with Tower
Lease Rate:	\$35 PSF + \$7.80 PSF NNN
Siegen Place GLA:	29,980 SF
Land Size:	2.76 Acres

Demographics	2 Miles	3 Miles	5 Miles
Total Households	12,776	32,479	74,651
Total Population	28,797	71,925	175,729
Average HH Income	\$128,126	\$118,356	\$127,404



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SIEGEN PLACE AERIAL



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SITE PLAN



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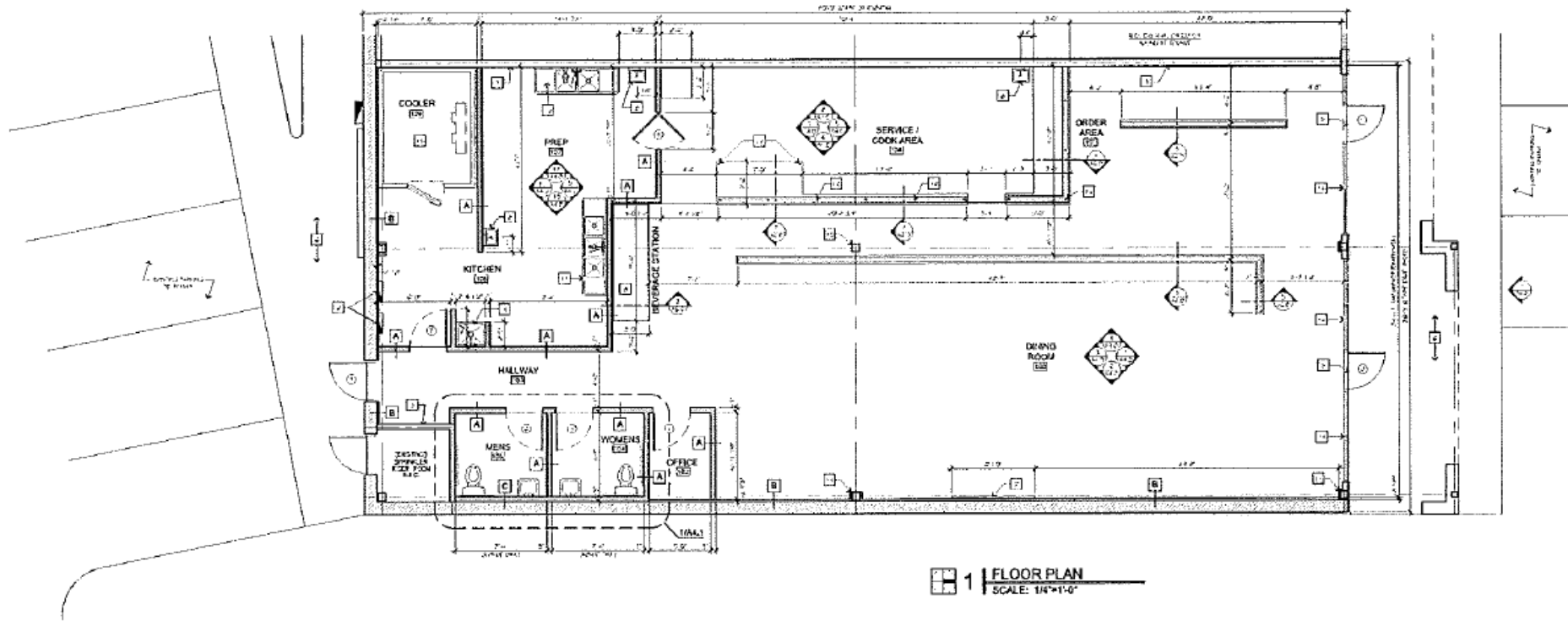
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LEASE SPACES



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 6-7	2,860 SF	NNN	\$35.00 SF/yr	2,860 SF inline 2nd-gen restaurant space with tower. Measures approx. 36' x 80'.

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RETAILER MAP



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ADDITIONAL PHOTOS



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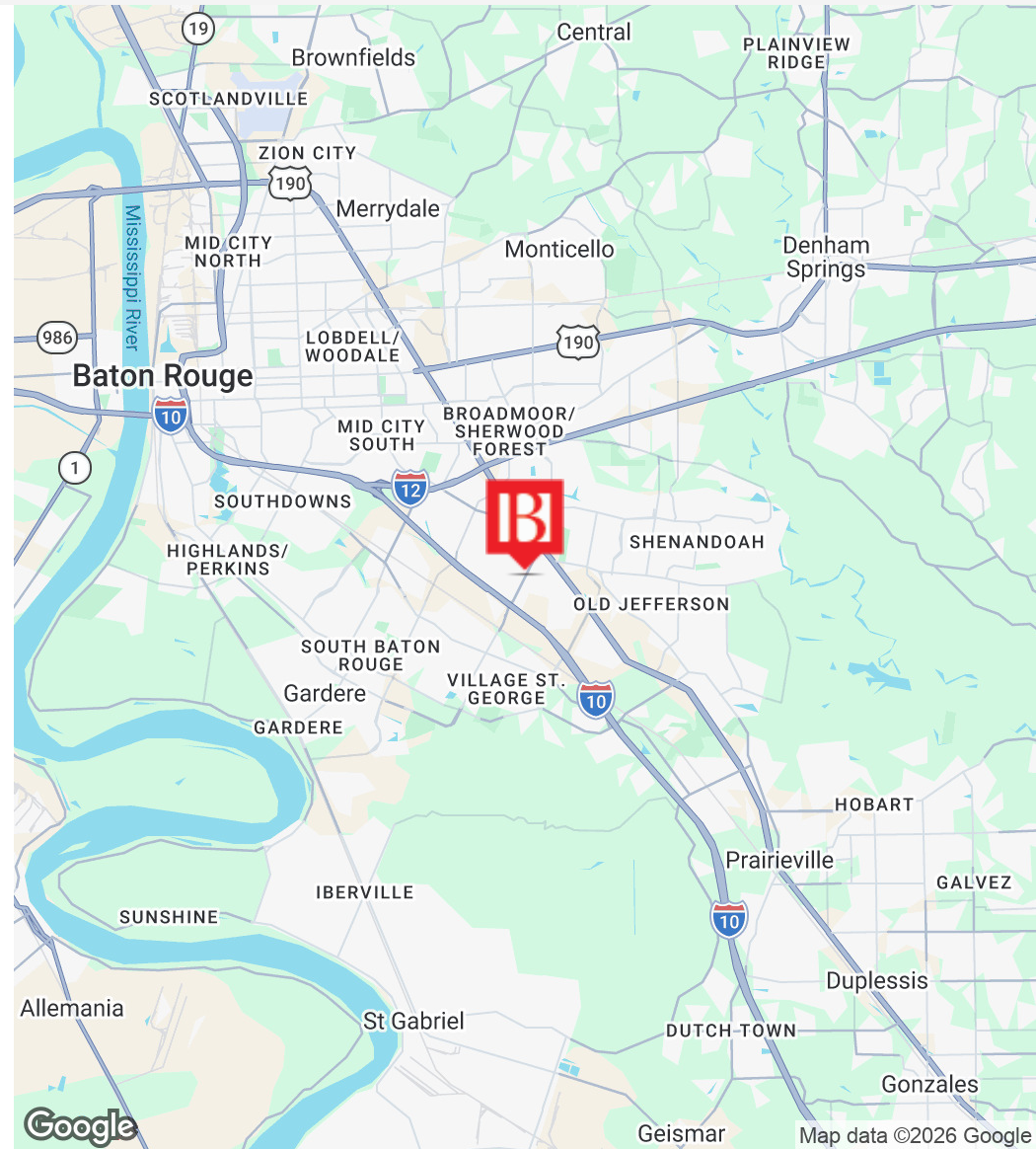
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LOCATION MAP



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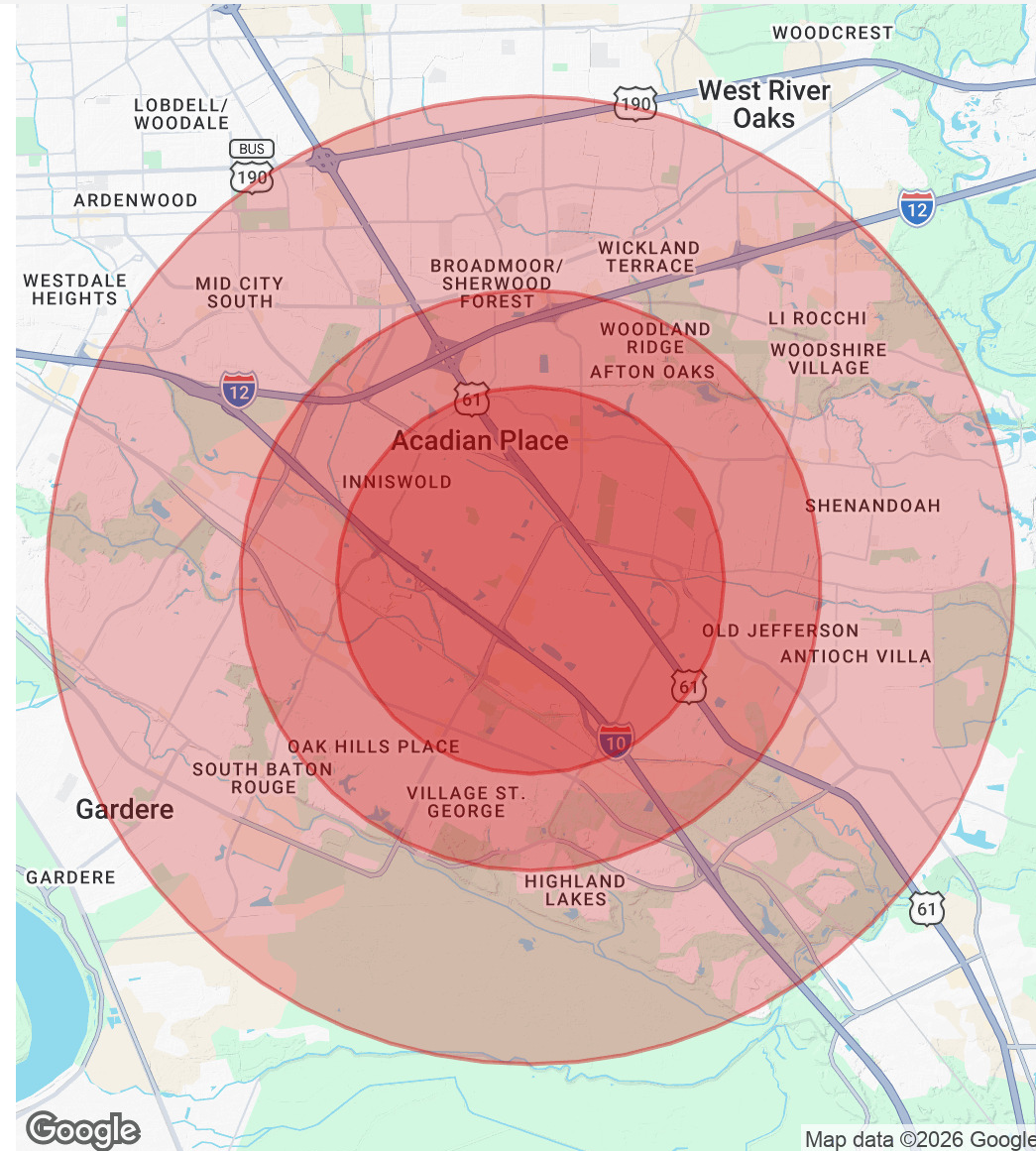
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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	3 Miles	5 Miles
Total Population	28,797	71,925	175,729
Total Daytime Employees	36,374	77,674	132,454
Average Age	37.2	39	38.1

Households & Income	2 Miles	3 Miles	5 Miles
Total Households	12,776	32,479	74,651
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$128,126	\$118,356	\$127,404
Average House Value	\$317,922	\$322,131	\$341,033

SitesUSA 2026 Estimates



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