



NW Corner of I-10 & Siegen Ln | Baton Rouge, LA

6900 - 7044 Siegen Ln Baton Rouge, LA 70809

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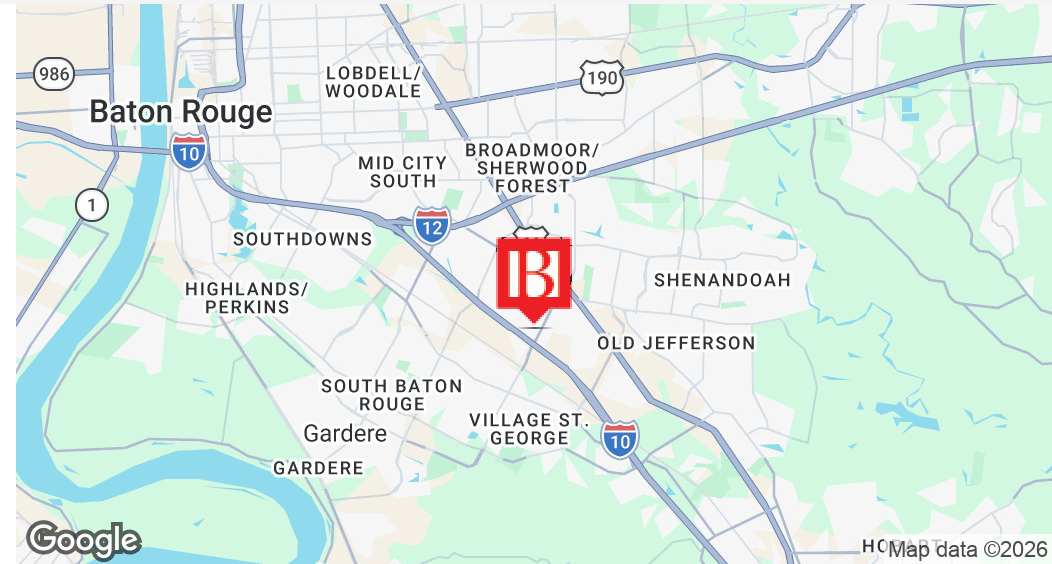




PROPERTY SUMMARY



Siegen Village
6900 - 7044 Siegen Ln Baton Rouge, LA 70809



Property Description

Premier retail leasing opportunity at Siegen Lane & I-10 - Baton Rouge's dominant retail corridor. Siegen Village delivers exceptional visibility and interstate access, with 40k+ VPD along Siegen Lane and 100k+ VPD on I-10. A dual grocery draw (Asian Supermarket opening fall 2026 + adjacent Aldi) anchors a high-frequency, daily-needs tenant mix including Total Wine, Planet Fitness, Dollar Tree, Rainbow, 85° Bakery (recently signed), and multiple restaurant and service tenants, generating consistent traffic across all dayparts.

Situated in a dense trade area with retailers including Target, Lowe's, HomeGoods, TJ Maxx, Ross, Burlington, and more. The center is being further enhanced by an active capital improvement program. Junior-box and restaurant / small-shop spaces available.

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Offering Summary

Available Space 1:	2,411 SF - \$33 PSF NNN
Available Space 2:	13,150 SF - \$18 PSF NNN
Siegen Village GLA:	171,142 SF
Land Size:	15.53 Acres
Parking:	± 853 (owned) or 5 / 1,000 SF

Highlights

- Anchored by Asian Supermarket (opening fall 2026) and Aldi (shadow)
- Excellent visibility and access from Siegen Ln and I-10
- Dominant positioning in the market's top retail corridor



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SIEGEN VILLAGE AERIAL



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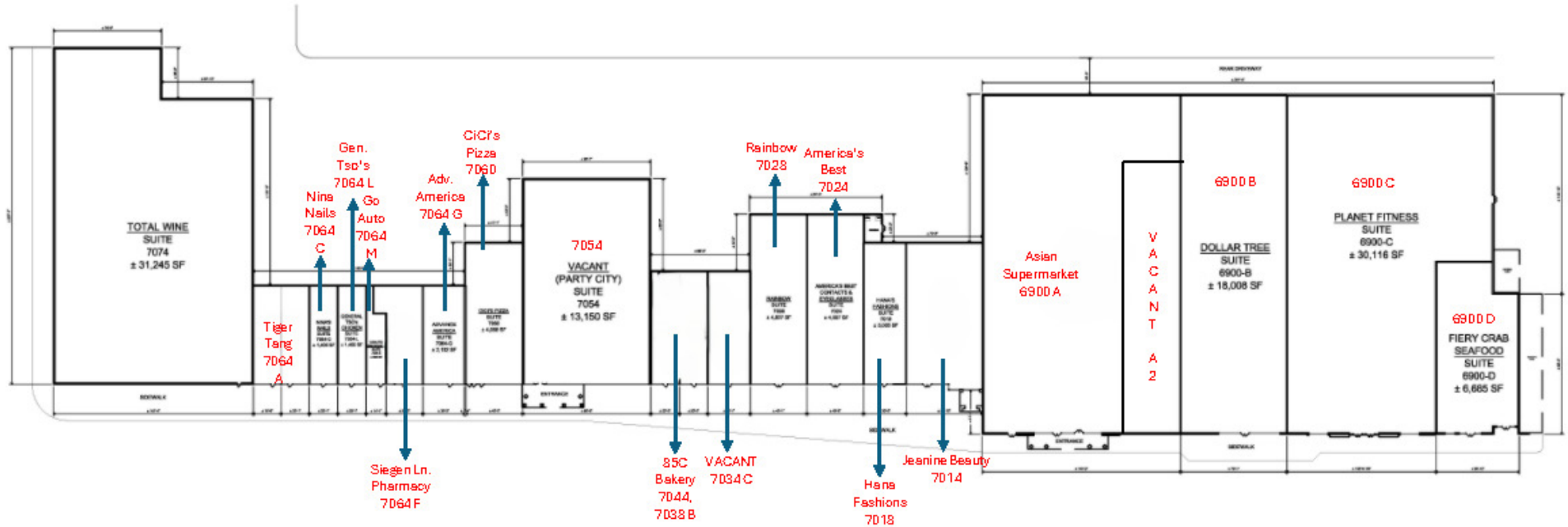
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SITE PLAN



BUILDING INFORMATION

SUITE	AREA	TENANT	SUITE	AREA	TENANT
SUITE 7074	± 31,245 S.F.	TOTAL WINE	SUITE 7034-C	± 2,411 S.F.	VACANT
SUITE 7064-A	± 2,770 S.F.	TIGER TANG	SUITE 7028	± 4,836 S.F.	RAINBOW
SUITE 7064-C	± 1,405 S.F.	NINA'S NAILS	SUITE 7024	± 4,807 S.F.	AMERICA'S BEST CONTACTS & EYEGLASSES
SUITE 7064-L	± 1,405 S.F.	GENERAL TSO'S CHICKEN	SUITE 7018	± 3,005 S.F.	HANA'S FASHIONS
SUITE 7064-E	± 805 S.F.	GOAUTO INSURANCE	SUITE 7014	± 5,490 S.F.	JEANINE BEAUTY SUPPLY
SUITE 7064-F	± 2,004 S.F.	SIEGEN PHARMACY	SUITE 6900	± 27,650 S.F.	ASIAN SUPERMARKET
SUITE 7064-G	± 2,102 S.F.	ADVANCE AMERICA	SUITE 6900-A	± 5,850 S.F.	VACANT
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 / 7038-B	± 3,224 S.F.	85C BAKERY CAFE	SUITE 6900-D	± 6,685 S.F.	FIERY CRAB SEAFOOD
TOTAL	± 171,142 SQ. FT.				

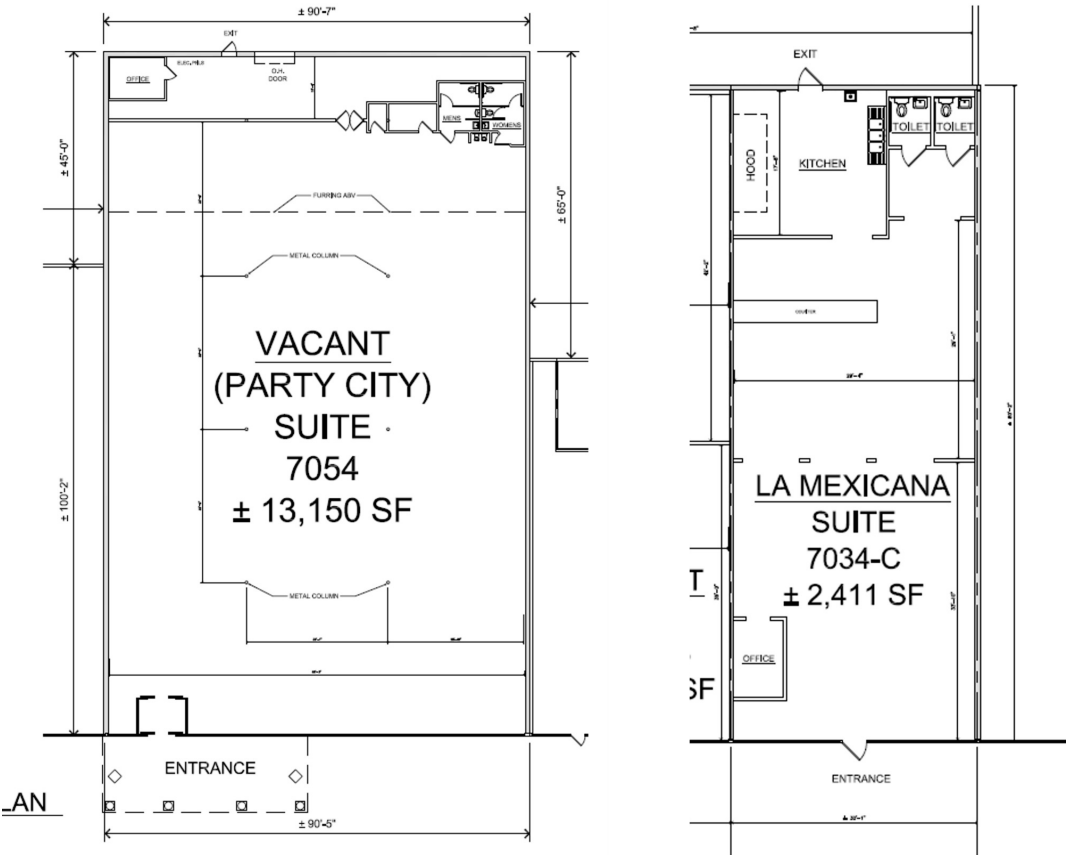
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AVAILABLE SPACES



Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 7054	13,150 SF	NNN	\$18.00 SF/yr	13,150 SF junior box space, measuring approx. 90' x 145'.
Suite 7034-C	2,411 SF	NNN	\$33.00 SF/yr	2,411 SF former restaurant space, measuring approx. 30' x 80'. Suitable for restaurant or small shop retail or service uses.

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AREA RETAILER MAP



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ADDITIONAL PHOTOS



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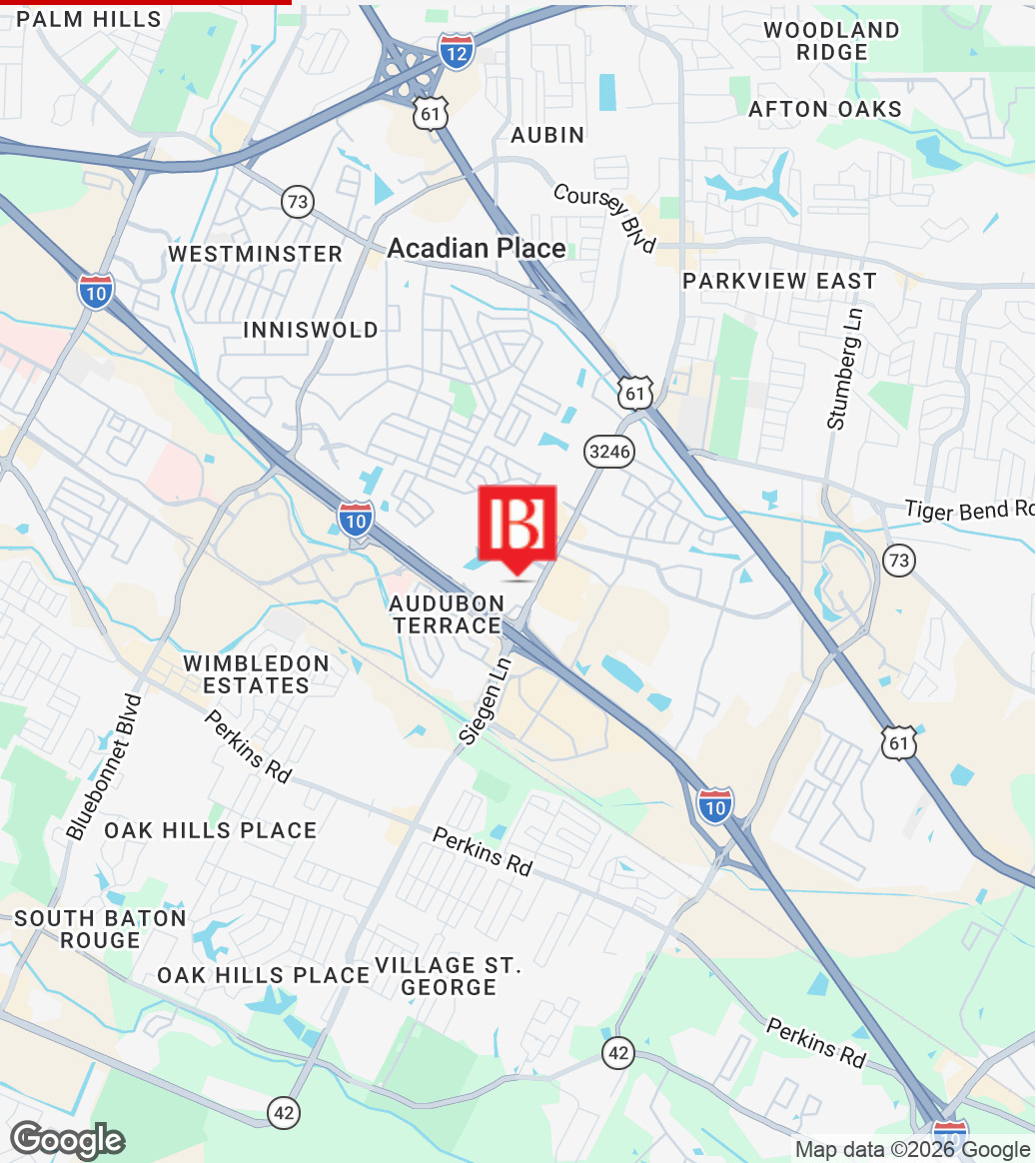
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

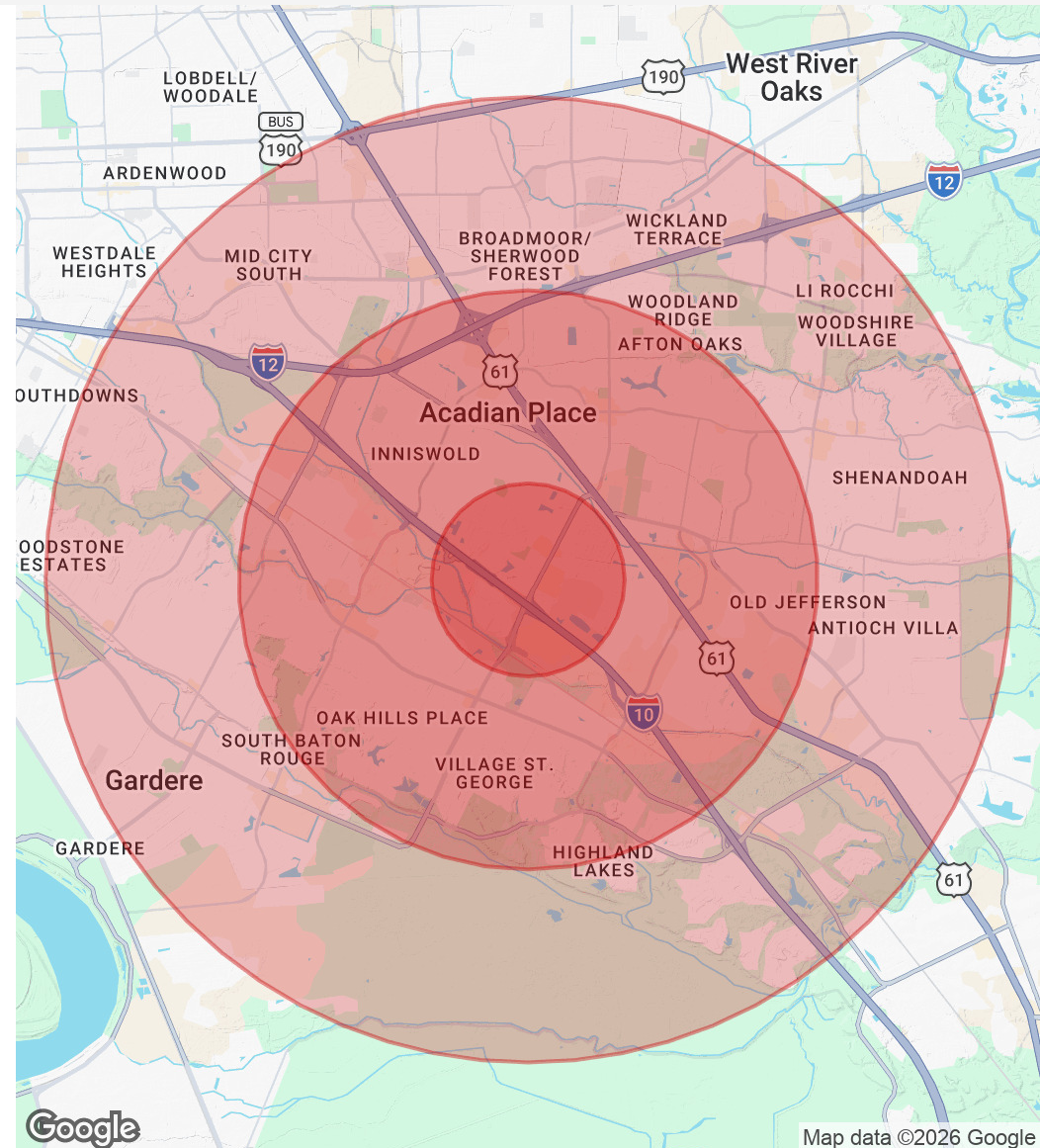
Population	1 Mile	3 Miles	5 Miles
Total Population	5,200	67,421	172,519
Daytime Population	13,100	107,000	218,000
Median Age	37.9	39.7	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,566	31,038	75,305
Avg. Household Size	2.02	2.14	2.27
Median HH Income	\$92,049	\$82,461	\$85,702
Avg. HH Income	\$118,976	\$118,957	\$127,501
Avg. HH Income (2031 Proj.)	\$134,611	\$136,133	\$146,354

Source: Esri 2026 Estimates And 2031 Forecasts; U.S. Census Bureau 2020.

Daytime Population: 218k in a 5mi radius during the workday, or 1.26x the resident population. In a 1mi radius, that figure is 2.5x the resident population. This workforce population supports traffic across all dayparts.

Income Growth: Average Household Income is projected to increase by 13 - 15% in each radius ring by 2031.



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