



SIEGEN-PERKINS PLAZA GROCERY ANCHORED

8685 SIEGEN LANE BATON ROUGE, LA 70810



OFFERED: FOR LEASE

LEASE RATE: \$19.00 SF/YR (NNN)

5-MILE POPULATION: 125,752 | 1-MILE HH INCOME: \$102,032

- Three suites available ranging from 1,500 SF to 2,000 SF – \$2,965 to \$3,953/month
- High traffic and well-established center grocery anchored by Winn-Dixie, just south of I-10
- In the heart of strong South Baton Rouge Demographics. High population and high income

CONTACT:

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Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

SIEGEN-PERKINS PLAZA



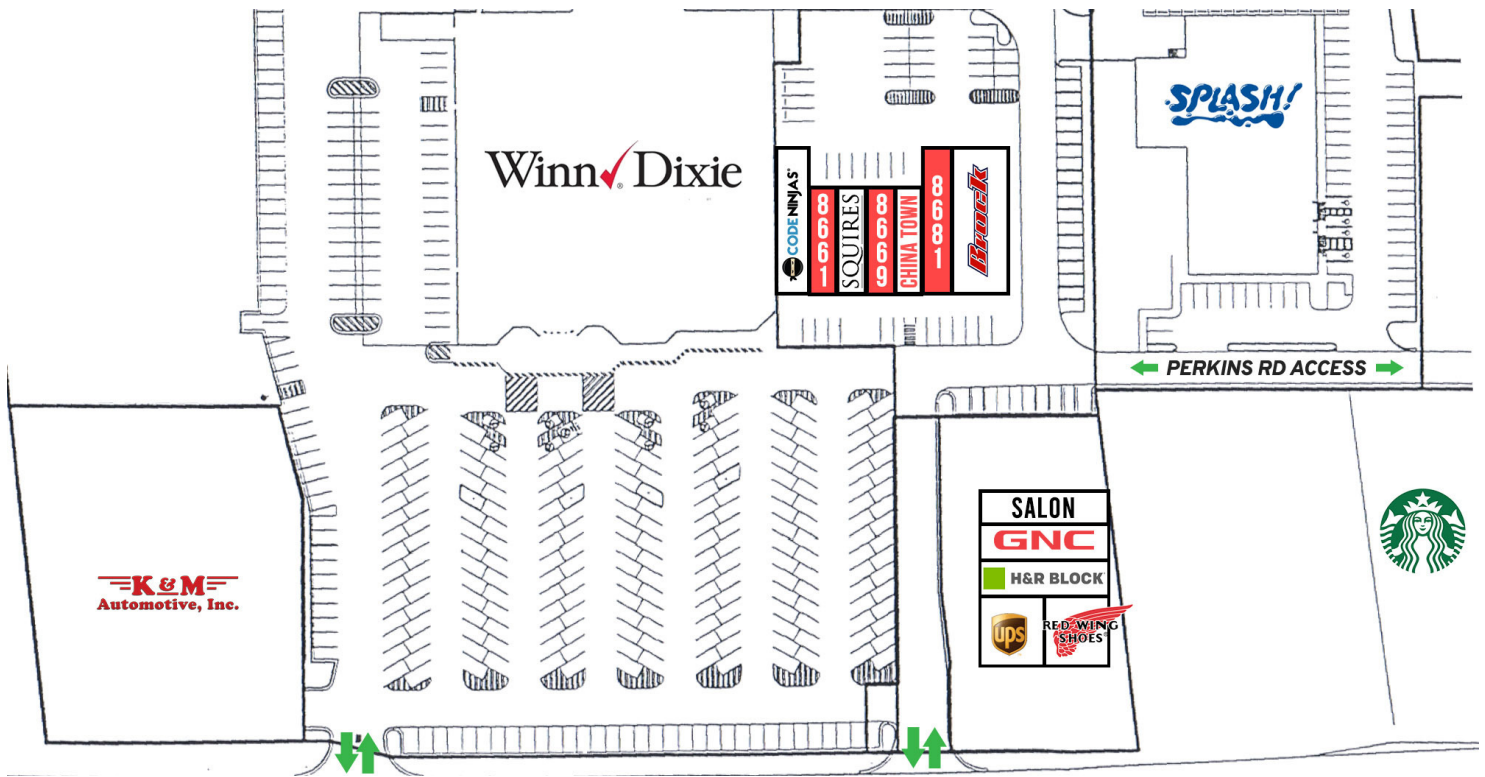
PROPERTY SUMMARY

- Siegen-Perkins Plaza is located just north of the Siegen Lane / Perkins Road intersection.
- This is a well-established center anchored by Winn-Dixie and sees a large number of vehicles pass per day. (±29,507 VPD).
- The center includes multiple access points from Siegen Lane, as well as a southern access out to Perkins Road.
- Other cross access is available including with Winn-Dixie.
- Take advantage of this excellent location and surrounding established retailers. Surrounding businesses and co-tenants include: Winn-Dixie, Starbucks, GNC, Supercuts, H&R Block, Red Wing Shoes, The UPS Store, Chase Bank, Subway, Pizza Hut, Jack in the Box, TrueValue, Walgreens, Regions Bank, AT&T, Siegen Cleaners, China Town, Squires, Brock, and many others.
- NNN fees are \$4.72/SF

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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 2,000 SF	Lease Rate:	\$19.00 SF/yr

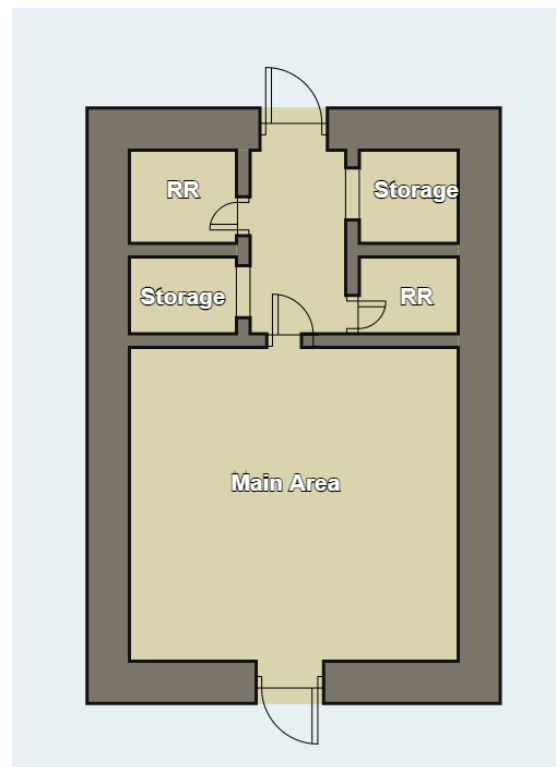
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	TOTAL MONTHLY RENT
8661 Siegen Lane	Available	1,500 SF	NNN	\$19.00 SF/yr	\$2,965/mo
8669 Siegen Lane	Available	1,500 SF	NNN	\$19.00 SF/yr	\$2,965/mo
8681 Siegen Lane	Available	2,000 SF	NNN	\$19.00 SF/yr	\$3,953/mo
8717 Siegen Lane	-	1,400 SF	NNN	\$19.00 SF/yr	\$2,767/mo

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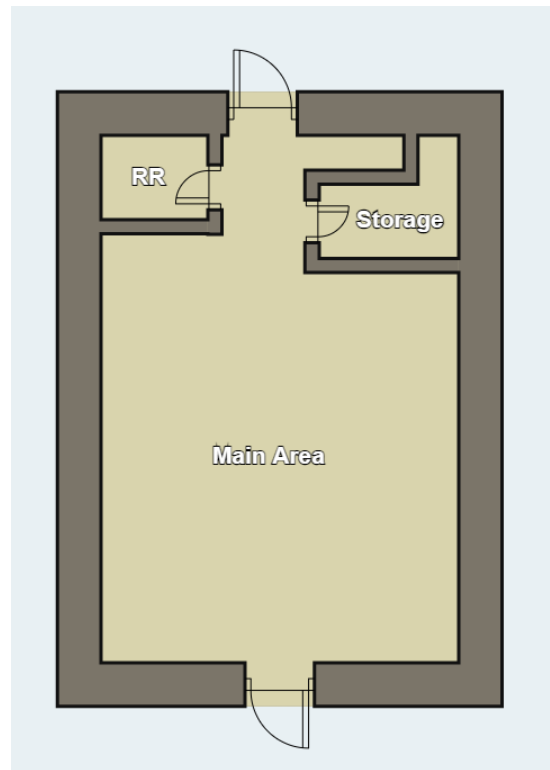
SUITE: 8661 SIEGEN LANE

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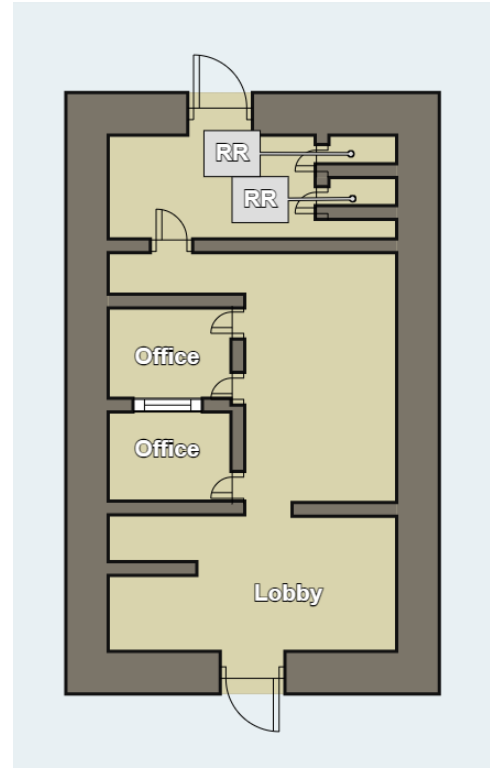
SUITE: 8669 SIEGEN LANE

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SUITE: 8681 SIEGEN LANE

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SIEGEN-PERKINS PLAZA PHOTOS

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RETAILER MAP



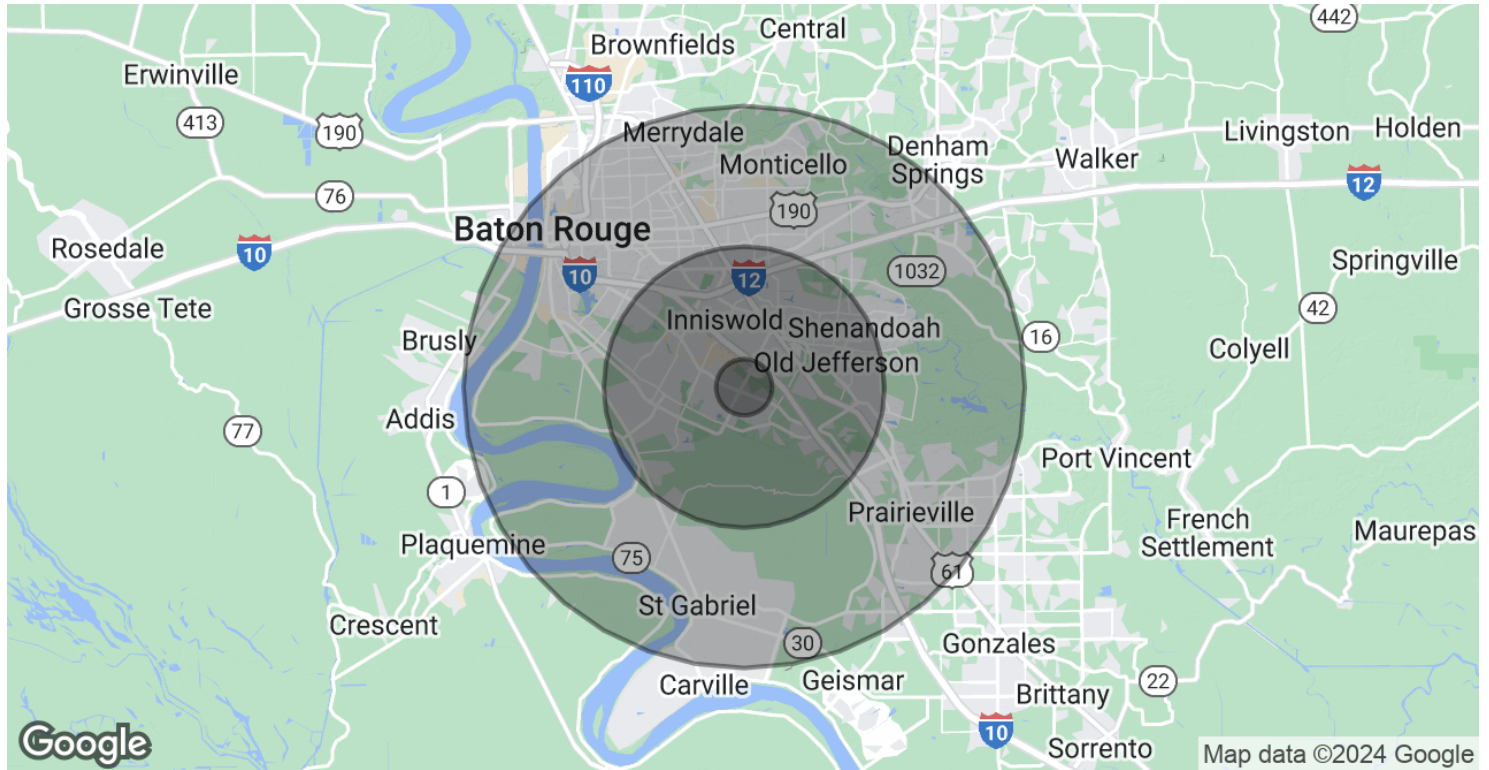
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,706	125,752	406,310
Average age	39.5	36.7	33.9
Average age (Male)	37.8	34.4	32.0
Average age (Female)	40.7	38.6	35.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,689	52,927	157,667
# of persons per HH	2.5	2.4	2.6
Average HH income	\$102,032	\$86,460	\$70,709
Average house value	\$264,135	\$293,079	\$246,167

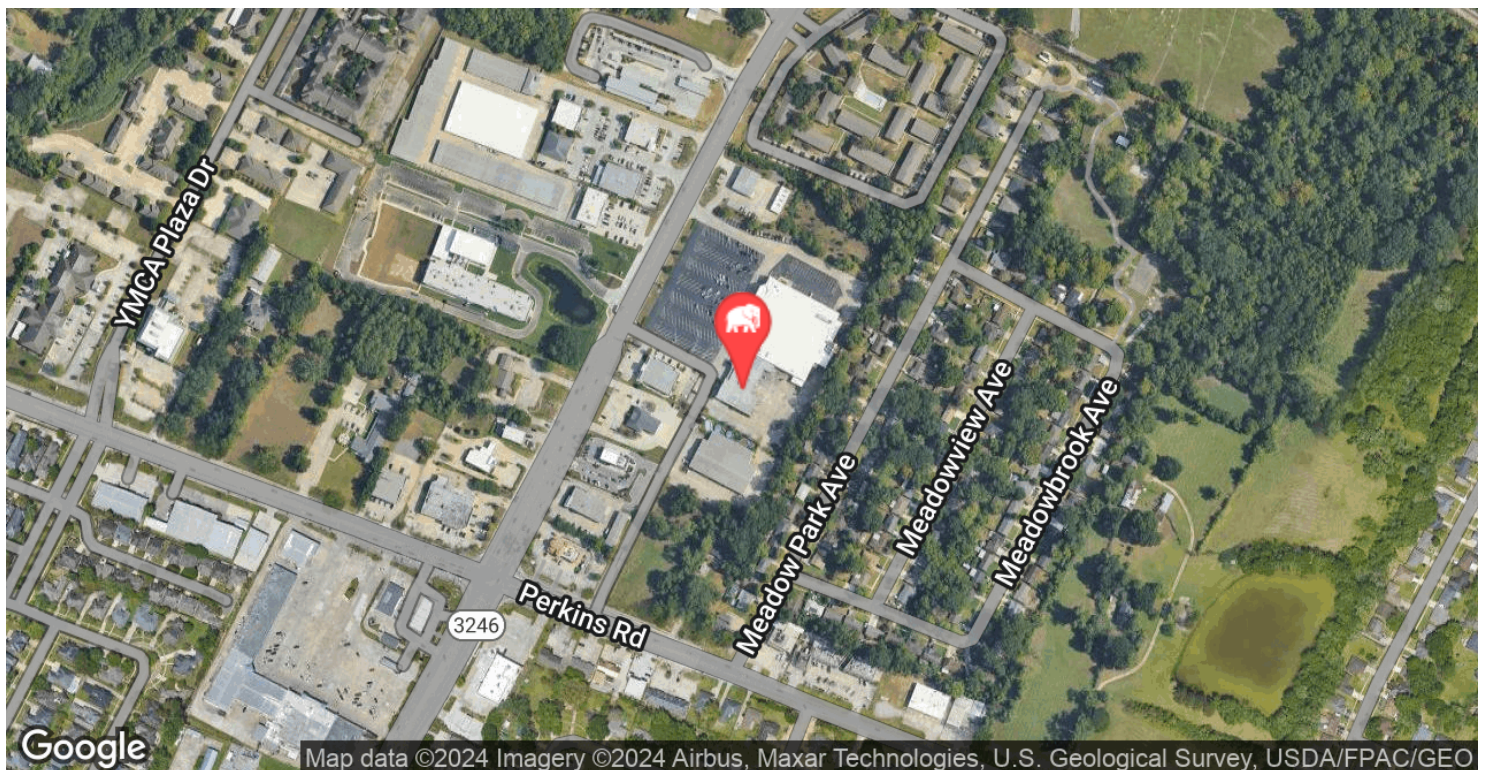
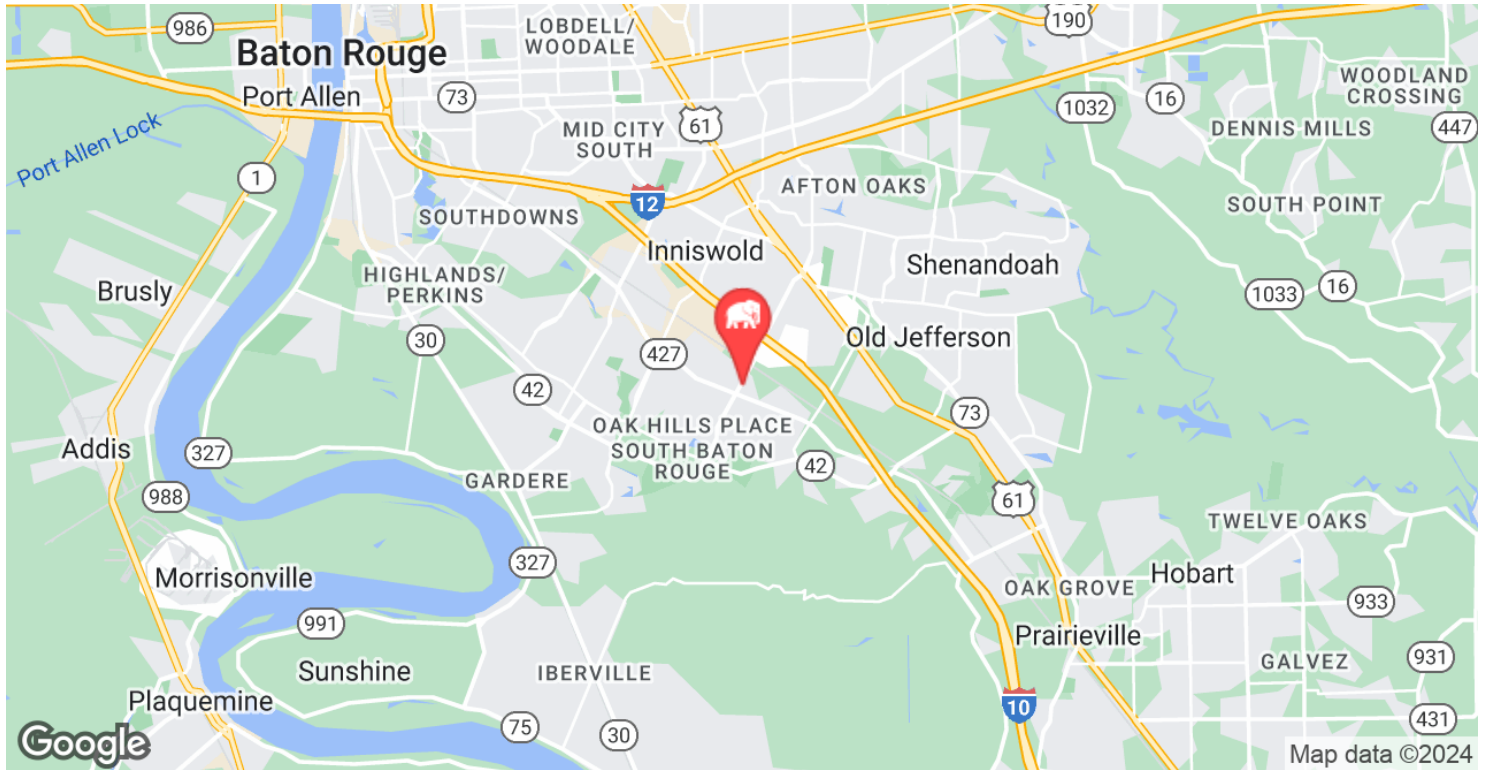
* Demographic data derived from 2020 ACS - US Census

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LOCATION MAPS



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