

RETAIL CENTER FOR SALE NET LEASED RETAIL INVESTMENT

6212 Siegen Ln, Baton Rouge, LA 70809

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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OFFERING SUMMARY

Sale Price:	\$2,899,000
Building Size:	±6,440 SF
Lot Size:	±33,884 SF
Number of Units:	2
Price / SF:	\$450.16
Cap Rate:	7.0%
NOI:	\$202,950
Year Built:	2015
Traffic Count:	43,872

PROPERTY OVERVIEW

6212 Siegen Lane is a fully leased, multi-tenant shopping center located along one of Baton Rouge's most heavily trafficked retail corridors. This ±6,440 square foot retail center supports two tenants -- Black & Gold / Purple & Gold Sports Shop and Dumpling & Bao. The property is zoned for mixed-use development, supporting a range of retail, restaurant, and commercial applications. Given the strong surrounding market dynamics, strategic location, and demand for retail space in the area, the asset offers a compelling opportunity for investors or owner-users seeking a well-positioned commercial property in Baton Rouge's established retail corridor.

LOCATION OVERVIEW

Located at 6212 Siegen Lane, this small, yet strategic strip center offers excellent visibility and access in one of Baton Rouge's busiest retail corridors. The property benefits from its proximity to major roadways, including I-10, and is within 5 minutes from key intersections like Siegen Lane and Jefferson Highway. The surrounding area features a strong mix of retail, dining, and service-oriented businesses, with neighboring big-box retailers such as Walmart, Home Depot, and Lowe's.

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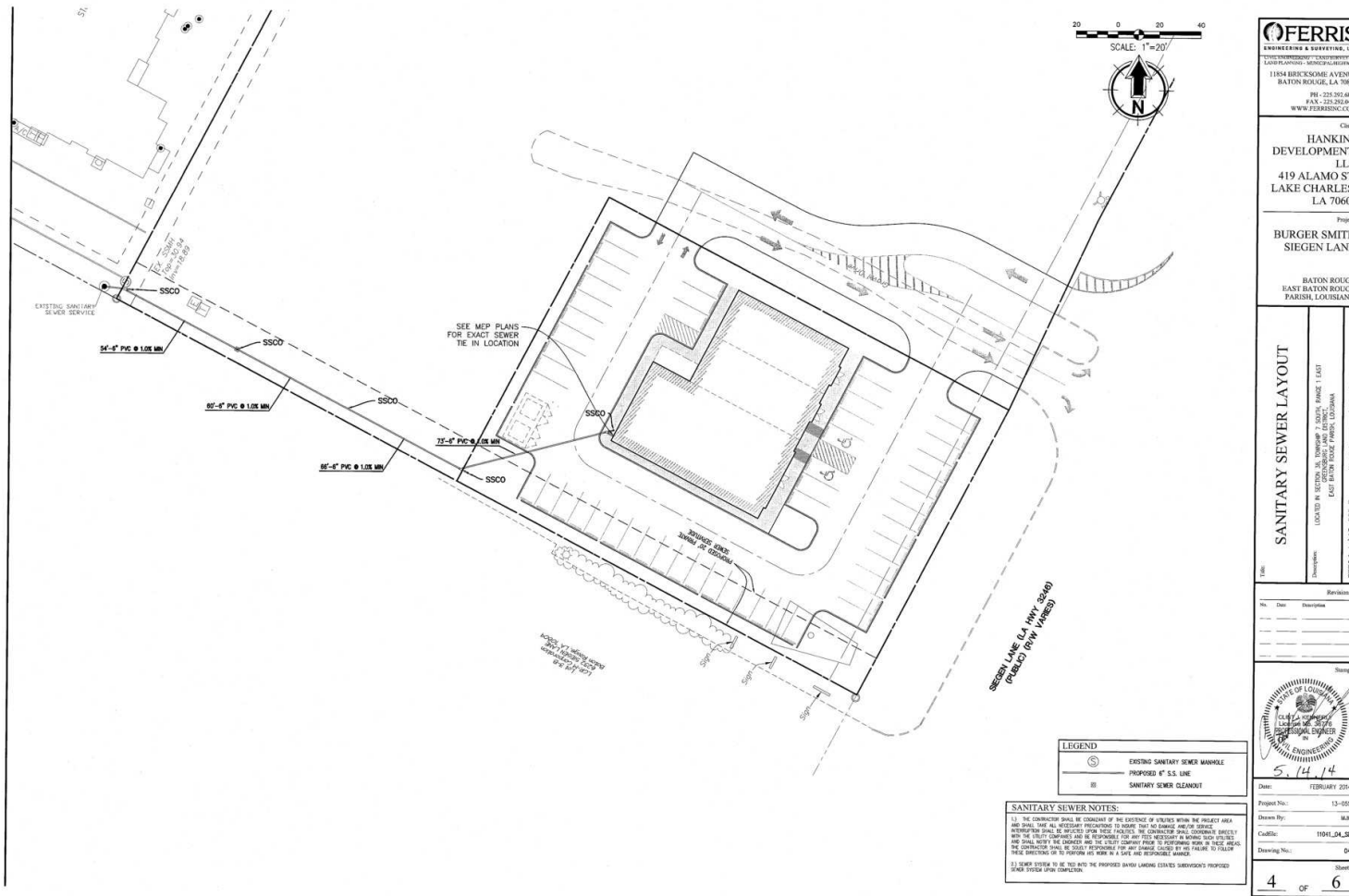
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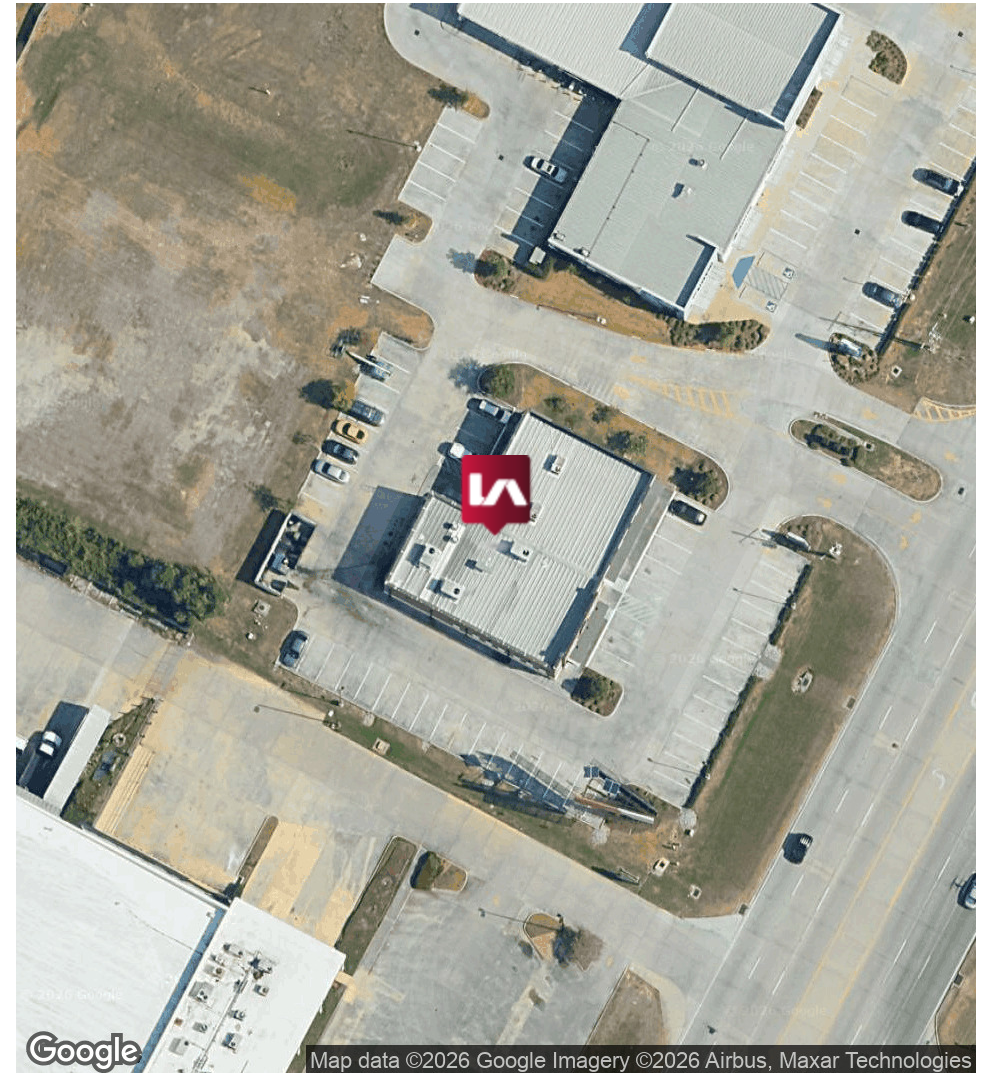
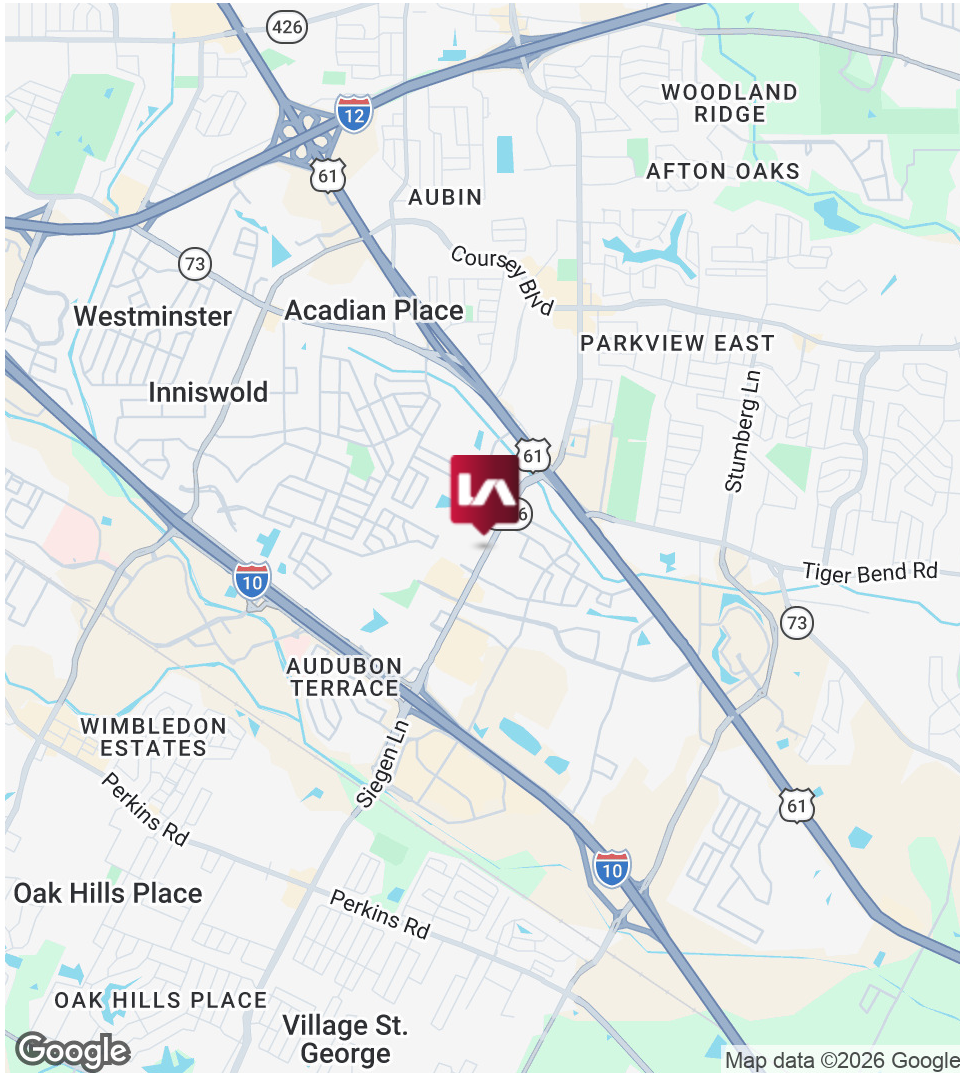
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RETAIL CENTER FOR SALE PRIME RESTAURANT SPACE FOR SALE/LEASE

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INVESTMENT OVERVIEW

Price	\$2,899,000
Price per SF	\$450
Price per Unit	\$1,449,500
GRM	15.01
CAP Rate	7%
Cash-on-Cash Return (yr 1)	3.04%
Total Return (yr 1)	\$77,791
Debt Coverage Ratio	1.19

PRO FORMA FINANCIALS

OPERATING DATA

Gross Scheduled Income	\$193,200
Total Scheduled Income	\$260,358
Gross Income	\$260,358
Operating Expenses	\$57,408
Net Operating Income	\$202,950
Pre-Tax Cash Flow	\$31,868

PRO FORMA FINANCIALS

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INCOME SUMMARY

	PRO FORMA FINANCIALS
Sanran Investments, LLC (Purple & Gold)	\$90,000
Dumplingbao, LLC (Dumpling & Bao)	\$110,080
OpEx Recovery	\$60,278
Vacancy Cost	\$0
GROSS INCOME	\$260,358

EXPENSES SUMMARY

	PRO FORMA FINANCIALS
Property Insurance	\$13,141
Property Taxes	\$28,711
Common Area Maintenance	\$15,556
OPERATING EXPENSES	\$57,408
NET OPERATING INCOME	\$202,950

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Suite A	Dumpling & Bao	3,440 SF	53.42%	\$32.00	\$110,080	6/1/2025	8/31/2030
Suite B	Purple & Gold	3,000 SF	46.58%	\$30.00	\$90,000	8/15/2015	7/31/2030
TOTALS		6,440 SF	100%	\$62.00	\$200,080		

Dumpling & Bao has two 5-year renewal options

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