



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE RETAIL PAD ON HIGH PROFILE SIEGEN LANE

5747 SIEGEN LANE, BATON ROUGE, LA 70809

0.52 ACRES



OFFERING SUMMARY

Sale Price:	\$453,024
Lot Size:	0.52 Acres
Price / Acre:	\$20 / SF
Zoning:	C-2

PROPERTY HIGHLIGHTS

- 0.52 Acre Retail Pad on Siegen Ln. near Airline Hwy.
- High Profile Location between Airline Hwy. & I-10
- 90' Siegen Lane Frontage
- Lot measures 90' x229'
- Extremely High Visibility and Traffic Counts
- Build to Suit potential for Qualified Tenant
- Zoned C-2



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

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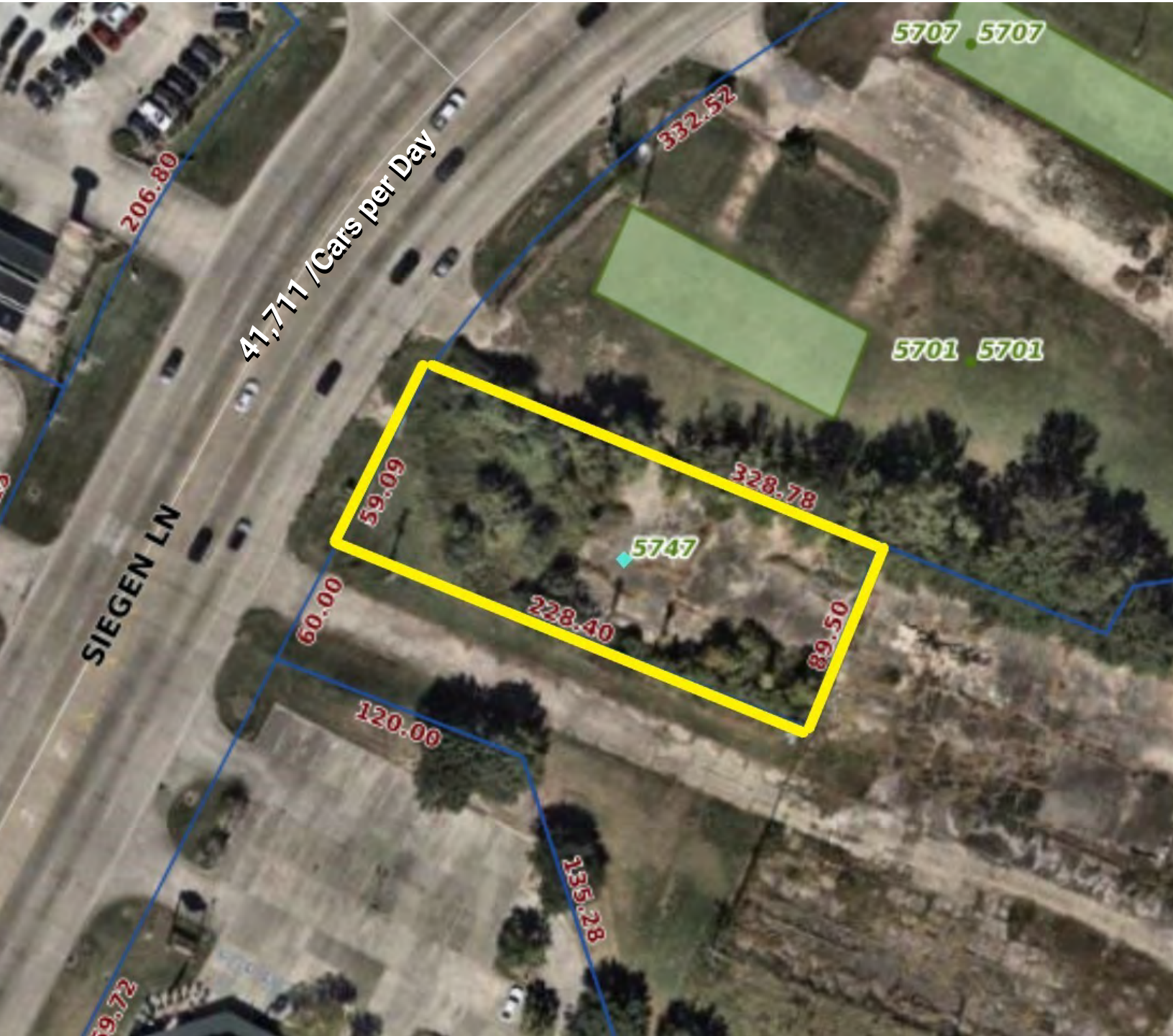
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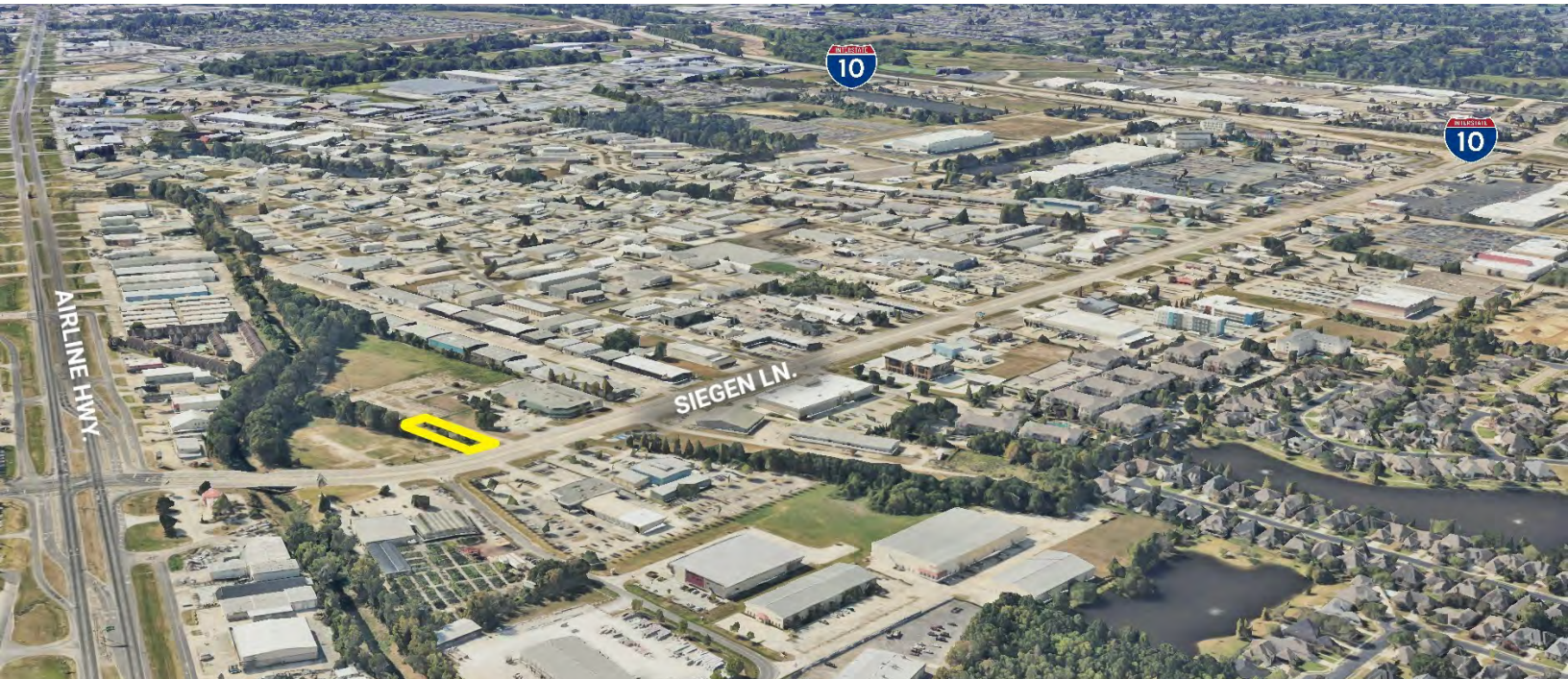
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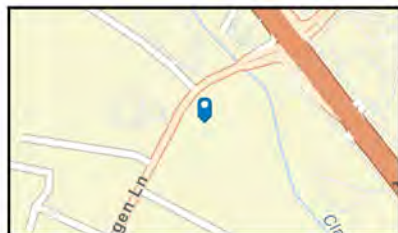
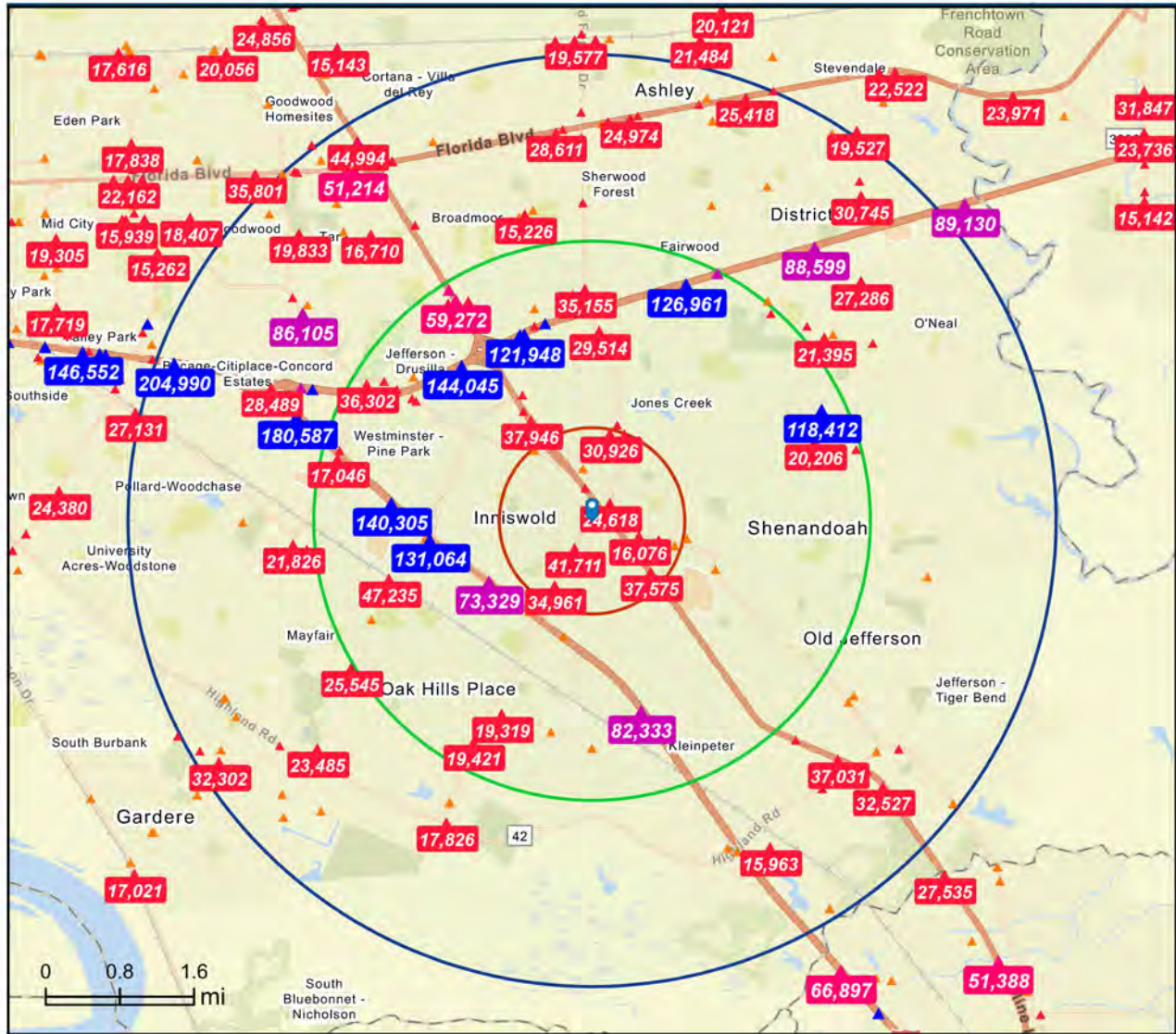
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TRAFFIC COUNT MAP

RETAIL PAD ON HIGH PROFILE SIEGEN LANE

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

November 18, 2024

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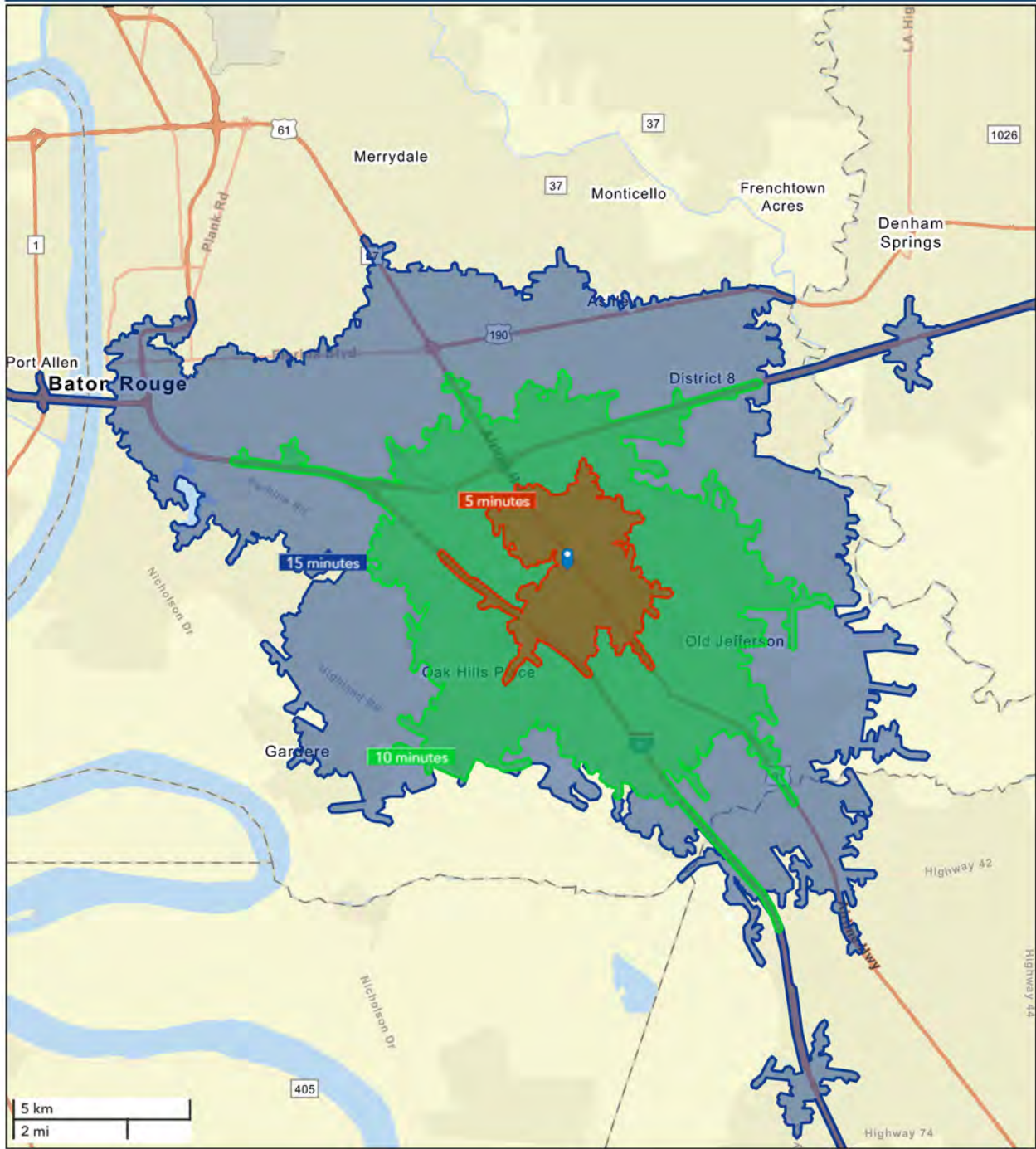
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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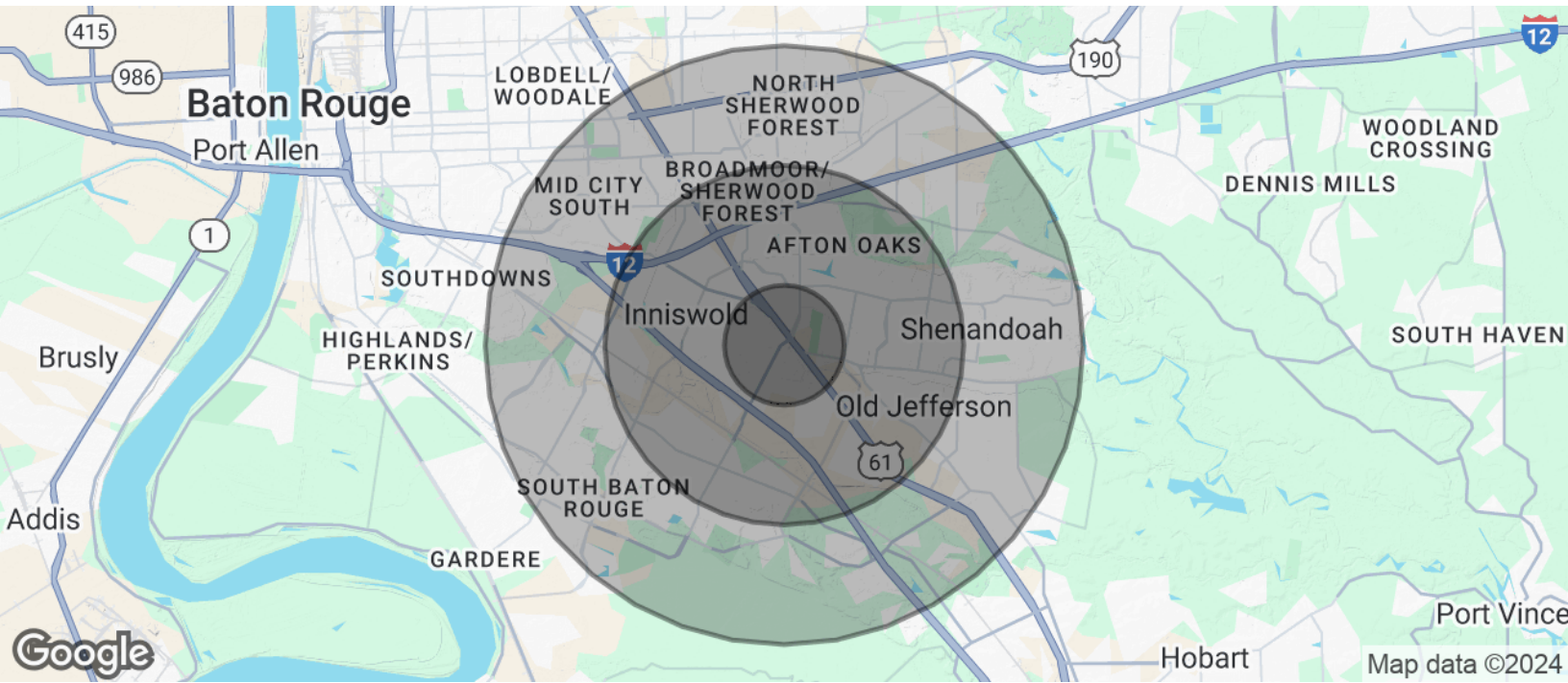
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,668	74,819	171,704
Average Age	40	41	41
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,441	33,159	73,279
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$96,496	\$98,011	\$105,182
Average House Value	\$263,179	\$315,497	\$338,298

Demographics data derived from AlphaMap

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