

Prime Retail Space for Lease

9031 Siegen Lane, Suite B, Baton Rouge, LA 70810

PROPERTY SUMMARY



Property Description

Beau Box Commercial Real Estate is pleased to present an opportunity to lease retail space in South Baton Rouge. This 11,000 square foot building, shared with Chase Bank, is ideally situated on the southeast corner of Siegen Lane and Perkins Road, a highly trafficked lighted intersection, offering excellent visibility and accessibility. With 5,624 square feet available for lease, this is an ideal location for businesses seeking a presence in a dense retail corridor surrounded by national retailers. National Retailers include Chase Bank, Circle K / Exxon, Pizza Hut, Subway, Jack in the Box, Walgreens, Goodyear, Starbucks, Sherwin-Williams Paint Store, Regions Bank, The UPS Store, Winn-Dixie, and Siegen Lane Marketplace that is home to multiple national big box retailers that include Lowe's, Sam's Club, Walmart Supercenter, Kohl's, Conn's, Topgolf, and etc.

Cade Bogan

225.333.9807
cbogan@beaubox.com

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Property Highlights

- Total Building Size: 11,000 square feet
- Available for Lease: 5,624 square feet
- Chase Bank Space: 5,376 square feet
- Land Size: 1.495 acres

Offering Summary

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	5,624 SF

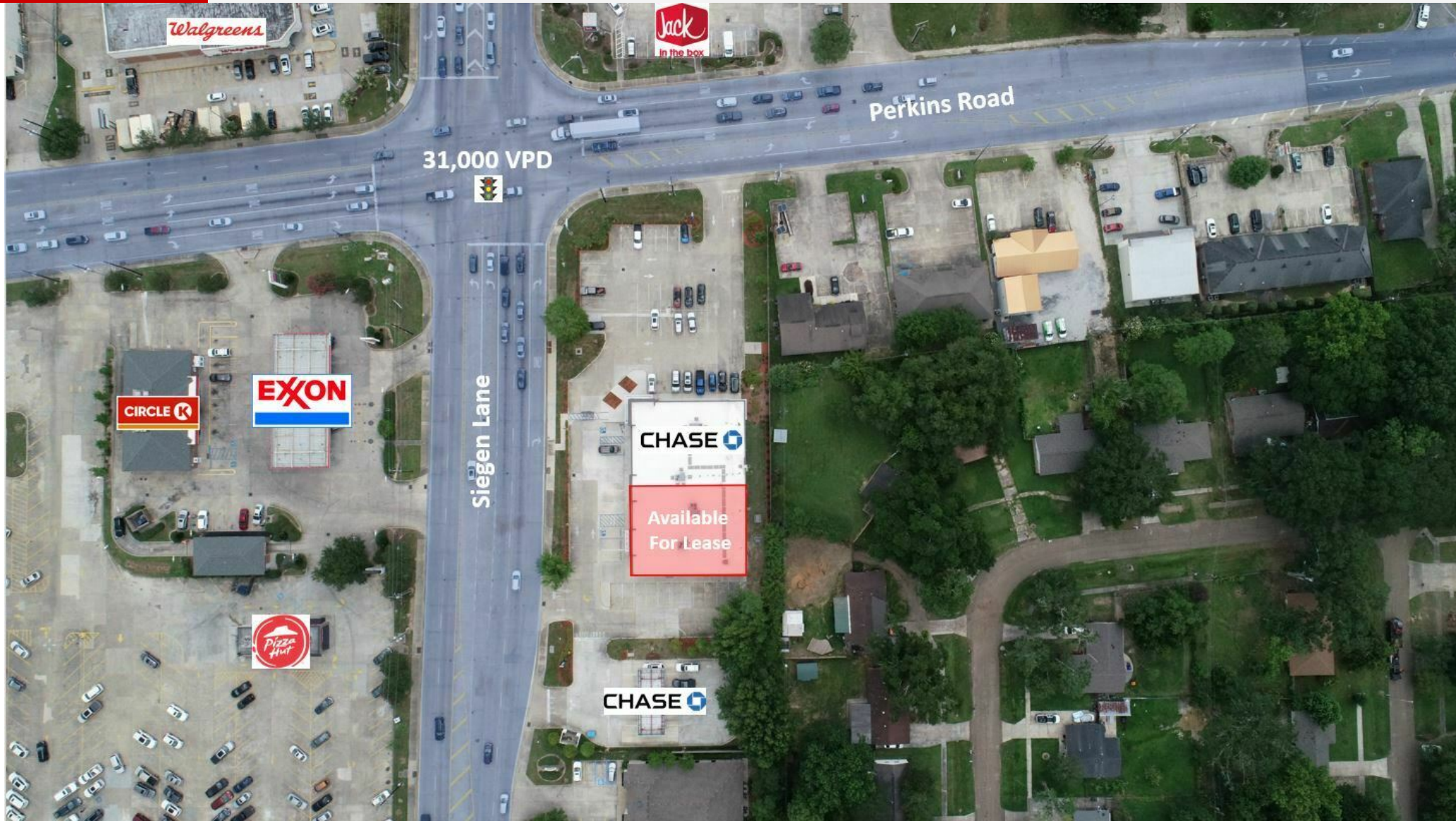
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	402	1,559	4,741
Total Population	871	3,291	9,884
Average HH Income	\$80,258	\$83,141	\$91,730



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AERIAL EXHIBIT



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RETAILER AERIAL MAP



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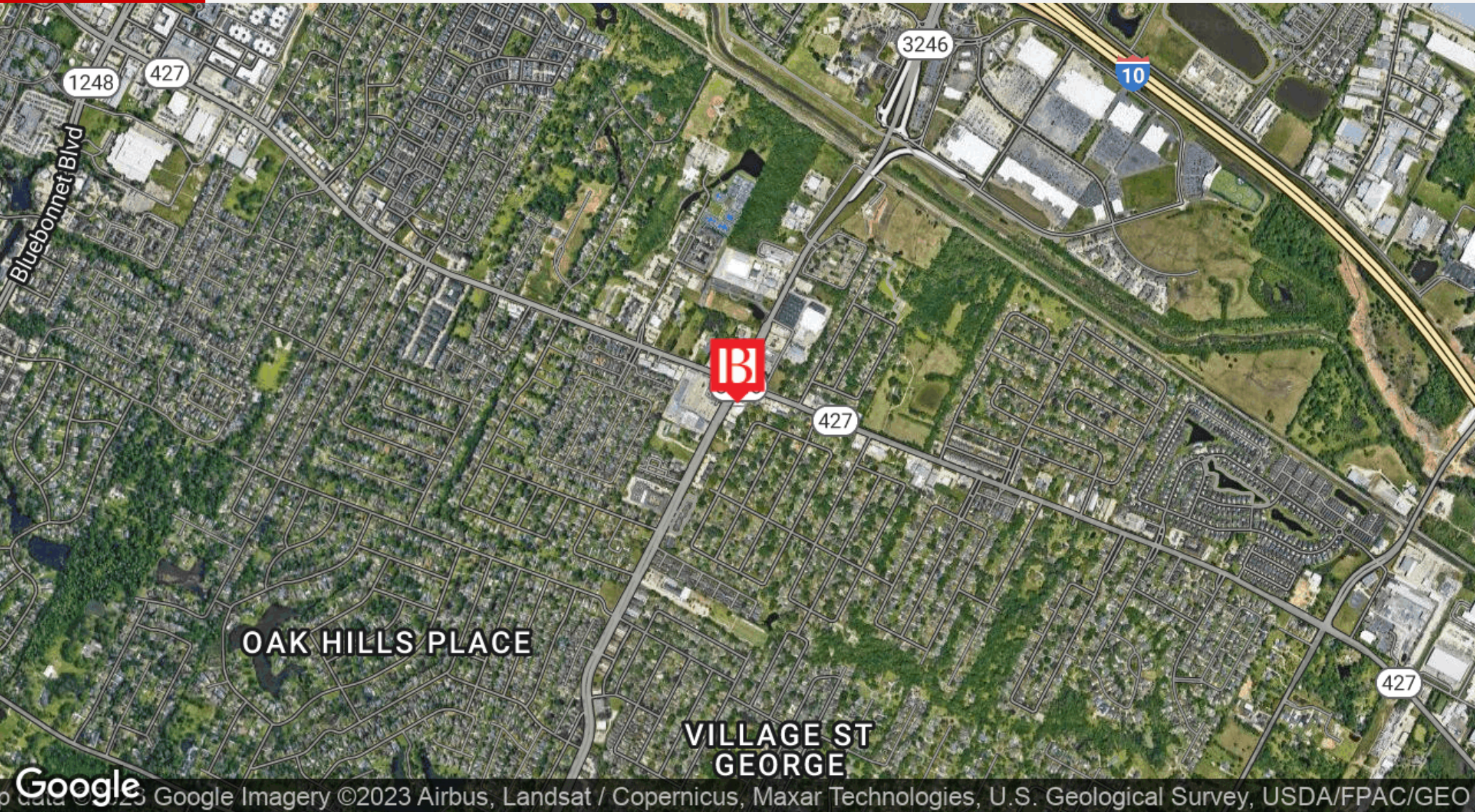
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LOCATION MAP



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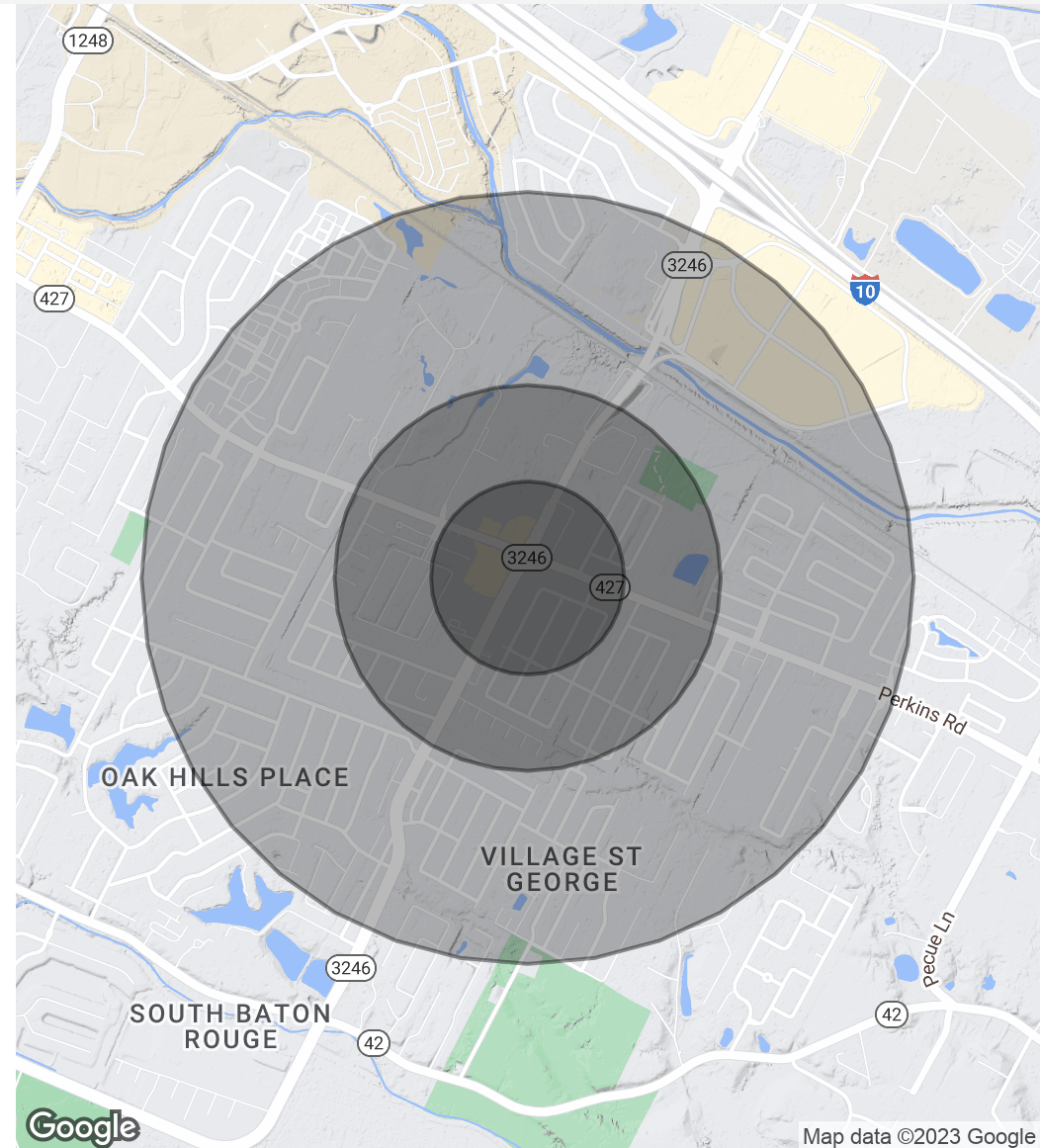
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	871	3,291	9,884
Average Age	42.1	42.3	42.7
Average Age (Male)	40.6	42.0	43.9
Average Age (Female)	40.8	40.7	41.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	402	1,559	4,741
# Of Persons Per HH	2.2	2.1	2.1
Average HH Income	\$80,258	\$83,141	\$91,730
Average House Value	\$265,706	\$273,957	\$302,339

* Demographic data derived from 2020 ACS - US Census



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