



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RESTAURANT SPACE | FOR SUBLEASE

QSR with Drive Thru on Highly Visible Street

7004 Siegen Lane

BATON ROUGE, LA 70809

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FORMER FAST FOOD ON RETAIL CORRIDOR

7004 Siegen Lane, Baton Rouge, LA 70809

DESCRIPTION

This former quick-serve restaurant site offers high visibility and convenient access along one of Baton Rouge's primary retail corridors. Siegen Lane, which boasts a traffic count of approximately 47,166 vpd, is home to an array of well-known national brands, including Walmart Supercenter, Lowes, Home Depot, Target, Academy Sports + Outdoors, Total Wine & More, HomeGoods, Ross Dress for Less, ALDI, Chick-fil-A, Raising Cane's Chicken Fingers, and Chipotle.

The property consists of a 3,047-sf building on 0.55 acres. It features a drive thru, 20 parking spaces, and prominent pylon signage. It is an outpad to Siegen Village, a retail center located directly off I-10 at Siegen Lane. This shopping center includes Total Wine & More, Big Lots, Party City, Dollar Tree, and Advance Auto Parts. This property is strategically located for future restaurant use or any retail operation looking to capitalize on the high traffic volume in an established commercial environment.

OVERVIEW

SIZE	3,047 sf building (approximate) 0.55 acre site (approximate)
RENTAL RATE	\$35.00/sf, NNN
TERM	Primary term ends June 5, 2034 Possibility of post-term options
PARKING	20 surface spaces



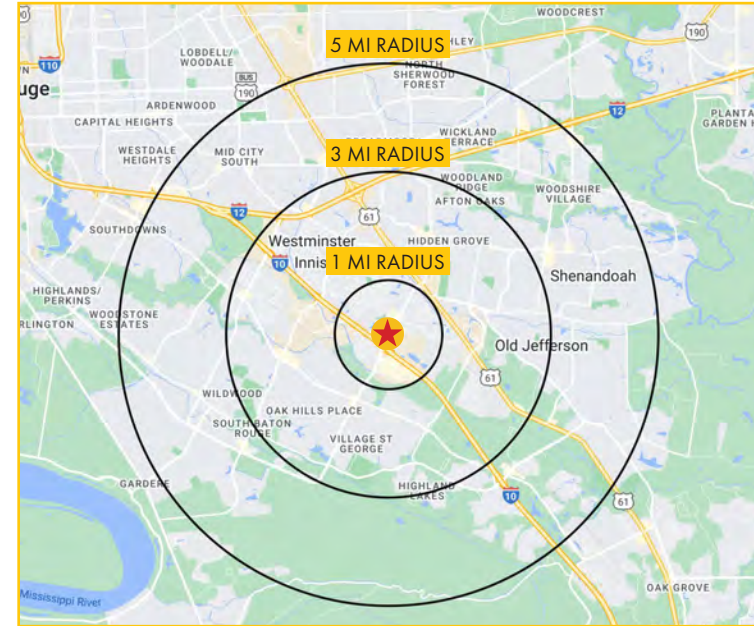
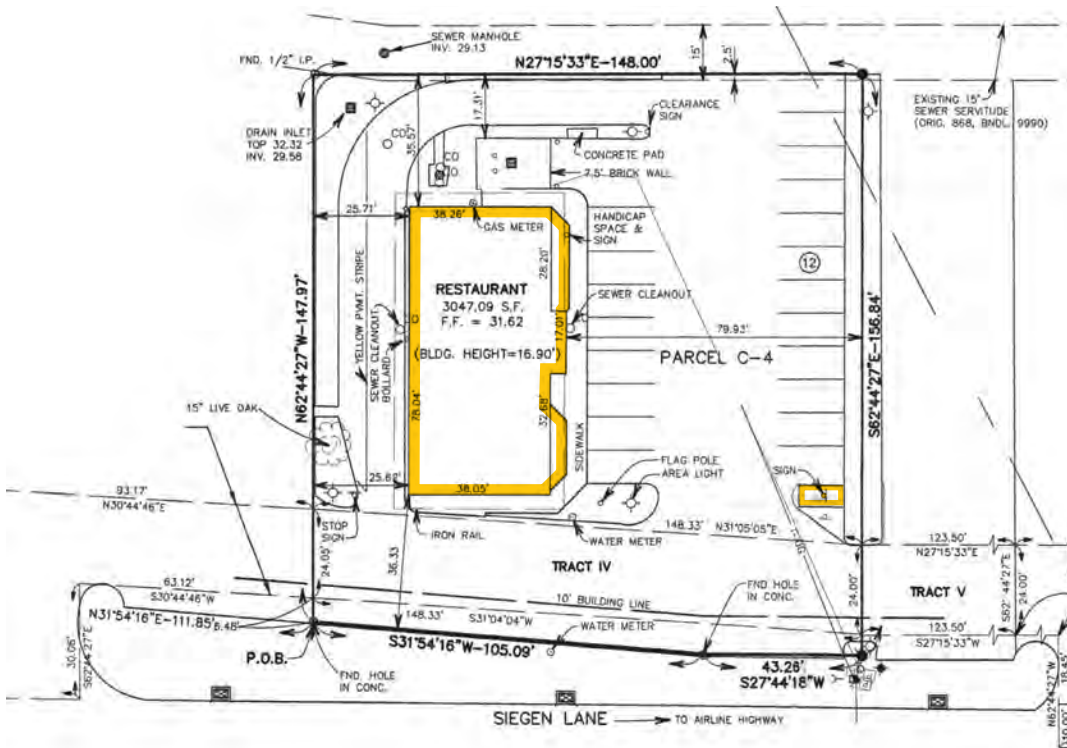
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7004 SIEGEN LANE

SITE PLAN & DEMOGRAPHICS



DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,809	66,573	168,024
Average HH Income:	\$132,120	\$116,910	\$121,124
Median HH Income:	\$96,647	\$80,255	\$84,372
Daytime Population:	9,688	74,836	125,496



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