

► SIEGEN PLAZA

NE Corner of I-10 @ Siegen Ln in Baton Rouge, Louisiana 70816

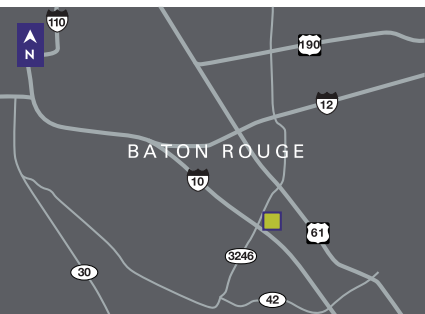


LOCATED IMMEDIATELY OFF THE I-10 EXIT RAMP ON SIEGEN LN



Shadow Anchor

SUPER TARGET



| | VEHICLES PER DAY |
|---------------------------|------------------|
| I-10 west of Siegen Lane | 122,010 |
| I-10 east of Siegen Lane | 93,844 |
| Siegen Lane north of I-10 | 43,872 |

| | AVERAGE INCOME |
|---------|----------------|
| 1 Mile | \$113,406 |
| 3 Miles | \$122,196 |
| 5 Miles | \$128,940 |

| | POPULATION |
|---------|------------|
| 1 Mile | 4,538 |
| 3 Miles | 68,897 |
| 5 Miles | 168,651 |



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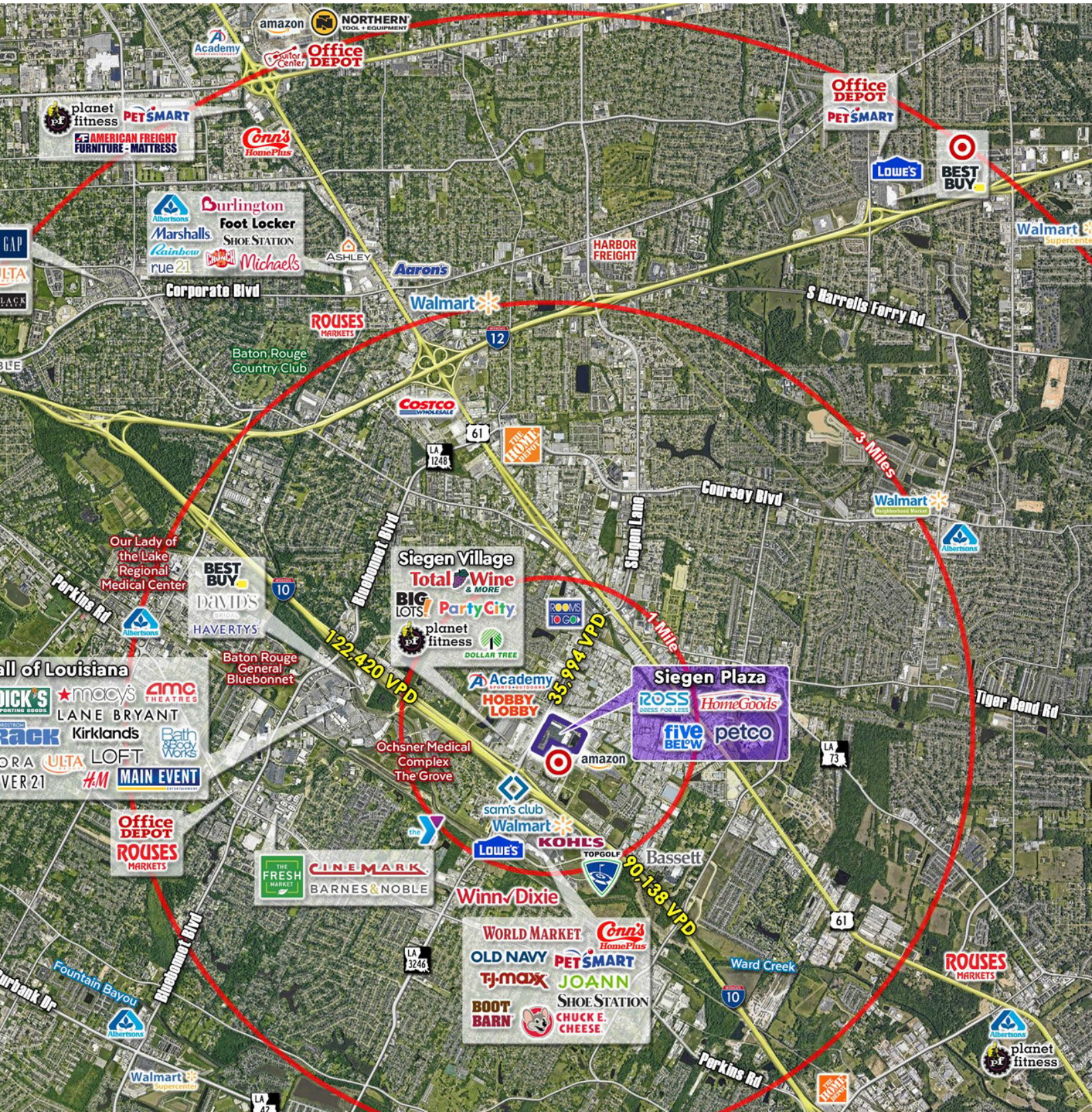
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EASY ACCESS FOR AREAS OF GREAT RESIDENTIAL GROWTH



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3,950 SF • 3,200 SF • 1,200 SF



Tenant List

| Tenant | Address | SF/Acres |
|-------------------------------------|-------------------|----------|
| A HomeGoods | 6835 Siegen Ln | |
| B Petco | 6845 Siegen Ln | |
| C Ross Dress for Less | 6857 Siegen Ln | |
| D Five Below | 6865 Siegen Ln #A | |
| 1 Bronier Luxury Salon & Spa Suites | 6765 Siegen Ln #A | |
| 2 Bath & Body Works | 6841 Siegen Ln #A | |
| 3 Carter's | 6865 Siegen Ln #E | |
| 4 Osh Kosh B'gosh | 6865 Siegen Ln #F | |
| 5 Jason's Deli | 6725 Siegen Ln #X | |
| 6 GNC | 6725 Siegen Ln #V | |
| 7 Wonder Cuts | 6725 Siegen Ln #U | |
| 8 AVAILABLE | 6725 Siegen Ln #R | 3,200 |
| 9 U.S. Agencies | 6725 Siegen Ln #Q | |
| 10 AVAILABLE | 6725 Siegen Ln #P | 1,200 |
| 11 Teriyaki Madness | 6725 Siegen Ln #N | |

■ Available
 ■ Lease Pending
 ■ Executed

Tenant List (continued)

| Tenant | Address | SF/Acres |
|----------------------------|-------------------|----------|
| 12 GameStop | 6725 Siegen Ln #M | |
| 13 Le Jewelers | 6725 Siegen Ln #L | |
| 14 Essential Credit Union | 6725 Siegen Ln #K | |
| 15 Cox Communications | 6725 Siegen Ln #J | |
| 16 Edible Arrangements | 6725 Siegen Ln #H | |
| 17 The Jambalaya Shoppe | 6725 Siegen Ln #G | |
| 18 Louisiana Military Dept | 6725 Siegen Ln #E | |
| 19 Vision4Less | 6725 Siegen Ln #C | |
| 20 AVAILABLE | 6725 Siegen Ln #A | 3,950 |
| 21 Whataburger | 6745 Siegen Ln | |
| 22 IHOP | 6875 Siegen Ln | |
| 23 Olive Garden | 6911 Siegen Ln | |
| 24 T-Mobile | 6971 Siegen Ln #D | |
| 25 CC's Coffee House | 6971 Siegen Ln #A | |
| 26 Chick-fil-A | 7055 Siegen Ln | |



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/siegen-plaza

Lat/Lon: 30.3872/-91.0619

| Siegen Plaza Baton Rouge, LA 70809 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 4,538 | 68,897 | 168,651 |
| 2028 Projected Population | 4,225 | 67,107 | 164,883 |
| 2020 Census Population | 5,208 | 68,869 | 169,881 |
| 2010 Census Population | 4,252 | 65,671 | 162,098 |
| Projected Annual Growth 2023 to 2028 | -1.4% | -0.5% | -0.4% |
| Historical Annual Growth 2010 to 2023 | 0.5% | 0.4% | 0.3% |
| 2023 Median Age | 33.3 | 36.3 | 36.2 |
| Households | | | |
| 2023 Estimated Households | 2,003 | 30,978 | 73,095 |
| 2028 Projected Households | 1,887 | 30,488 | 72,193 |
| 2020 Census Households | 2,206 | 30,855 | 72,948 |
| 2010 Census Households | 1,760 | 28,716 | 67,709 |
| Projected Annual Growth 2023 to 2028 | -1.2% | -0.3% | -0.2% |
| Historical Annual Growth 2010 to 2023 | 1.1% | 0.6% | 0.6% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 53.9% | 55.2% | 54.1% |
| 2023 Estimated Black or African American | 32.6% | 32.9% | 33.8% |
| 2023 Estimated Asian or Pacific Islander | 6.1% | 5.2% | 5.4% |
| 2023 Estimated American Indian or Native Alaskan | 0.2% | 0.2% | 0.2% |
| 2023 Estimated Other Races | 7.2% | 6.6% | 6.5% |
| 2023 Estimated Hispanic | 8.0% | 6.5% | 6.6% |
| Income | | | |
| 2023 Estimated Average Household Income | \$113,406 | \$122,196 | \$128,940 |
| 2023 Estimated Median Household Income | \$111,138 | \$89,856 | \$95,155 |
| 2023 Estimated Per Capita Income | \$50,099 | \$55,050 | \$55,970 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.6% | 2.4% | 2.3% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.3% | 3.0% | 3.2% |
| 2023 Estimated High School Graduate | 15.7% | 18.4% | 19.3% |
| 2023 Estimated Some College | 20.0% | 22.0% | 20.5% |
| 2023 Estimated Associates Degree Only | 4.9% | 6.5% | 5.8% |
| 2023 Estimated Bachelors Degree Only | 35.4% | 29.0% | 29.0% |
| 2023 Estimated Graduate Degree | 20.1% | 18.8% | 19.7% |
| Business | | | |
| 2023 Estimated Total Businesses | 774 | 6,590 | 11,783 |
| 2023 Estimated Total Employees | 10,393 | 73,245 | 123,214 |
| 2023 Estimated Employee Population per Business | 13.4 | 11.1 | 10.5 |
| 2023 Estimated Residential Population per Business | 5.9 | 10.5 | 14.3 |



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



| | | | |
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