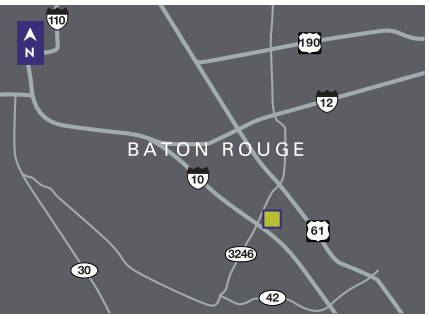
SIEGEN PLAZA

SE Corner of I-10 @ Siegen Ln in Baton Rouge, Louisiana 70809

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

HomeGoods | petco | ROSS DRESS FOR LESS | five BELOW

Shadow Anchor



VEHICLES PER DAY	
I-10 east of Siegen Lane	**107,943**
I-10 west of Siegen Lane	**97,151**
Siegen Lane north of I-10	**44,091**

MEDIAN INCOME	
1 Mile	**$87,580**
3 Miles	**$85,041**
5 Miles	**$91,791**

POPULATION	
1 Mile	**5,859**
3 Miles	**69,054**
5 Miles	**171,584**

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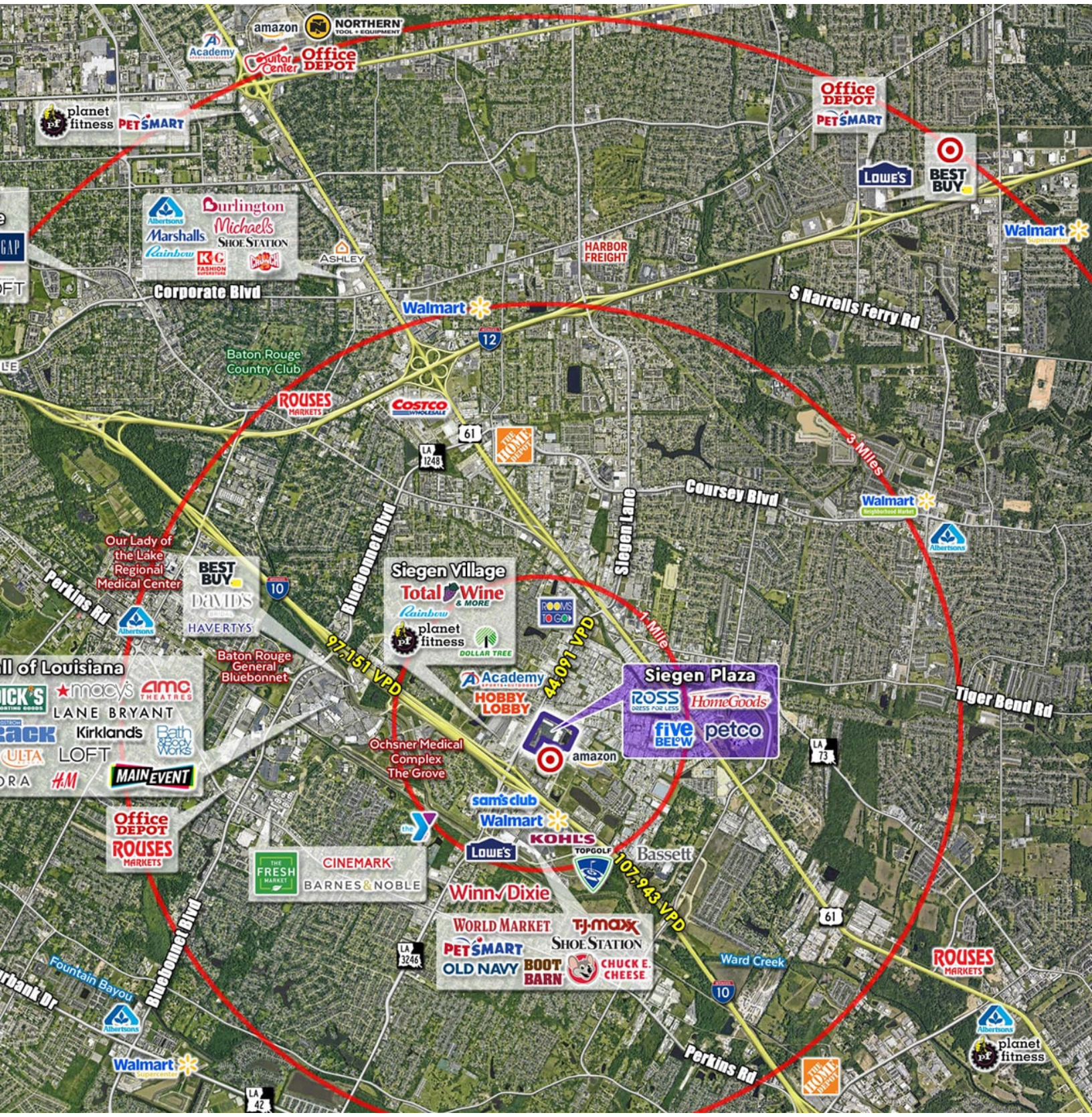
EASY ACCESS FOR AREAS OF GREAT RESIDENTIAL GROWTH



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3,950 SF • 3,200 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	Freeway Insurance	6725 Siegen Ln #Q	
10	Adore Nails	6725 Siegen Ln #P	
11	Teriyaki Madness	6725 Siegen Ln #N	

Available Lease Pending Leased

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: 30.3859/-91.0602

Siegen Plaza Baton Rouge, LA 70809	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,859	69,054	171,584
2030 Projected Population	5,715	67,884	168,301
2020 Census Population	6,076	67,841	167,899
2010 Census Population	5,015	64,482	160,165
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2025	1.1%	0.5%	0.5%
2025 Median Age	35.3	38.0	37.2
Households			
2025 Estimated Households	2,649	30,460	71,729
2030 Projected Households	2,675	30,869	72,502
2020 Census Households	2,520	30,299	72,100
2010 Census Households	2,029	28,100	66,912
Projected Annual Growth 2025 to 2030	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	2.0%	0.6%	0.5%
Race and Ethnicity			
2025 Estimated White	52.0%	52.8%	52.7%
2025 Estimated Black or African American	31.2%	33.1%	32.9%
2025 Estimated Asian or Pacific Islander	6.9%	5.8%	6.0%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	9.8%	8.1%	8.1%
2025 Estimated Hispanic	11.7%	8.6%	8.7%
Income			
2025 Estimated Average Household Income	$123,209	$117,513	$124,503
2025 Estimated Median Household Income	$87,580	$85,041	$91,791
2025 Estimated Per Capita Income	$55,739	$51,929	$52,117
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.8%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	1.1%	2.3%	2.9%
2025 Estimated High School Graduate	18.3%	18.7%	19.6%
2025 Estimated Some College	18.1%	21.2%	20.0%
2025 Estimated Associates Degree Only	5.5%	7.3%	6.6%
2025 Estimated Bachelors Degree Only	31.9%	29.6%	29.1%
2025 Estimated Graduate Degree	21.7%	18.2%	19.2%
Business			
2025 Estimated Total Businesses	918	6,669	12,083
2025 Estimated Total Employees	12,028	72,713	123,007
2025 Estimated Employee Population per Business	13.1	10.9	10.2
2025 Estimated Residential Population per Business	6.4	10.4	14.2

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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.

IABS 1-0

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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