



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

RETAIL PAD ON HIGH PROFILE SIEGEN LANE

5747 SIEGEN LANE, BATON ROUGE, LA 70809

\$453,024

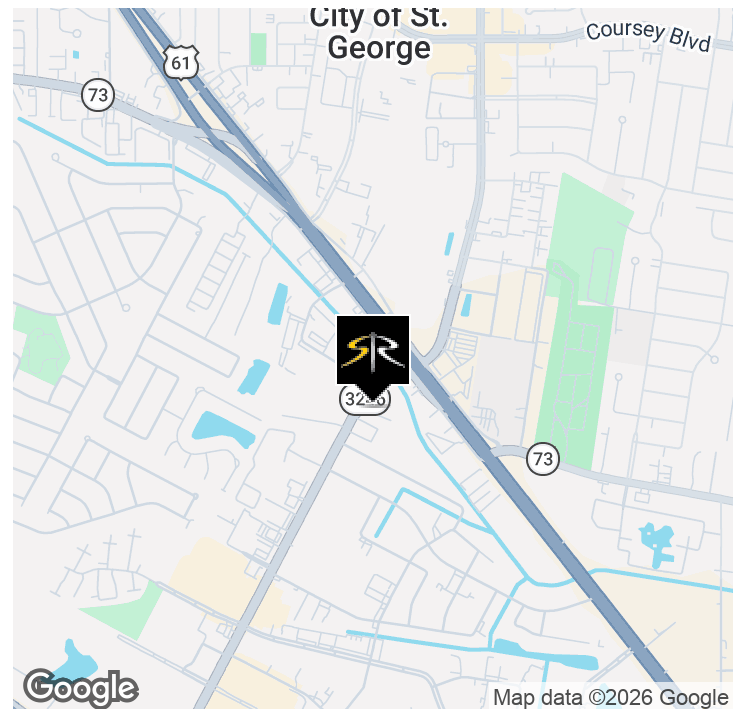


OFFERING SUMMARY

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

PROPERTY HIGHLIGHTS

- 0.52 Acre Retail Pad on Siegen Lane near Airline Hwy.
- High Profile Location between Airline Hwy. & I-10
- 90' Siegen Lane Frontage
- Lot measures 90' x 229'
- Extremely High Visibility and Traffic Counts
- Build to Suit potential for Qualified Tenant
- Zoned C-2



CARMEN AUSTIN, MBA, CCIM, SIOR
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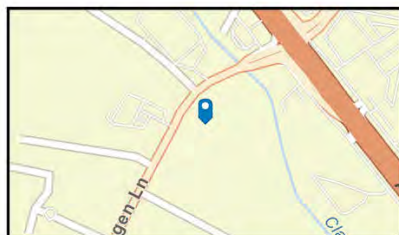
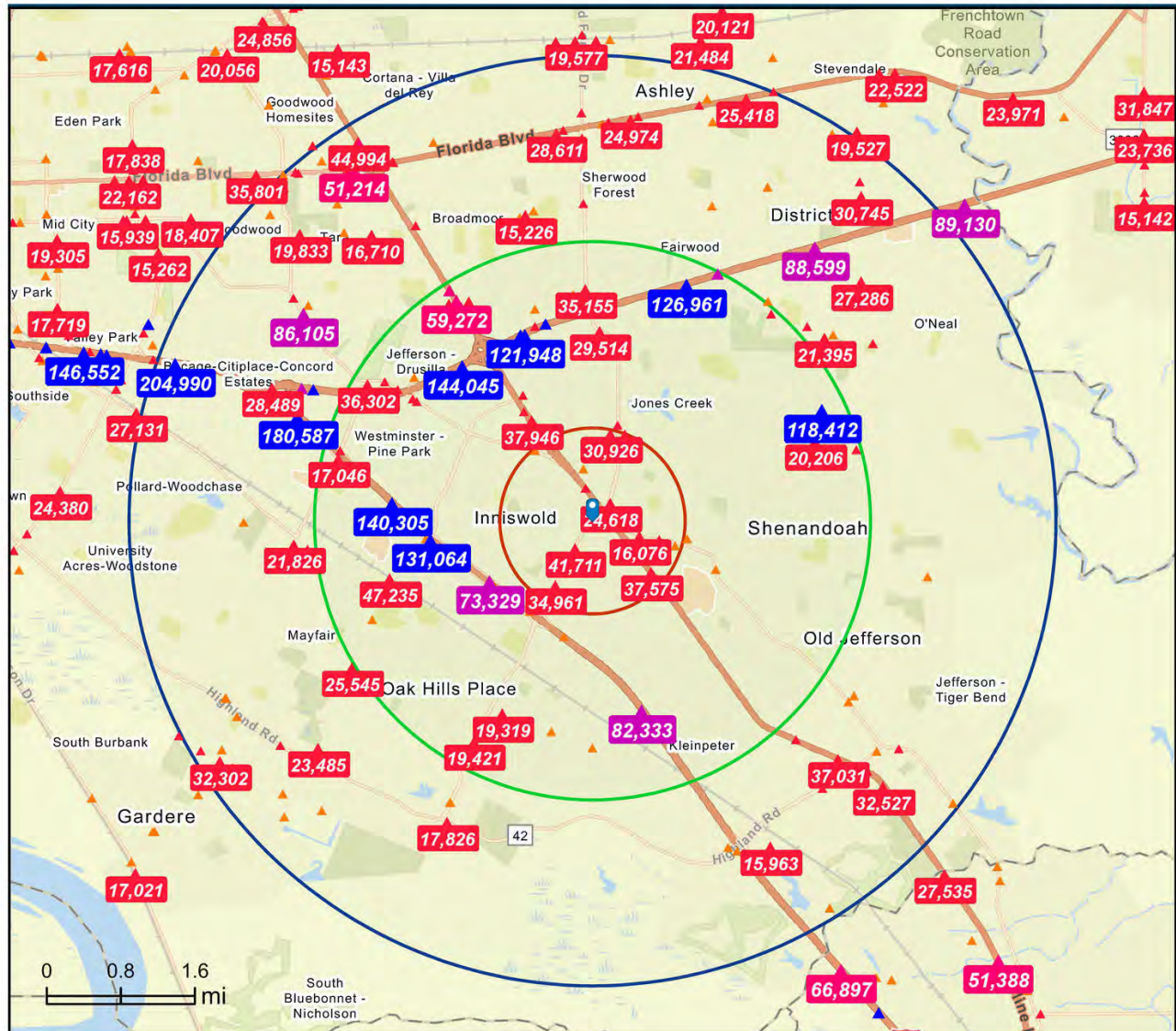
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TRAFFIC COUNT MAP

RETAIL PAD ON HIGH PROFILE SIEGEN LANE

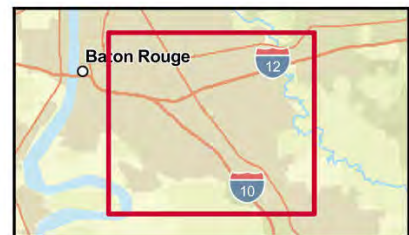
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Source: ©2024 Kalibrate Technologies (Q3 2024).

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



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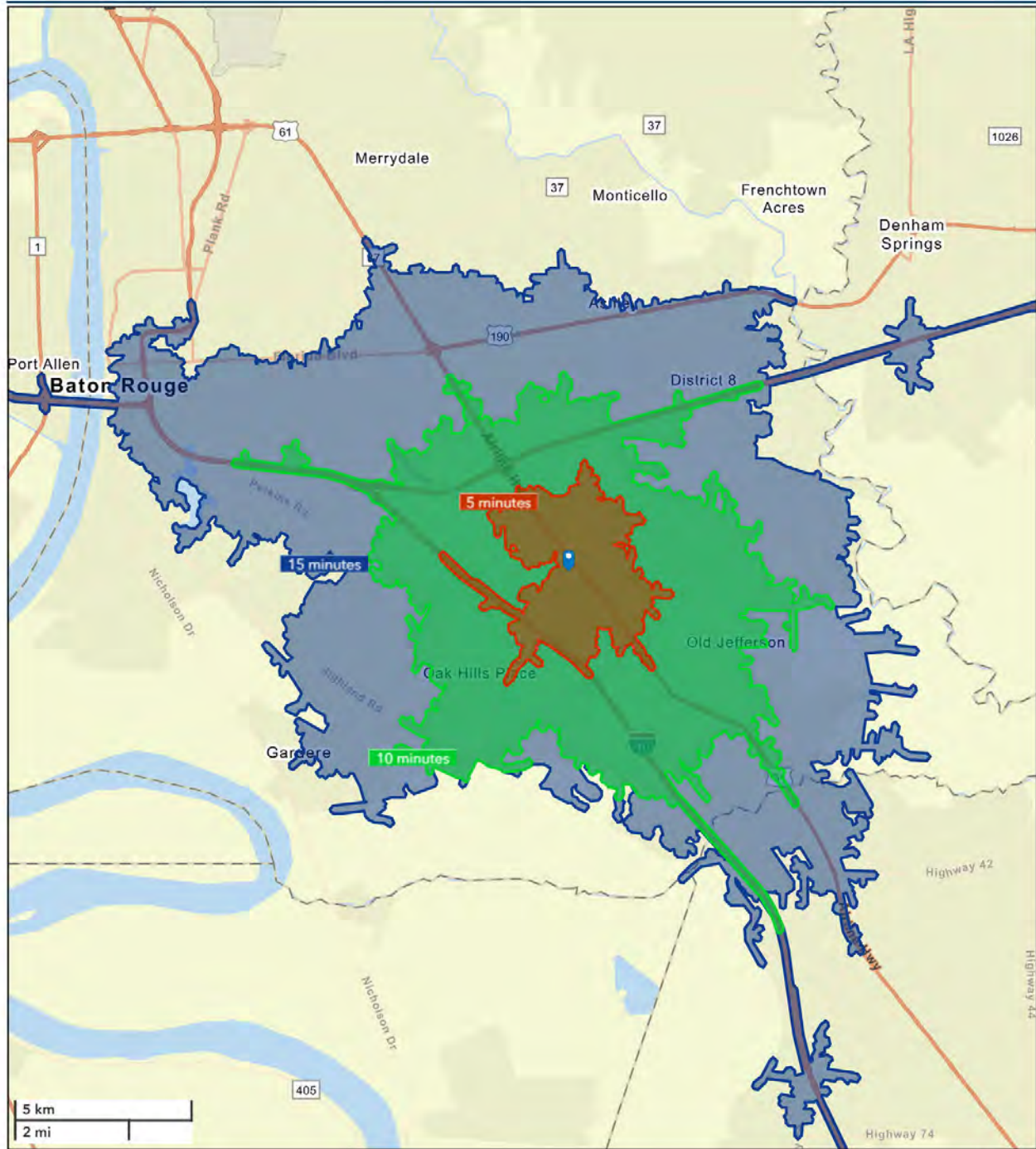
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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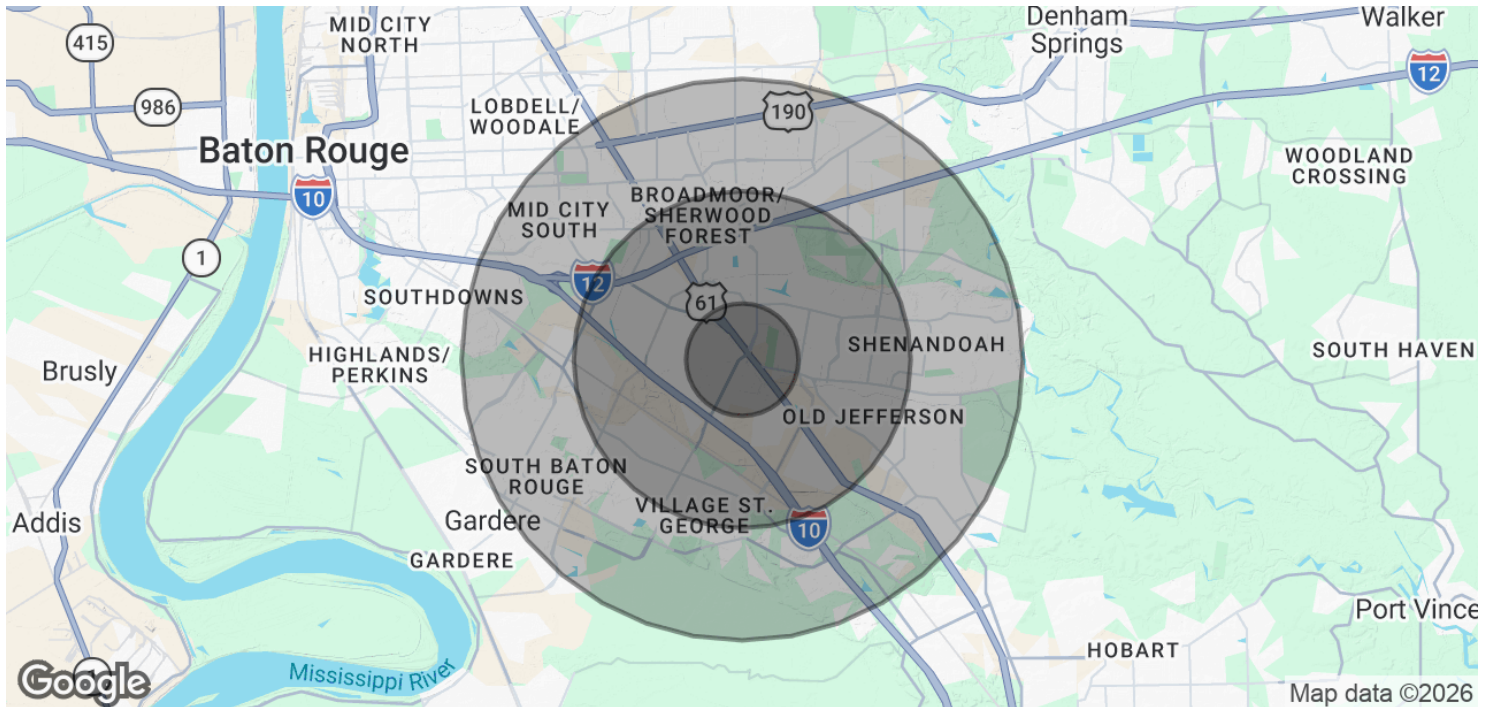
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DEMOGRAPHICS

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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

2020 American Community Survey (ACS)

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