

3600 +/- RETAIL SPACE FOR LEASE

5880 Siegen Ln, Baton Rouge, LA 70809



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (MG)
TRAFFIC COUNT:	18980 CPD
ZONING:	C-1

PROPERTY OVERVIEW

Retail space with warehouse for lease in Plaza I. 3,600 sf available for immediate occupancy. Space consists of retail store front and rear entrance with warehouse. Includes 2 restrooms, 4 offices & conditioned warehouse. No yard included. Office/warehouse condo unit only. For lease only. No purchase option. Contact agent for additional details.

PROPERTY HIGHLIGHTS

- 1,800 +/-sf Per Suite
- 3,600 +/- sf Total Available
- Overhead Doors
- No CAM Fee

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
O: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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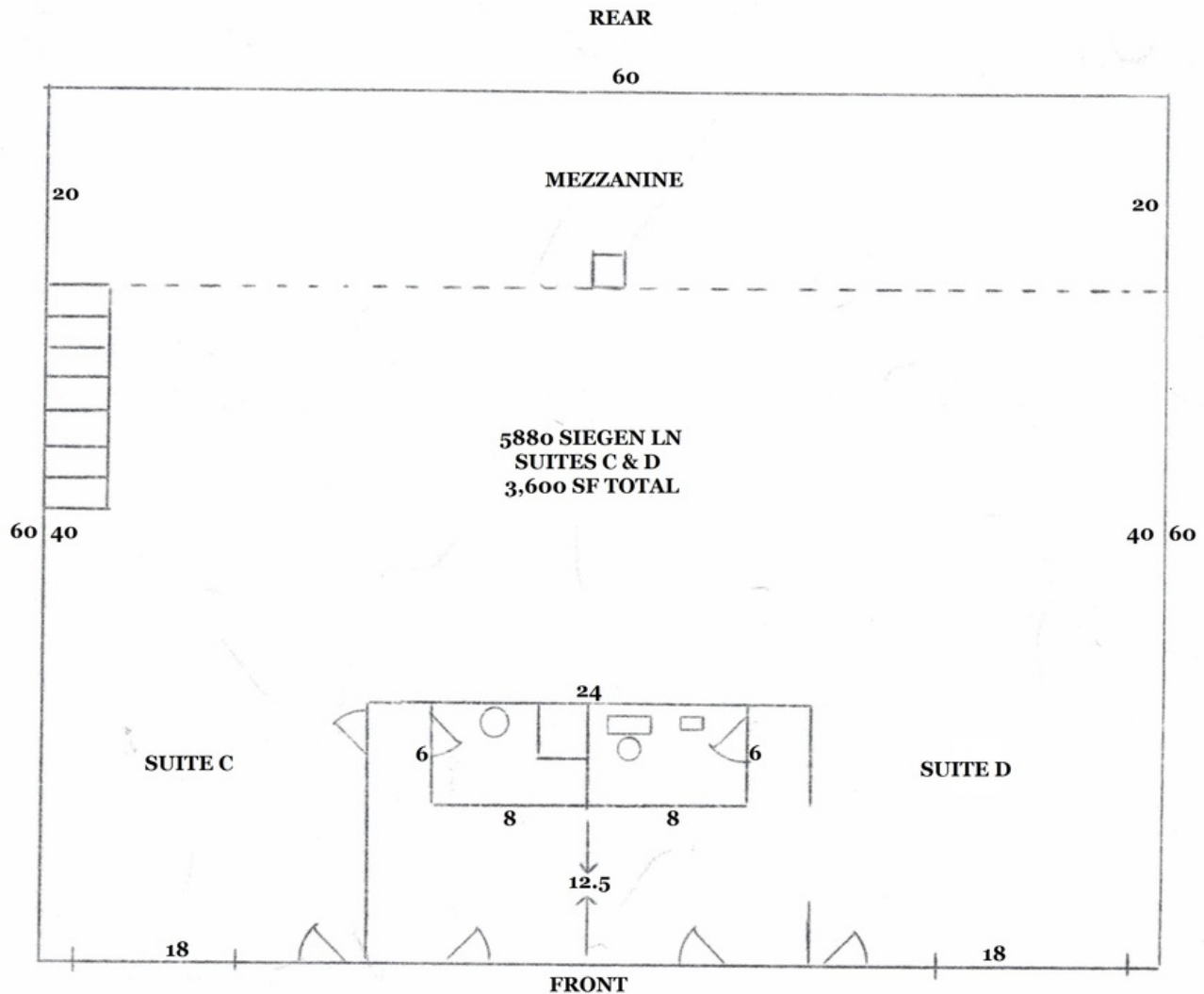
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,652	67,002	160,653
Median age	35.7	37.0	36.8
Median age (male)	35.1	35.1	34.4
Median age (Female)	35.9	38.4	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,712	29,197	66,741
# of persons per HH	2.5	2.3	2.4
Average HH income	\$73,181	\$76,696	\$80,948
Average house value	\$241,767	\$237,619	\$253,081

* Demographic data derived from 2010 US Census

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