

FOR SALE



SIEGEN LN LEASED BUILDING SALE

8282 SIEGEN LANE · BATON ROUGE, LA 70810

Highlights

Building SF:	19,160
Lease For:	\$8,523/m
Lot Size:	1.25 Acres
Purchase Price:	\$925,000
Parking Spaces:	30
Zoning:	C2



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Property Description

19,160sf building situated on 1.25 Acres fronting Siegen Ln. Currently leased at \$8,523 monthly to long term tenant. Adjacent lot available for purchase. Do not disturb Tenants. Contact broker for lease details.

Bullets

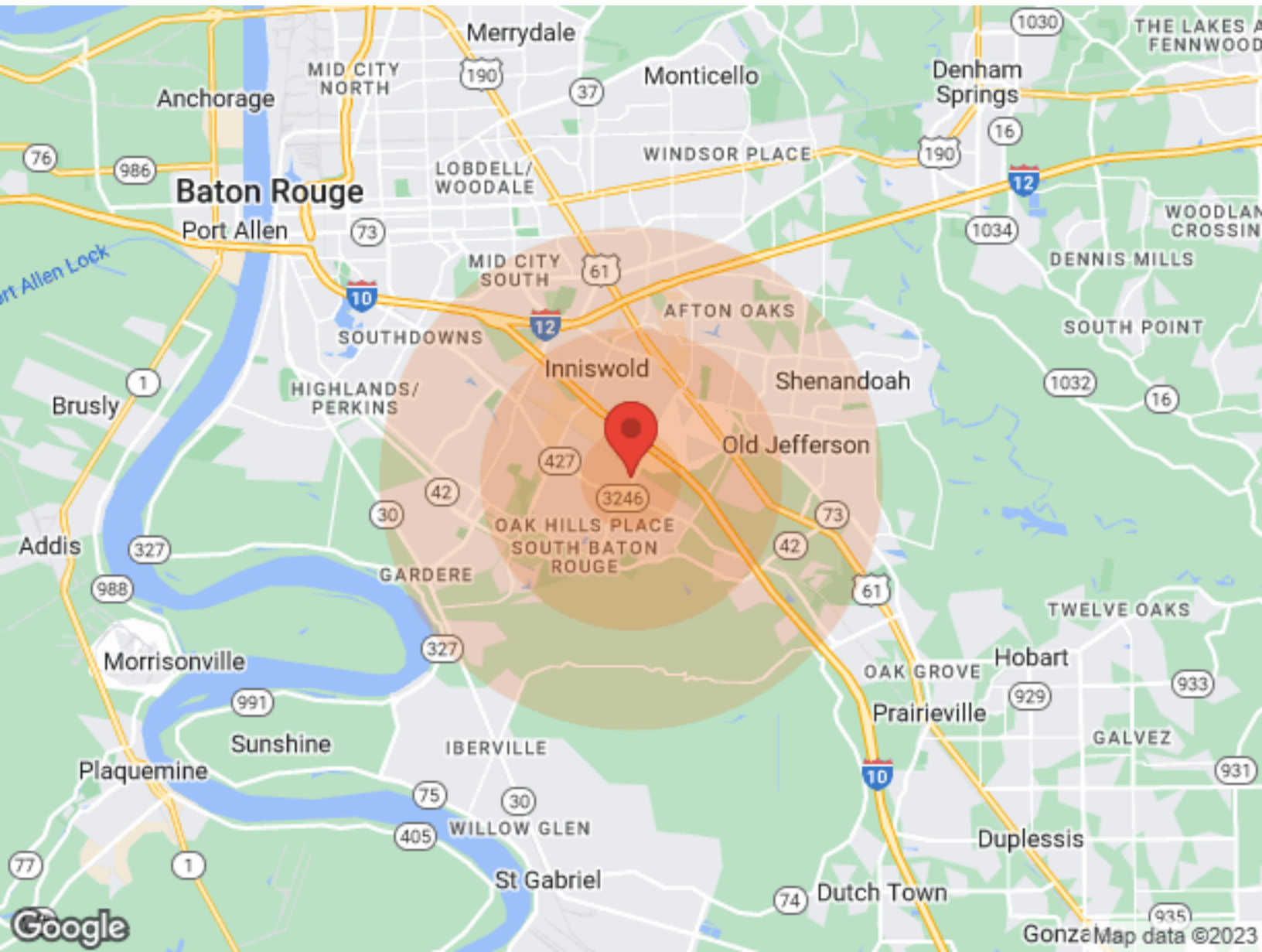
- 19,160 sf Building
- 1.25 Acre Lot
- Income Producing
- Adjacent Lot Available
- C-2 Zoning





DEMOGRAPHICS

8282 SIEGEN LANE



Population	1 Mile	3 Miles	5 Miles
Male	3,647	25,935	70,007
Female	3,923	27,989	74,933
Total Population	7,570	53,924	144,940
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,437	9,290	25,754
Ages 15-24	1,054	6,843	18,468
Ages 55-64	1,033	7,008	18,297
Ages 65+	833	8,017	20,500
Race	1 Mile	3 Miles	5 Miles
White	4,231	36,250	96,606
Black	2,993	14,375	40,004
Am In/AK Nat	N/A	21	70
Hawaiian	N/A	N/A	10
Hispanic	490	3,116	7,732
Multi-Racial	368	3,308	8,510

Income	1 Mile	3 Miles	5 Miles
Median	\$61,457	\$64,747	\$60,858
< \$15,000	244	2,217	5,969
\$15,000-\$24,999	389	2,003	5,580
\$25,000-\$34,999	321	2,230	5,299
\$35,000-\$49,999	477	2,979	8,632
\$50,000-\$74,999	558	4,204	10,627
\$75,000-\$99,999	444	2,731	7,751
\$10,000-\$149,999	449	4,052	9,601
\$150,000-\$199,999	141	1,433	3,919
> \$200,000	108	1,285	4,110

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,350	24,931	66,990
Occupied	3,073	23,140	61,965
Owner Occupied	2,020	14,196	37,646
Renter Occupied	1,053	8,944	24,319
Vacant	277	1,791	5,025