

SIEGEN LANE MARKETPLACE

BATON ROUGE, LOUISIANA

Interstate 10 & Siegen Lane

TOTAL GLA 927,000 SF

- Premier mixed-use power center in Baton Rouge featuring leading national retailers, restaurants, hotels, and a neighboring 214-unit apartment community
- Highly visible location at the intersection of I-10 and Siegen Lane
- Site includes retail, restaurant and entertainment opportunities
- Located at the heart of the Siegen Lane regional trade area in East Baton Rouge Parish, the fastest growing and most affluent part of the Baton Rouge MSA.
- Existing store space and development opportunities available



KEY TENANTS

Walmart Supercenter, Kohl's, Lowe's, Sam's Club, PetSmart, T.J.Maxx, Bed Bath & Beyond, Toys"R"Us, Babies"R"Us, World Market, Old Navy, Jo-Ann Fabric and Craft

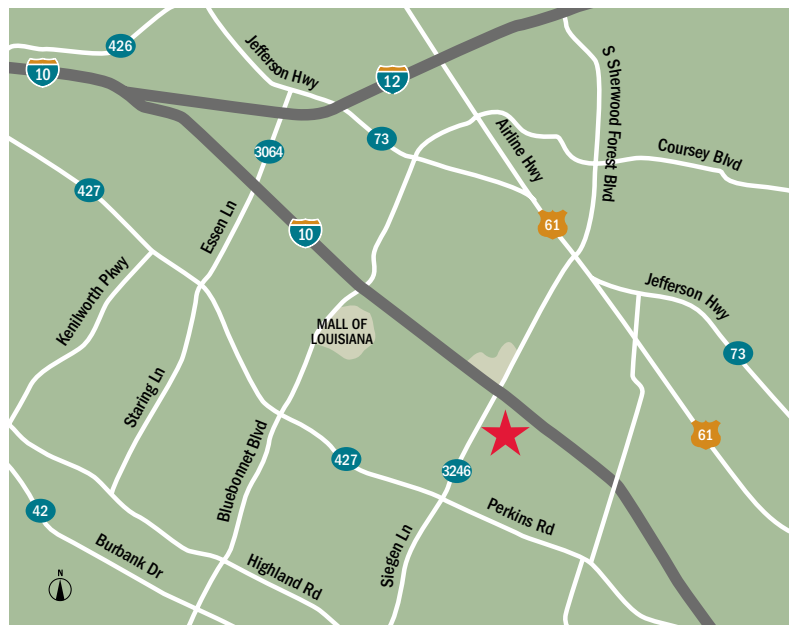
TRAFFIC COUNTS

90,025 - I-10

103,000 - Siegen Lane, Reiger Rd. and Industriplex Boulevard

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,350	58,341	153,793
Average HH Income	\$69,300	\$80,990	\$80,386



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PREMIER MIXED-USE POWER CENTER WITH DEVELOPMENT OPPORTUNITIES

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A PREMIER MIXED-USE POWER CENTER with development opportunities

Siegen Lane Marketplace is a dominant Wal-Mart Supercenter, Sam's Club, Lowe's and Kohl's anchored power center which is complimented by a diversified mix of big-box, casual dining and lodging options. Also including Baton Rouge's only Toys R Us / Babies R Us superstore, the property is located at the intersection of Interstate 10 and Siegen Lane. Configured with one mile of direct highway frontage, Siegen Lane Marketplace affords its tenants excellent visibility and convenient access to the main residential growth areas of East Baton Rouge Parish.

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