

HIGHLY VISIBLE RETAIL SUITES IN DENHAM SPRINGS



OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
CAM Charges:	\$3.75 per SF annually
Building Size:	18,715 SF

PROPERTY OVERVIEW

Located in the heart of the retail corridor in northern Denham Springs, this shopping center currently has two available suites for lease. Suite A, a former Family Dollar, is ±8,000 SF and has been recently renovated. Suite C is ±1,200 SF and is the central suite of the property. With high visibility to the 23,487 cars passing daily and its close proximity to one of the busiest intersections in Denham Springs, these suites are an optimal choice for a retail business in the Livingston market.

CAM charges are approximately \$3.75 per SF.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite A	\$6,667 per month	8,000 SF
Suite C	\$1,450 per month	1,200 SF

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Suite A - ±8,000 SF



Monument Signage Available



Suite C - ±1,200 SF

Will Chadwick, MBA (C) 225.368.7667

 **ELIFIN** 225.368.7667 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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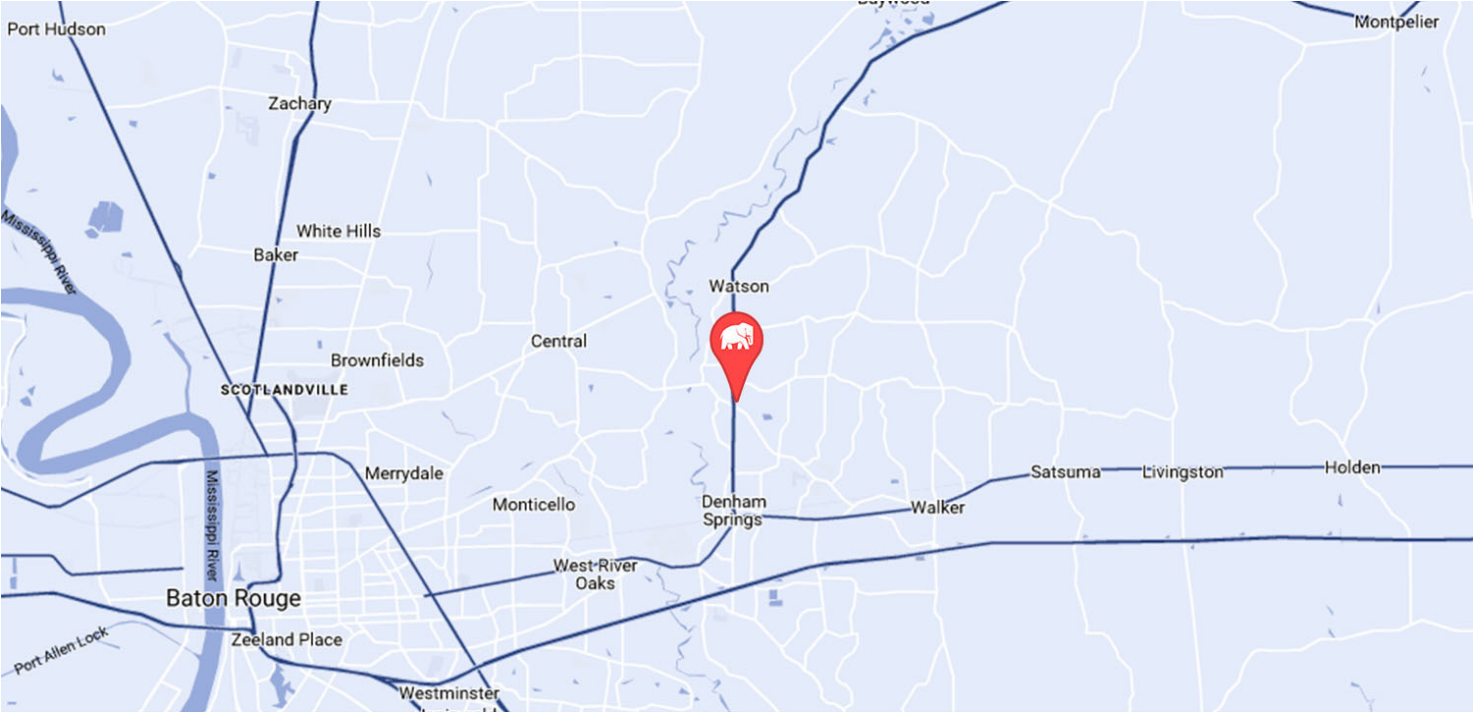


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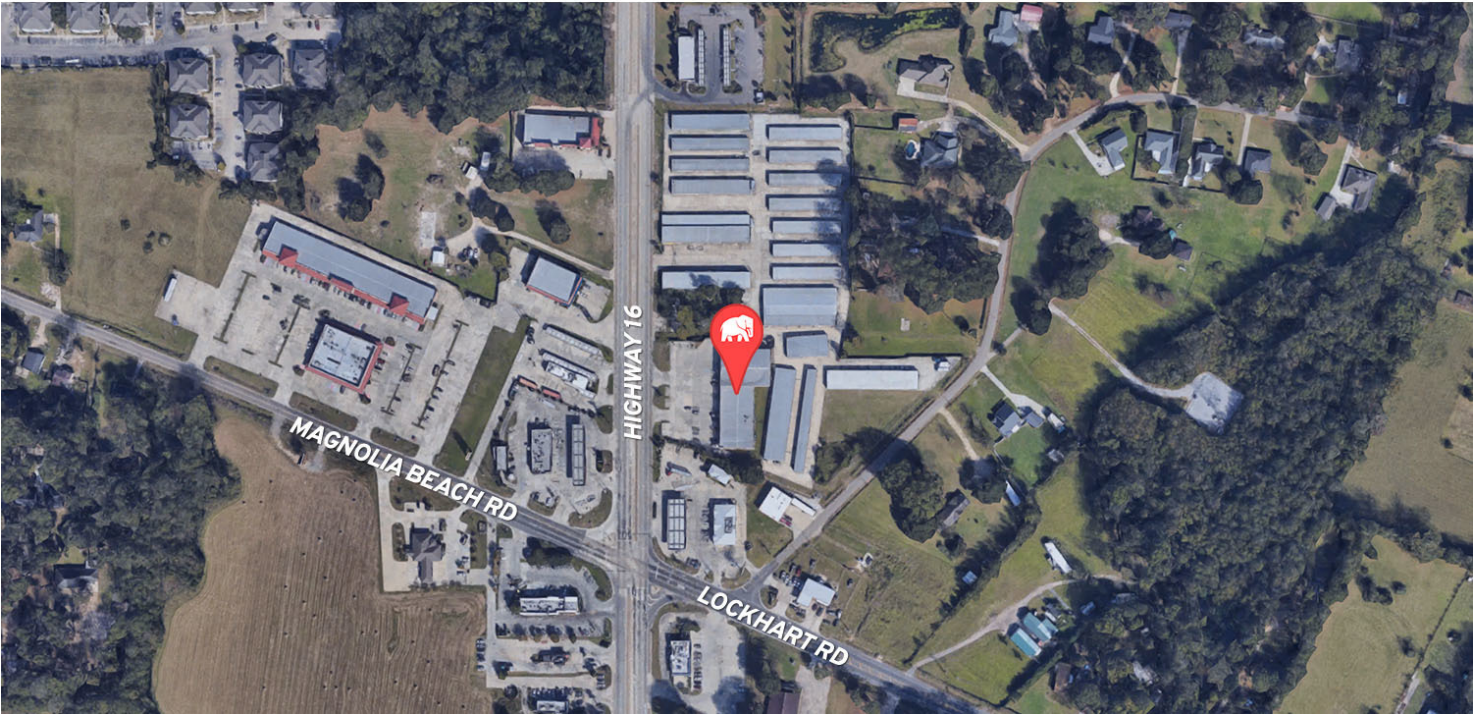
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MAP DATA ©2019 GOOGLE

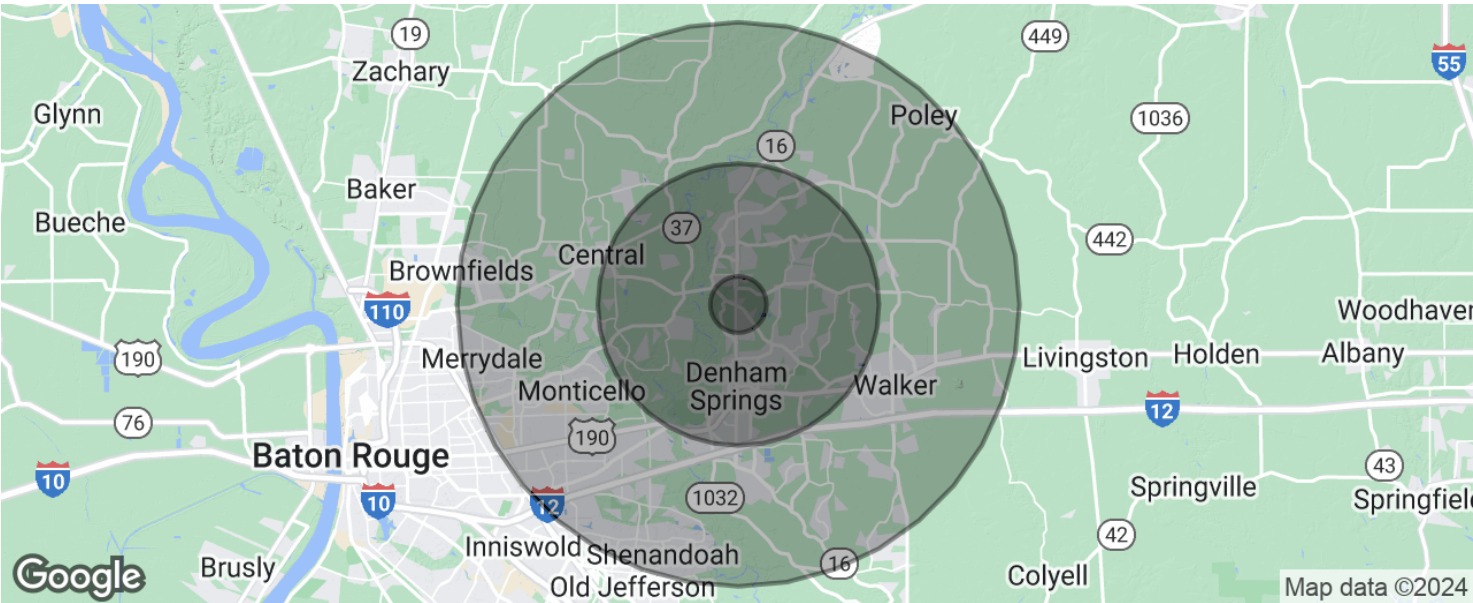


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,333	59,754	221,164
Median age	33.0	34.3	34.8
Median age (Male)	33.3	33.7	33.6
Median age (Female)	31.9	34.6	36.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	766	20,762	80,032
# of persons per HH	3.0	2.9	2.8
Average HH income	\$70,551	\$66,174	\$68,177
Average house value	\$181,532	\$177,057	\$174,853

* Demographic data derived from 2020 ACS - US Census