



HIGH-VISIBILITY RETAIL SUITE IN DENHAM SPRINGS

1318 FLORIDA AVE SW DENHAM SPRINGS, LA 70726



FOR LEASE

LEASE RATE: \$1,300.00/MO (\$13/SF/YR)

±1,200 SF | 1 SUITE AVAILABLE

- Great visibility and access from Florida Ave SW
- Easy access to S Range Ave and Veterans Blvd
- This corridor is filled with a broad national and local tenant mix
- Existing tenants include a braiding bar, insurance, and a church

CONTACT:

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225.200.0302 225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- **Suite B** is a ±1,200 SF retail suite available in a strip center off of Florida Ave SW.
- This corridor is filled with a broad national and local tenant mix including Walmart, La Carreta, Walgreens, Chick-Fil-A, Dollar Tree, CVS, Mr Gatti's, Affordable Home Furnishings, Airborne Extreme Trampoline Park, and more.
- This property enjoys great visibility and access from Florida Ave SW with ±20,720 daily traffic and multiple points of access.
- The property also boasts easy access to S Range Ave both directly as well as via Veterans Blvd, which it is located only ±0.2 miles from.
- This suite is neighbored by tenants Dion's African Hair Braiding Bar, Odom Insurance, and Ministerio Emanuel Internacional, a church.
- Suite is **available for immediate use**.

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SAMPLE INTERIOR PHOTOS

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INTERIOR PHOTOS

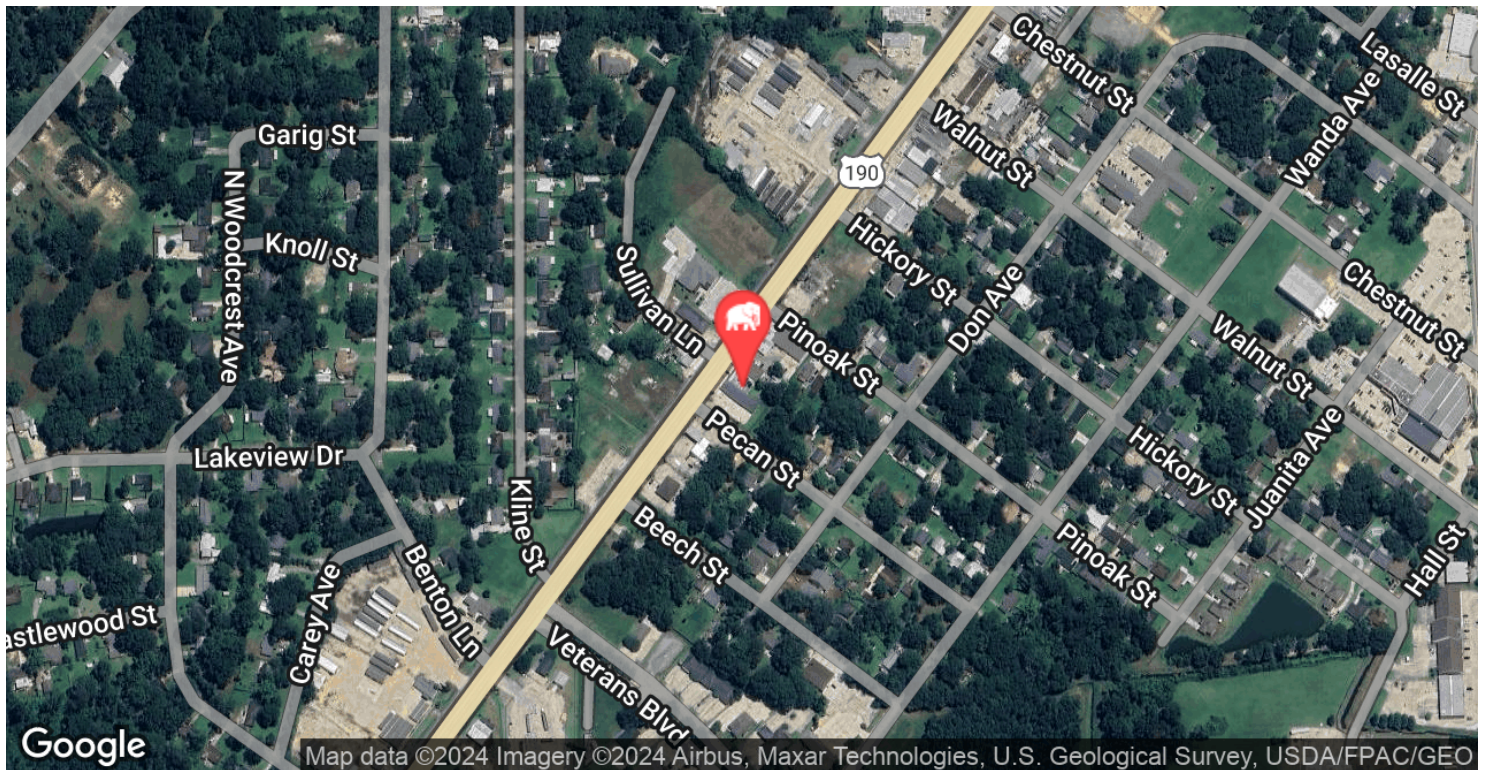
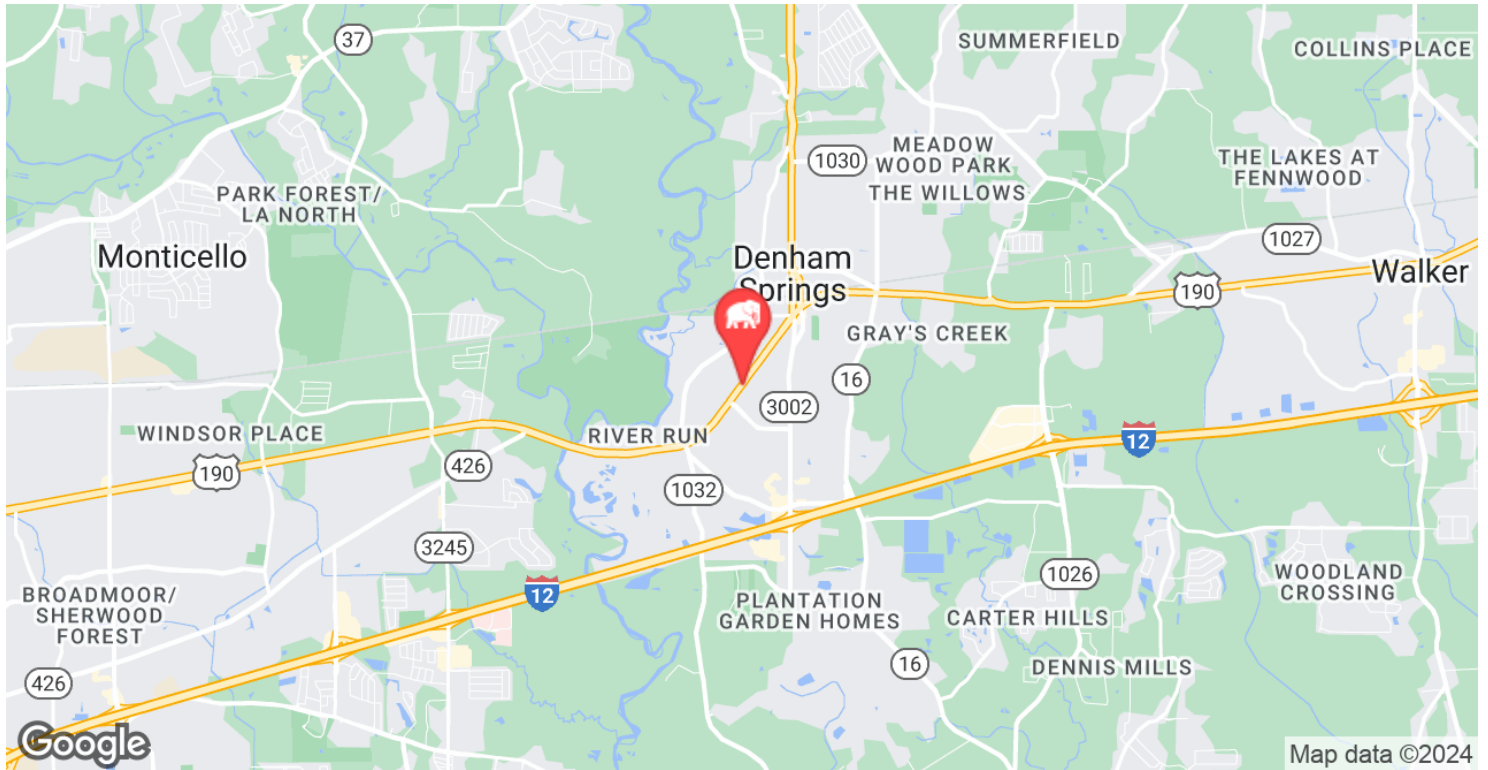
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LOCATION MAP



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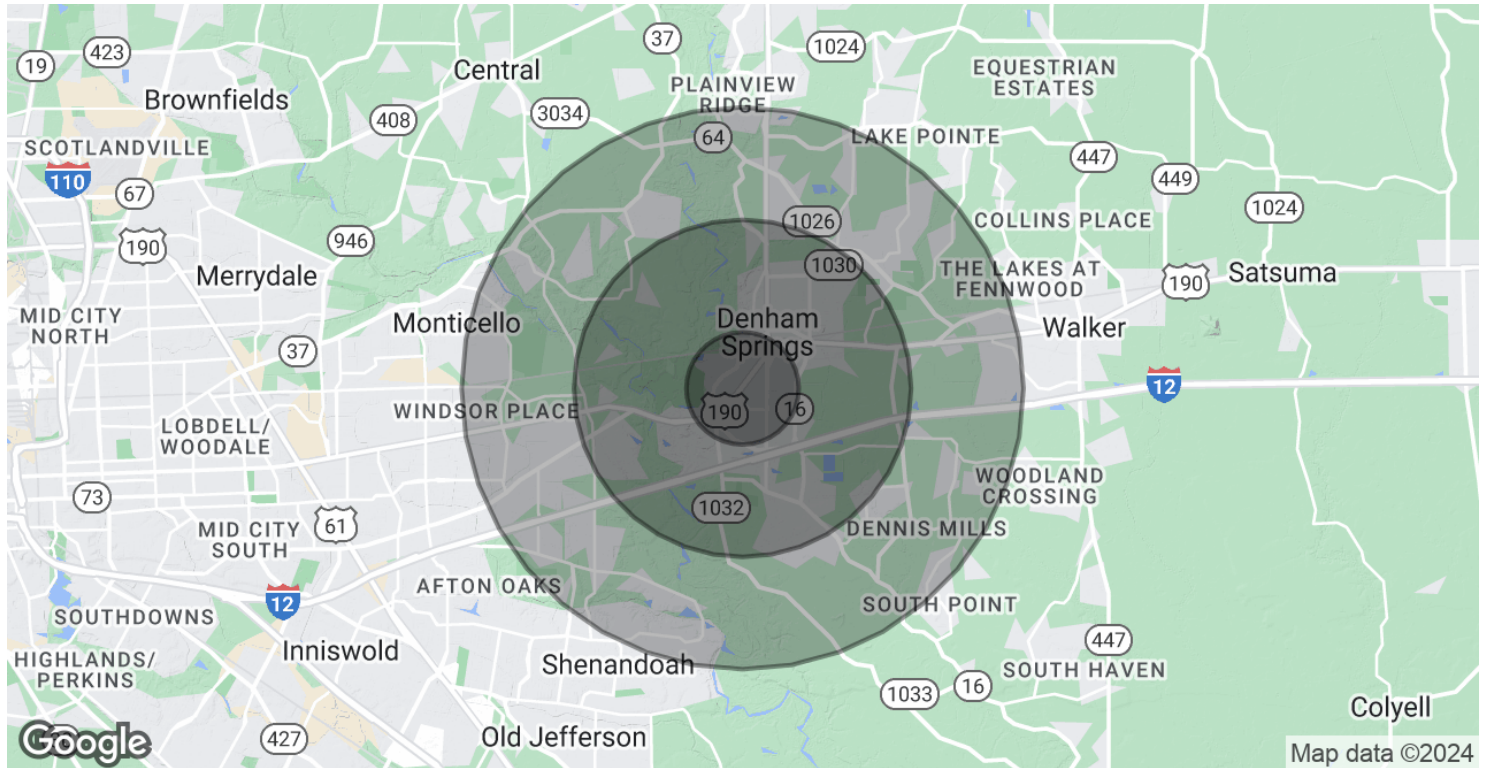
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,007	28,401	89,349
Average Age	32.2	37.6	37.2
Average Age (Male)	25.2	35.5	35.3
Average Age (Female)	40.5	38.2	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,618	12,225	36,613
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$46,555	\$64,221	\$73,892
Average House Value	\$161,902	\$174,346	\$193,780

* Demographic data derived from 2020 ACS - US Census

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