



SPACIOUS OFFICE-WAREHOUSE ONLY ± 0.4 MILE FROM I-12

108 BUSINESS PARK AVE (SUITE B) DENHAM SPRINGS, LA 70726



OFFERED: FOR LEASE

LEASE RATE: \$2,500.00 PER MONTH

$\pm 2,000$ SF | NNN

- Reception, 3 offices, 2 restrooms, warehouse, and a conference room / bullpen
- Located ± 0.5 mile from I-12
- Situated ± 0.4 mile off of S Range Ave, a retail-dense corridor
- NNN lease type

CONTACT:

JACOB LOVELAND
225.460.0877

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

640 Main St, Suite A, Baton Rouge, LA 70801

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OFFERING SUMMARY



PROPERTY SUMMARY

- This ±2,000 SF suite is comprised of a reception area, 3 offices, a storage / data room, 2 restrooms, a warehouse, and a conference room / bullpen.
- Interior renovations completed in 2023, earliest move in date is June 5th 2024
- The warehouse is equipped with a roll-up garage door.
- This property is located just ±0.5 mile away from I-12, which has a daily traffic count of ±80,285.
- The suite is conveniently located ±0.4 mile off of S Range Ave, a retail-dense corridor in Denham Springs – this offers easy access to restaurants, gyms, shopping, and more. S Range Ave also boasts high visibility with a daily traffic count of ±37,058.

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AERIAL PHOTOS



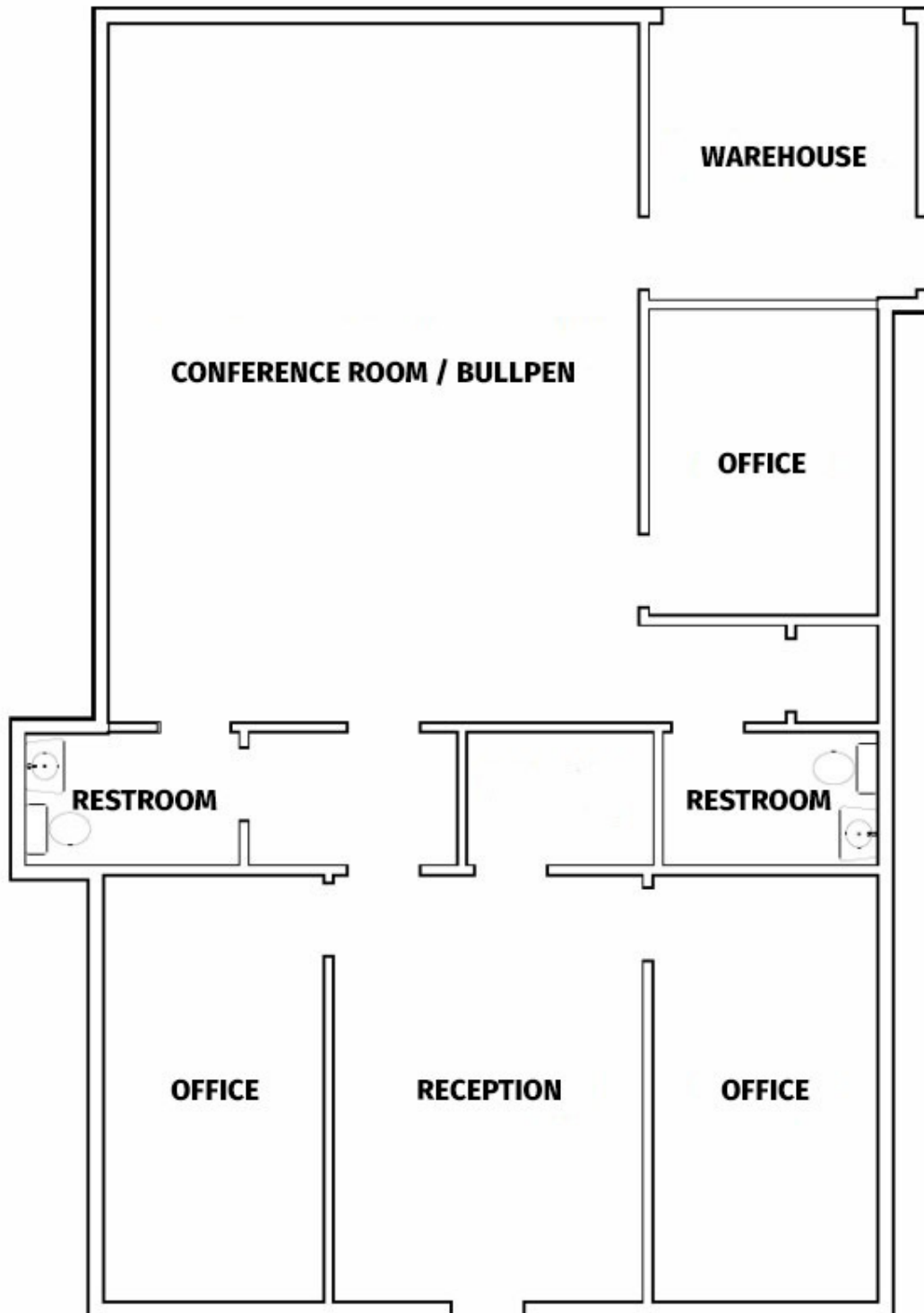
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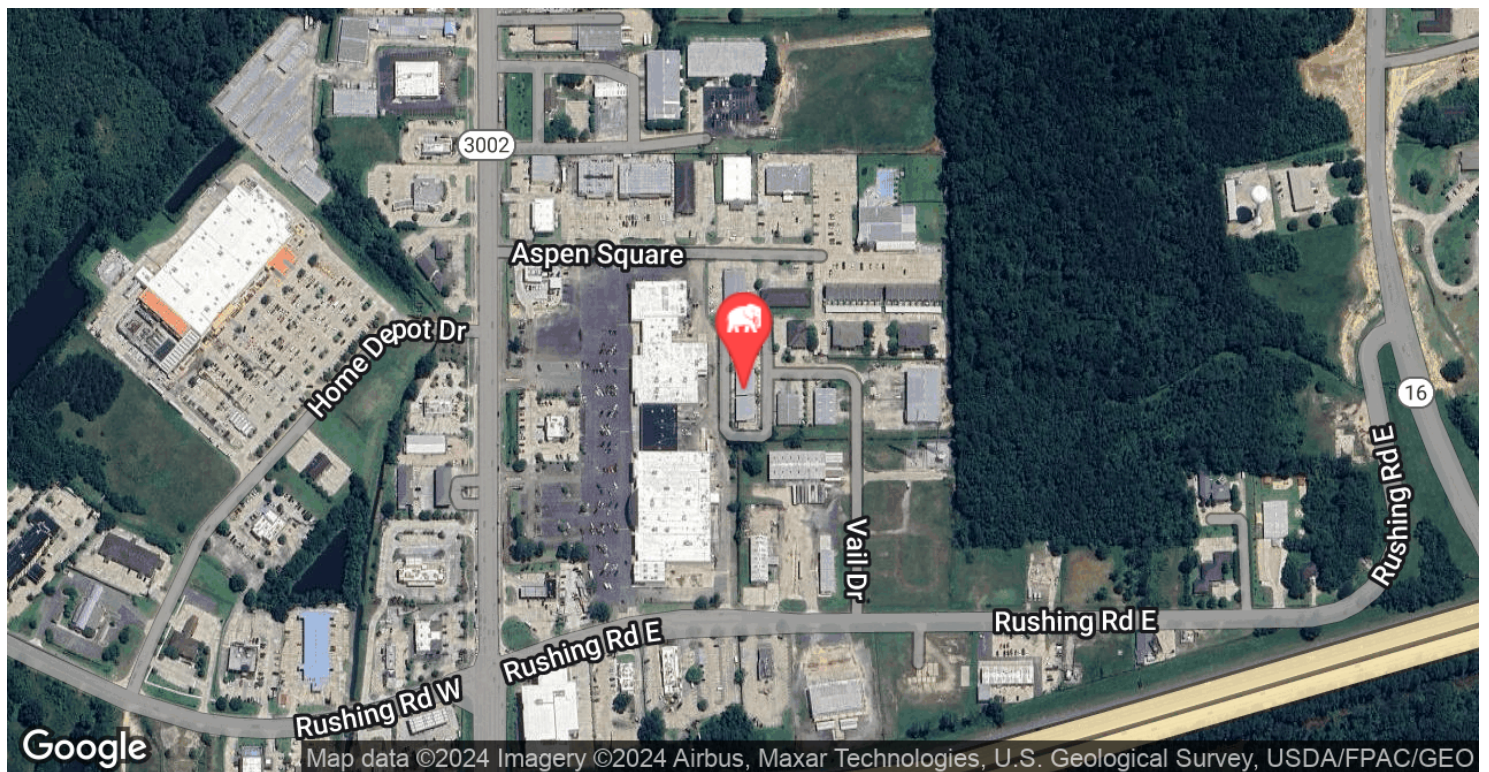
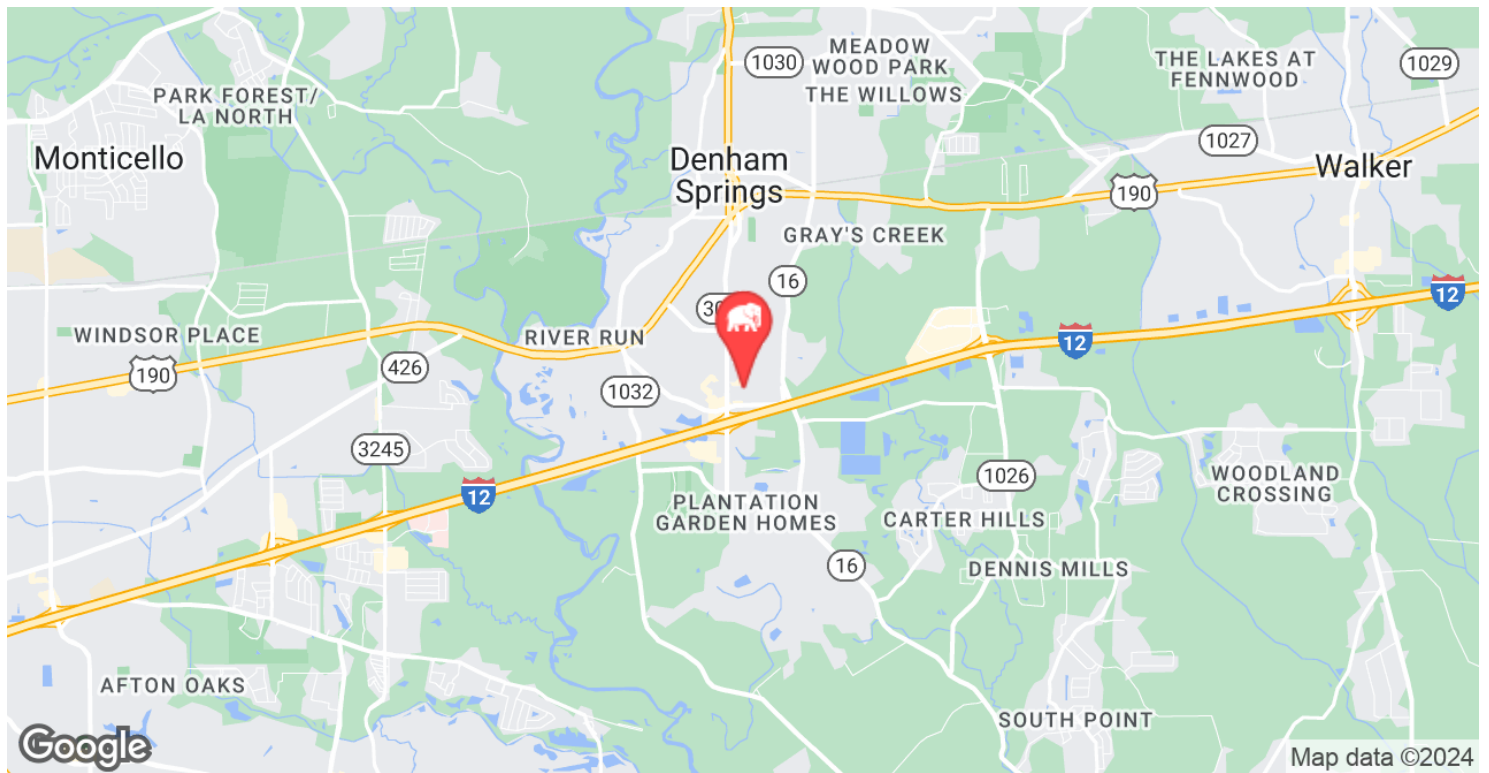
FLOORPLAN

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LOCATION MAP



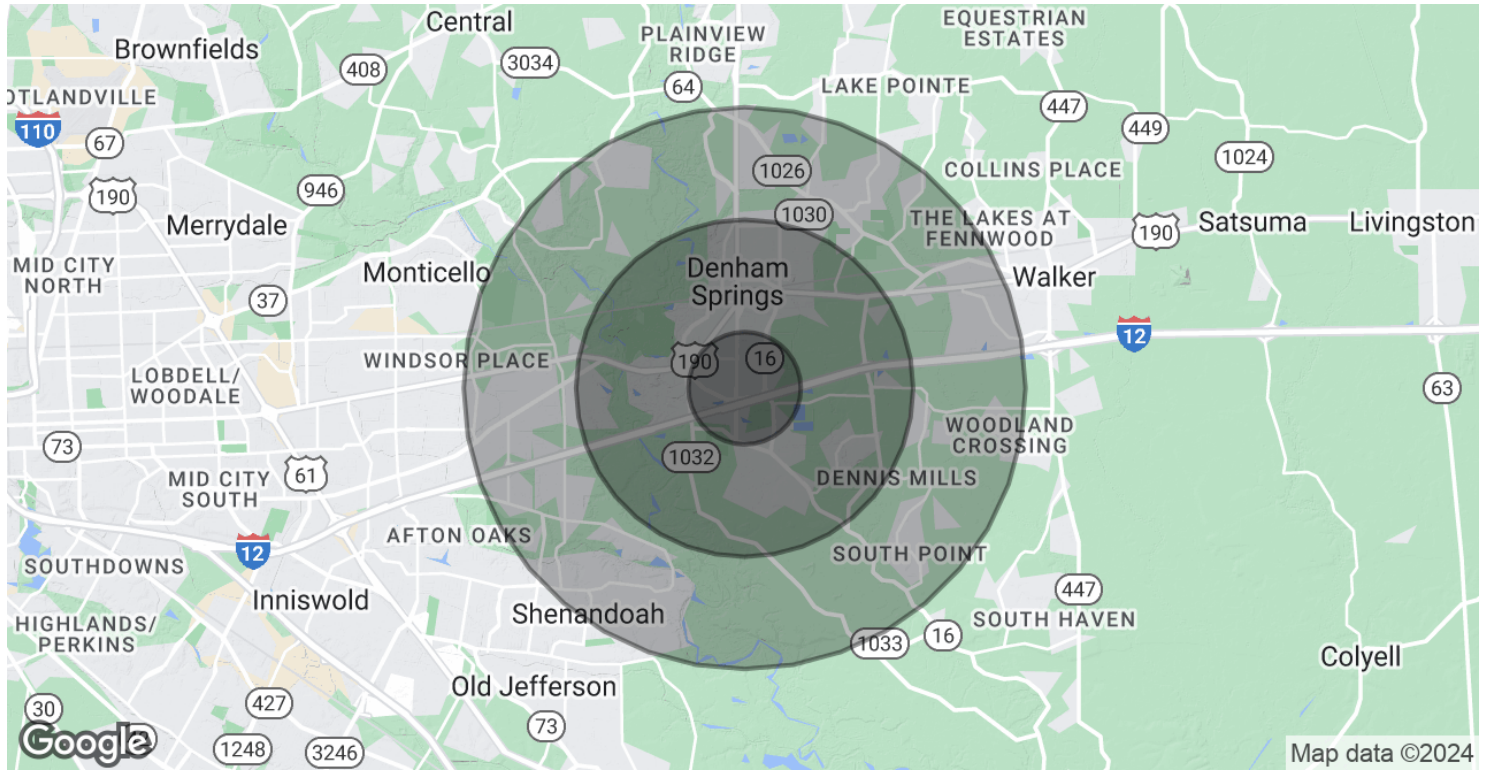
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,549	25,977	86,339
Average Age	40.5	36.9	37.5
Average Age (Male)	38.7	35.2	35.6
Average Age (Female)	38.0	37.6	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,250	10,967	34,911
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$55,891	\$70,090	\$77,272
Average House Value	\$103,273	\$171,870	\$197,194

* Demographic data derived from 2020 ACS - US Census

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