



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL-COMMERCIAL / OFFICE-WAREHOUSE
EXISTING DAYCARE FOR SALE

2011 FLORIDA BLVD., DENHAM SPRINGS, LA 70726

3,790 SF

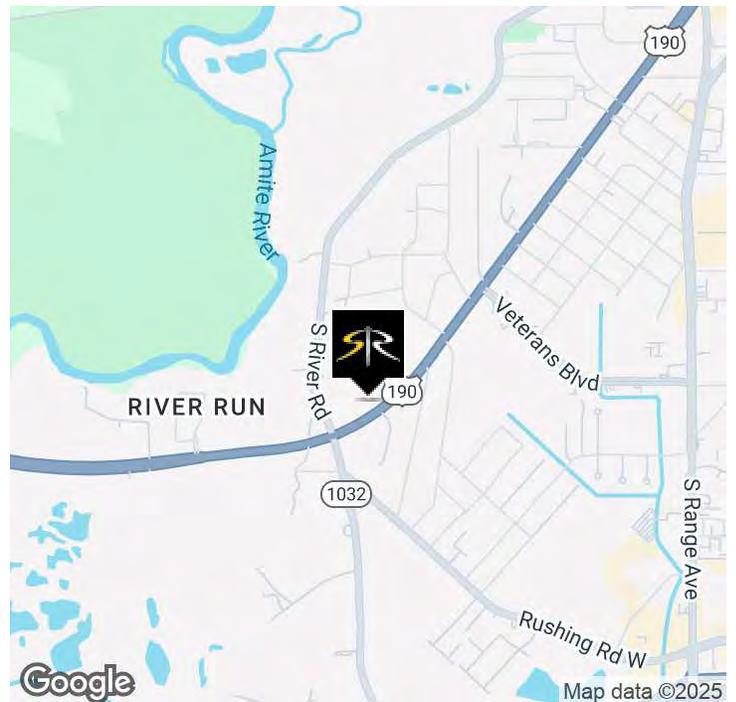


OFFERING SUMMARY

Sale Price:	\$595,000
Building Size:	3,790 SF

PROPERTY HIGHLIGHTS

- Existing Daycare For Sale (3,790 SF)
- Currently paying Below Market Rent 4.5 years left on Primary Term
- There are no existing options on primary term, so ability to increase rental rate after 4.5 years
- Low Maintenance Metal Building and Roof
- 2 A/C Units, one brand new
- Full Kitchen, Open Areas and Roll-up Door
- Conveniently located on the Main Thoroughfare, allowing for easy access from Baton Rouge and Denham Springs
- Zoned C-2
- ****DO NOT DISTURB TENANT****
- *Viewing by appointment only*



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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Airbus

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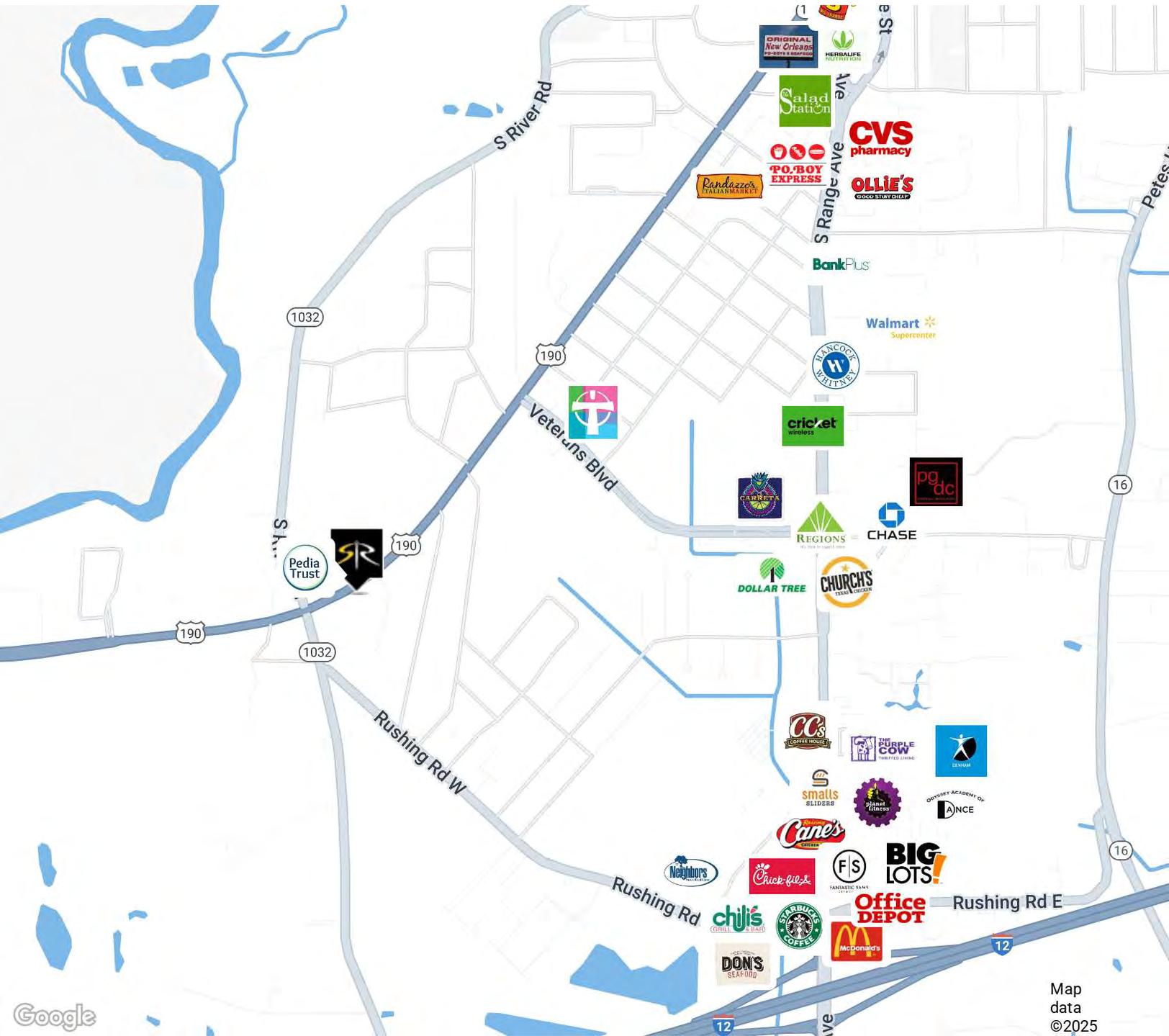
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RETAIL MAP

EXISTING DAYCARE FOR SALE

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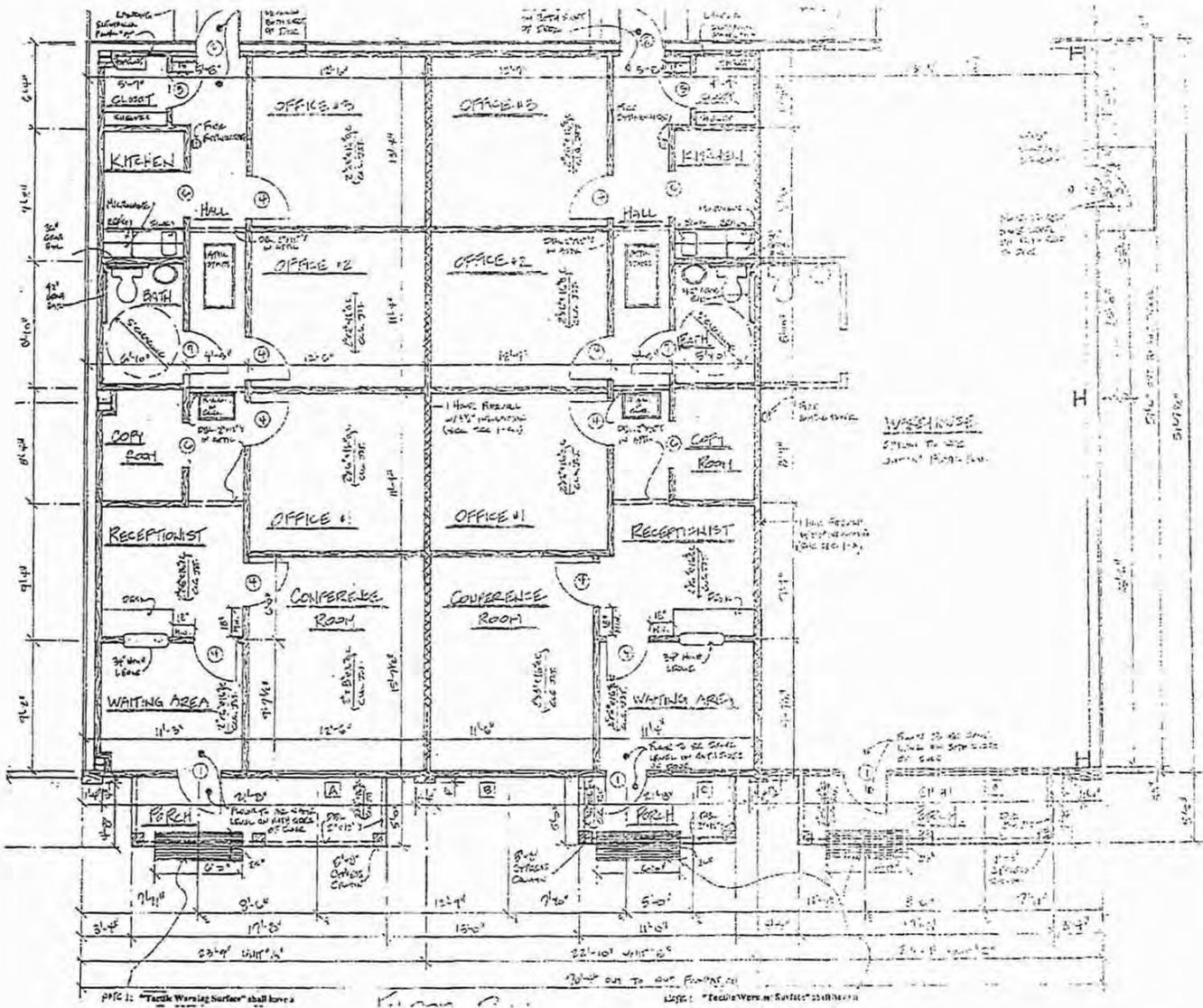
FLOOR PLAN EXISTING DAYCARE FOR SALE

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Floor Plan

2011 Florida Ave. S.W.
Denham Springs, LA



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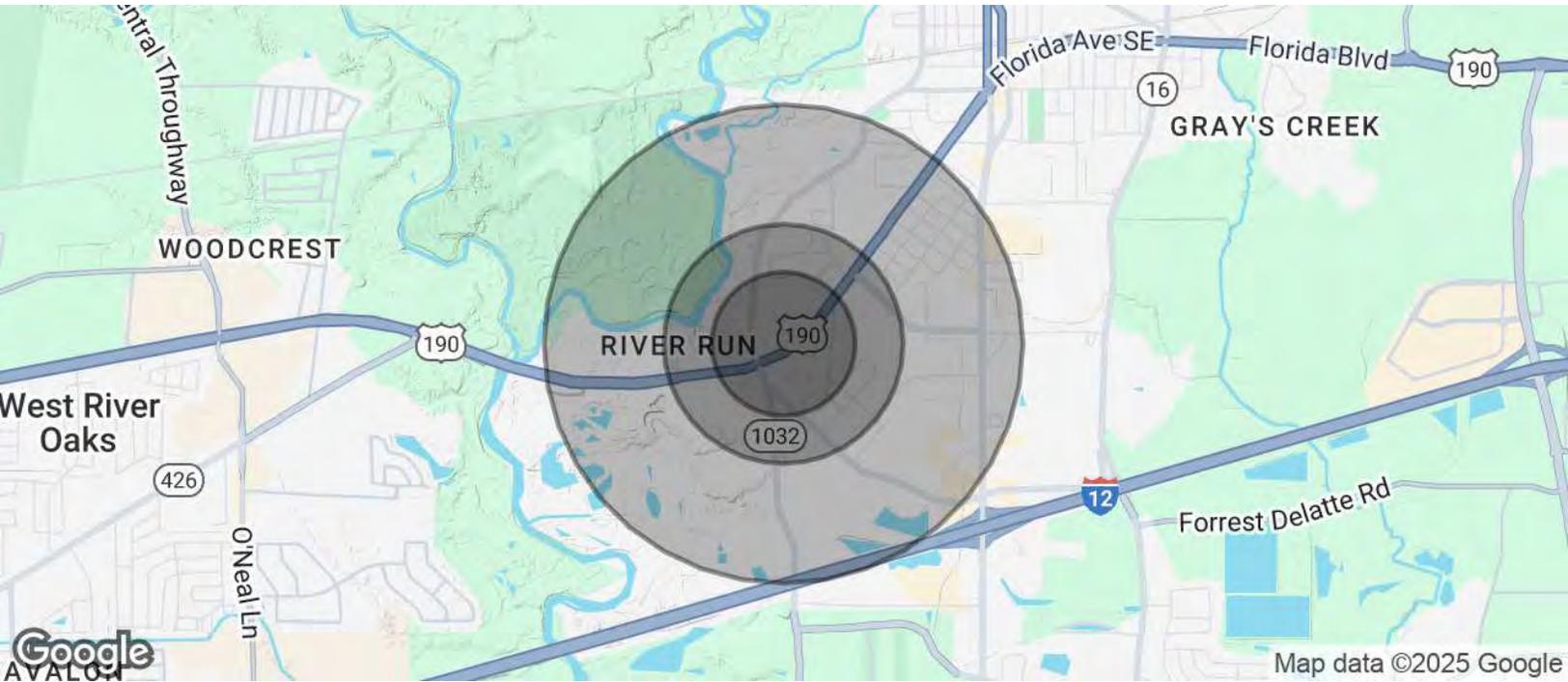
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DEMOGRAPHICS

EXISTING DAYCARE FOR SALE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	210	860	2,306
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	83	341	908
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$88,481	\$88,629	\$88,702
Average House Value	\$272,985	\$278,587	\$277,230

Demographics data derived from AlphaMap

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