



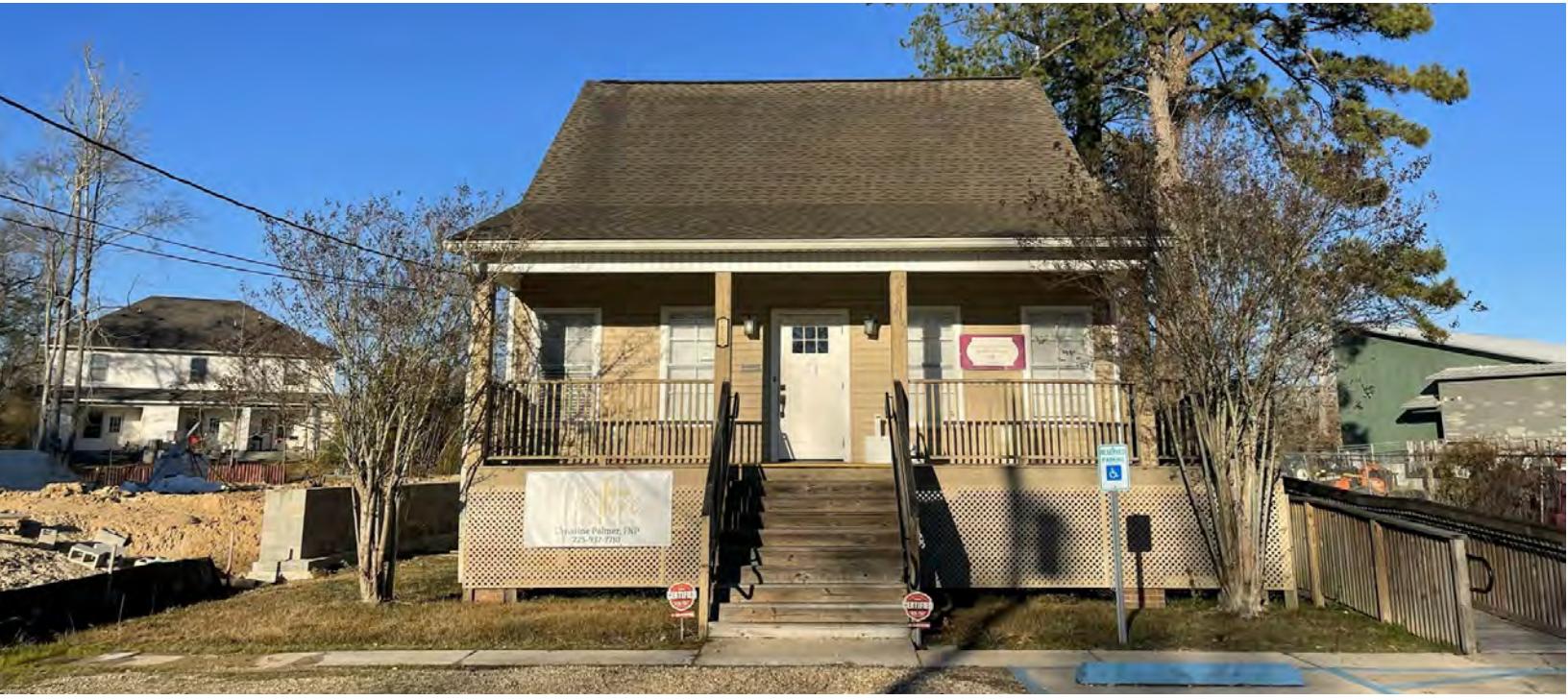
**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

## PRIME MEDICAL/OFFICE SPACE IN DENHAM SPRINGS, LA

215 S NORTH ST, DENHAM SPRINGS, LA 70726

1,792 SF



### OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (MG)
Available SF:	1,792 SF

### PROPERTY HIGHLIGHTS

- For Lease: Prime Medical/Office Space in Denham Springs, LA
- Exceptional Opportunity for Office or Medical Practice at 215 S North St, Denham Springs.
- Most Recently Leased as a Medical Office, this stand-alone office building, boasting 1,792 sq ft, is now available for lease, providing a strategically located space for your business or medical endeavors.

### PROPERTY HIGHLIGHTS

#### Key Features:

- **Prime Location:** Situated in the heart of Denham Springs, right off of Range Ave. this property enjoys high accessibility, making it convenient for both patients, clients, and medical professionals.
- **Versatile Layout:** The 1,792 sq ft interior is thoughtfully designed to accommodate various office lay-outs or a medical practice. Current configurations include up to 5 examination rooms, administrative area, and a kitchen, restroom with shower, and welcoming reception space.
- **Dedicated Parking:** Ample on-site parking ensures ease for your patients or clients, enhancing their overall experience.
- **Strategic Usage:** While currently configured for medical use, the versatile layout allows for easy adaptation to various professional services.
- **Seize this opportunity** to establish or expand your medical practice in a thriving community. For leasing inquiries and to schedule a viewing, please contact us today.

**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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carmen@sr-cre.com

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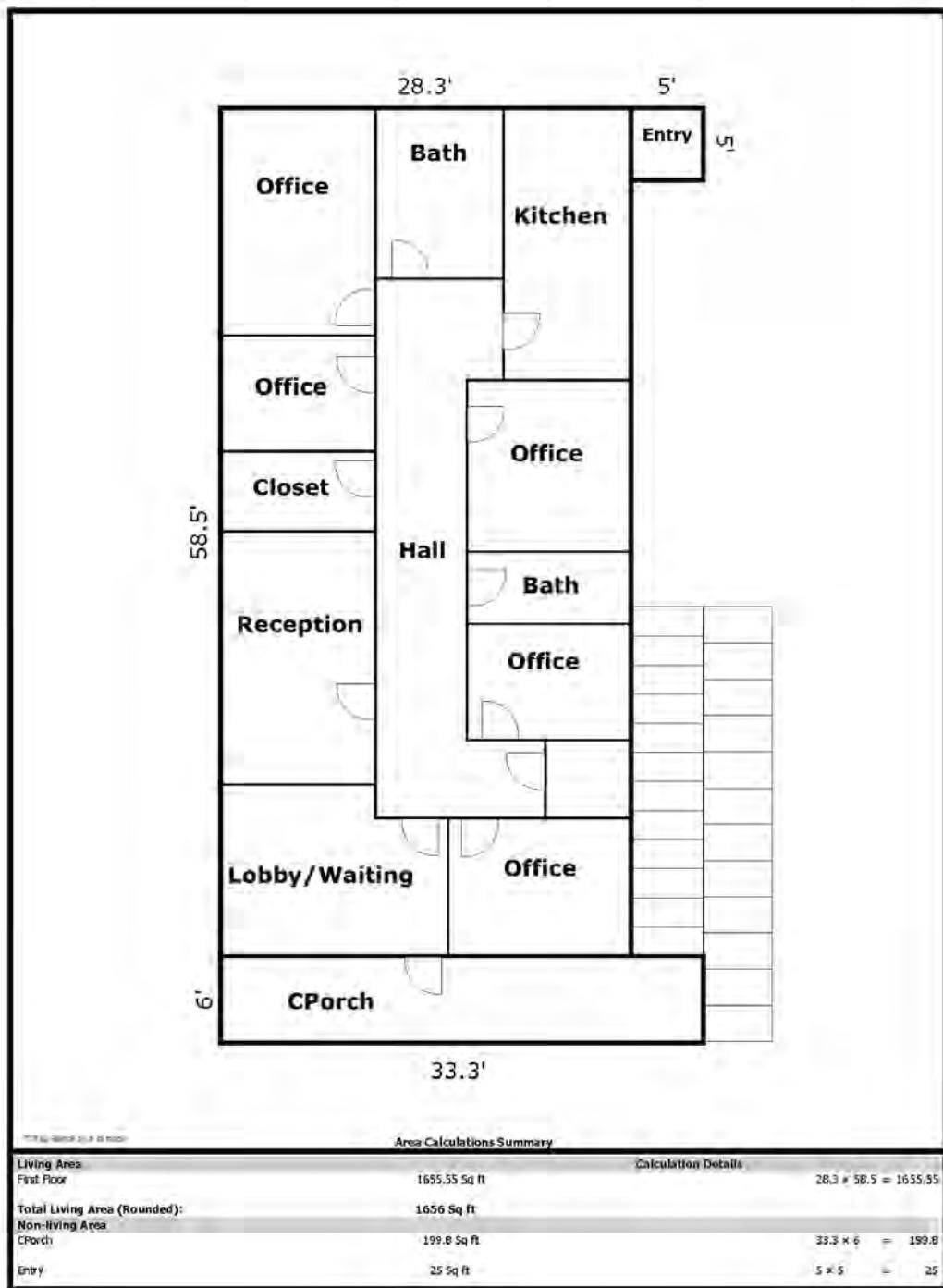
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FLOOR PLAN

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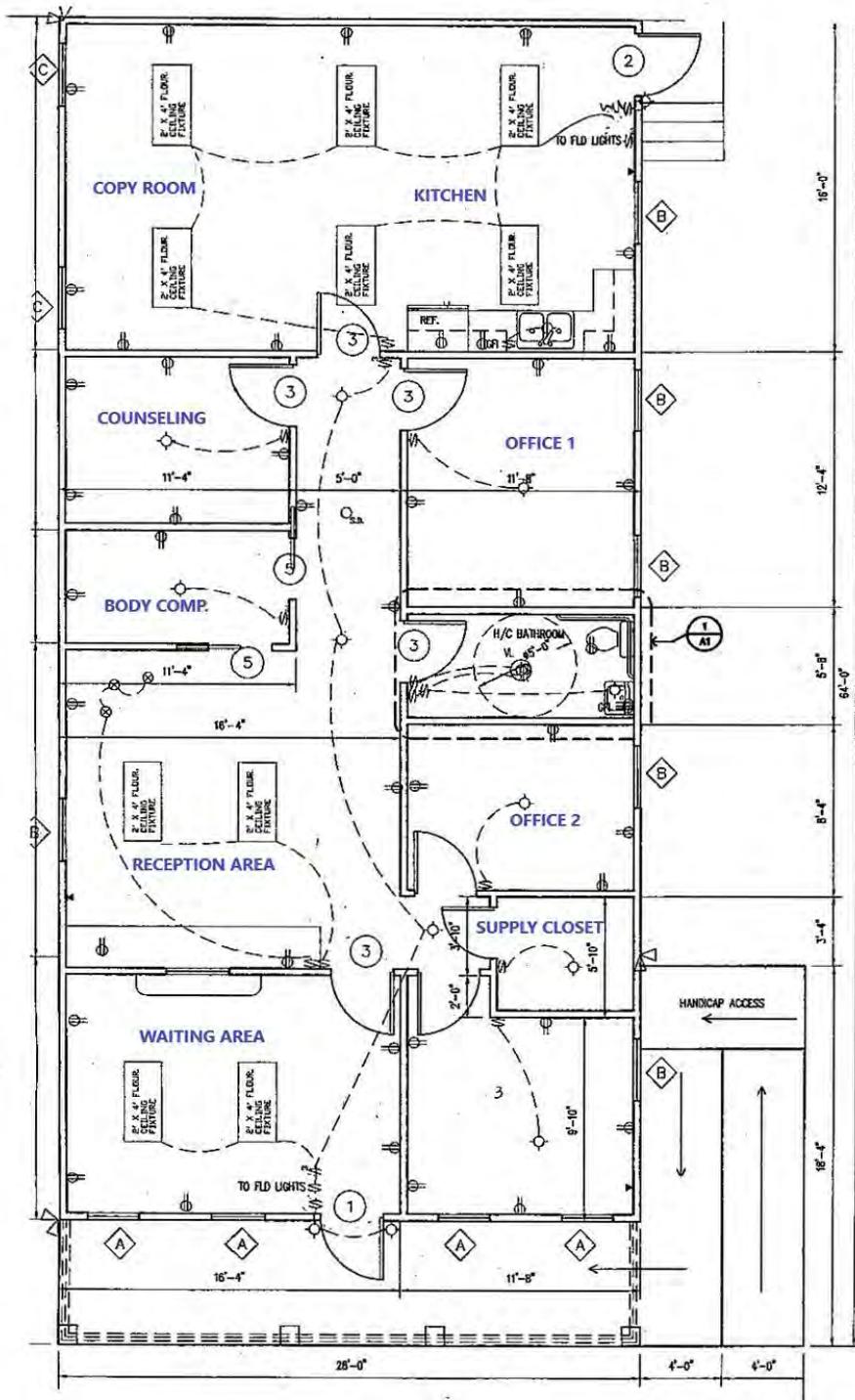
FLOOR PLAN

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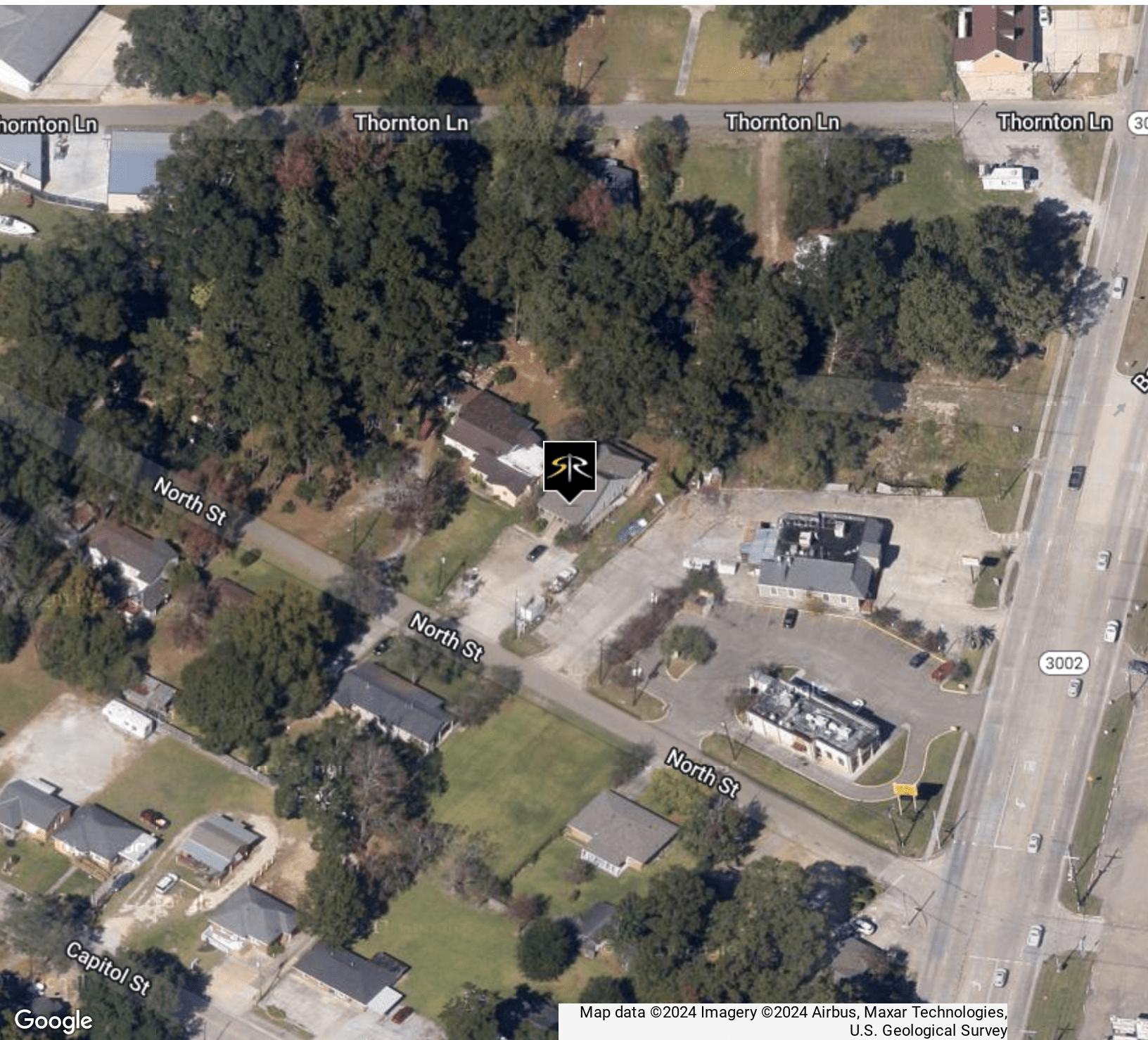
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AERIAL

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U.S. Geological Survey

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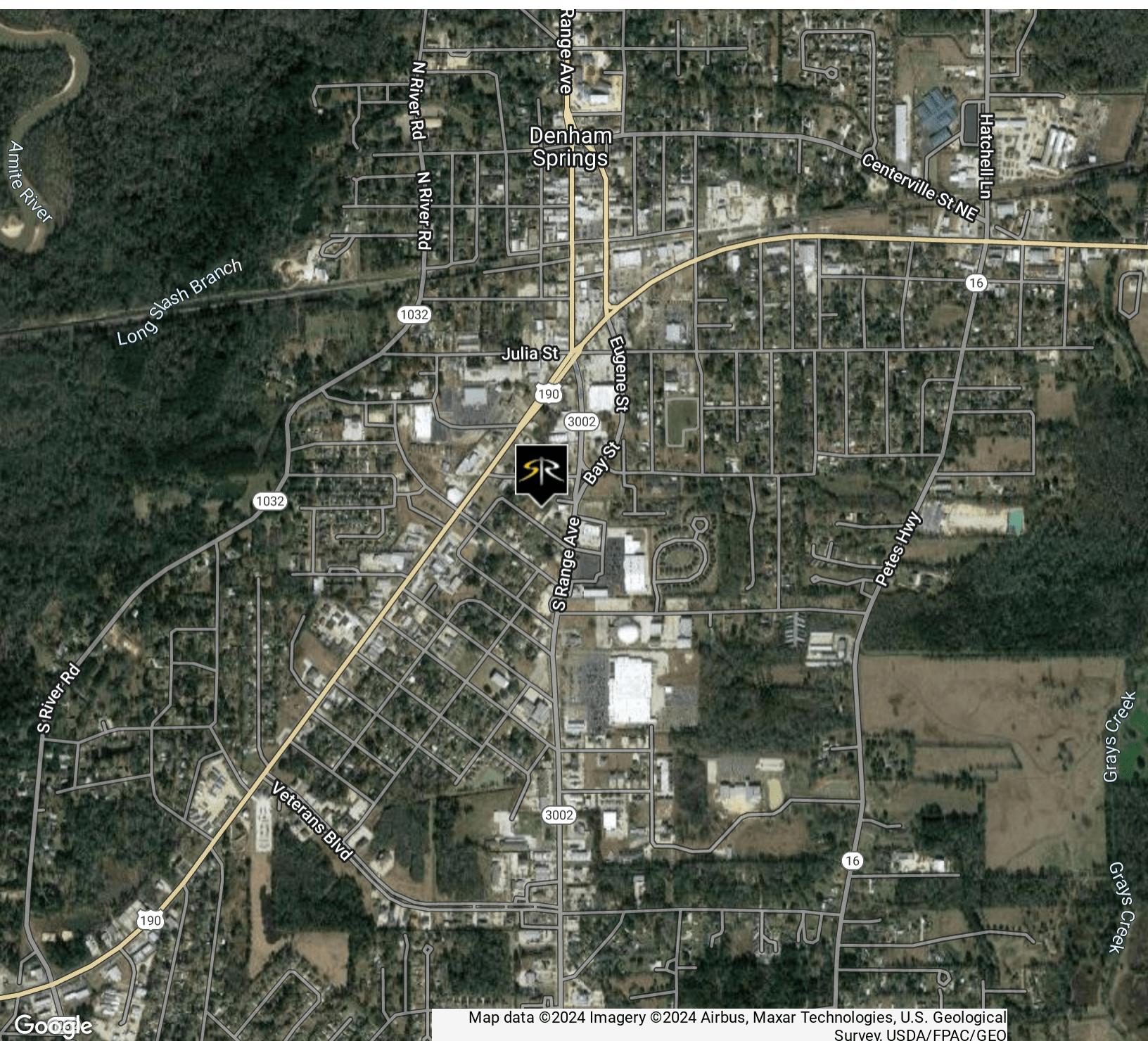
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AREA AERIAL

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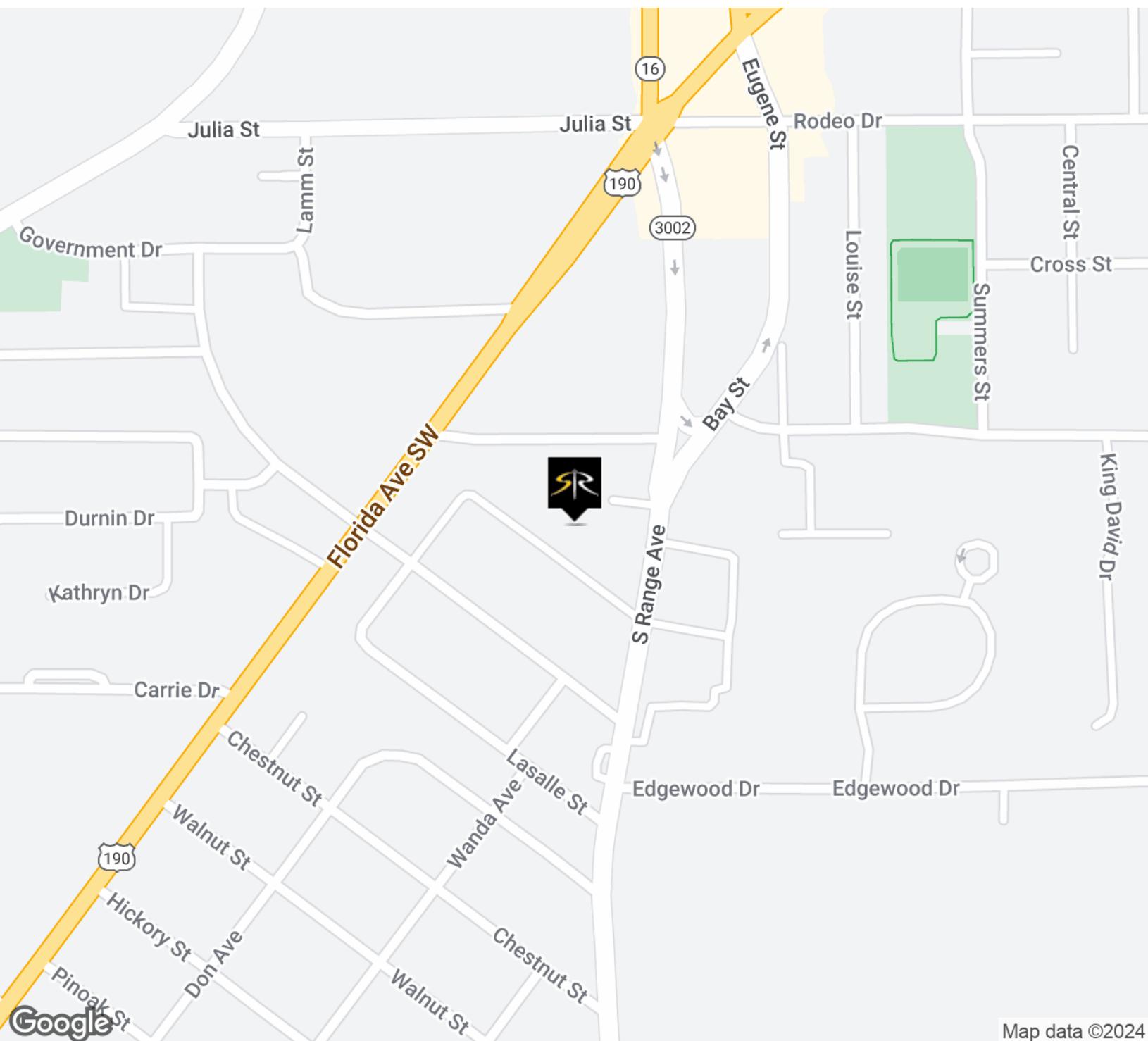
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LOCATION MAP

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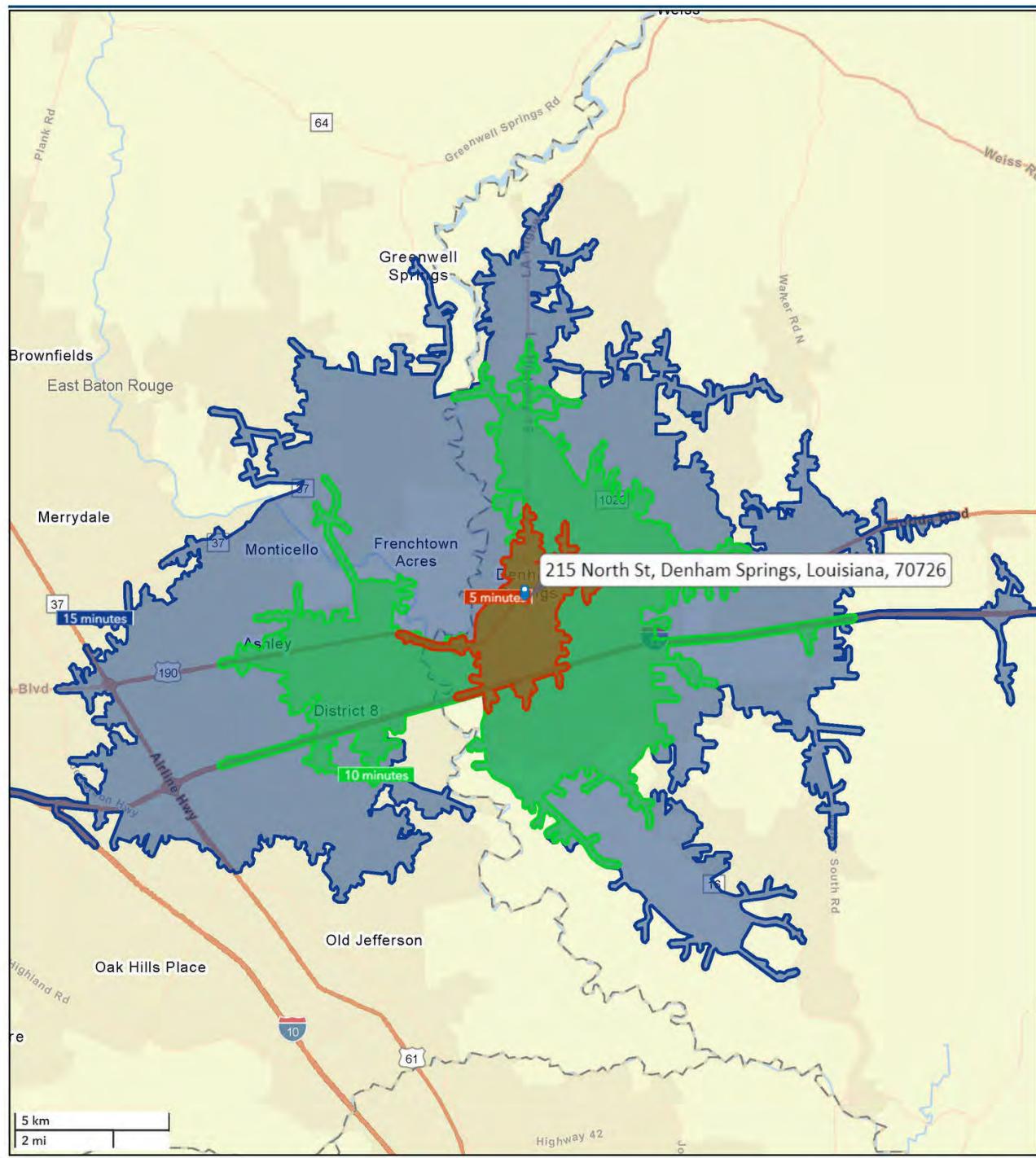
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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January 10, 2024

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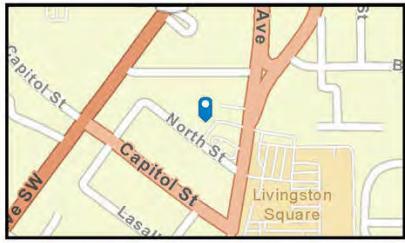
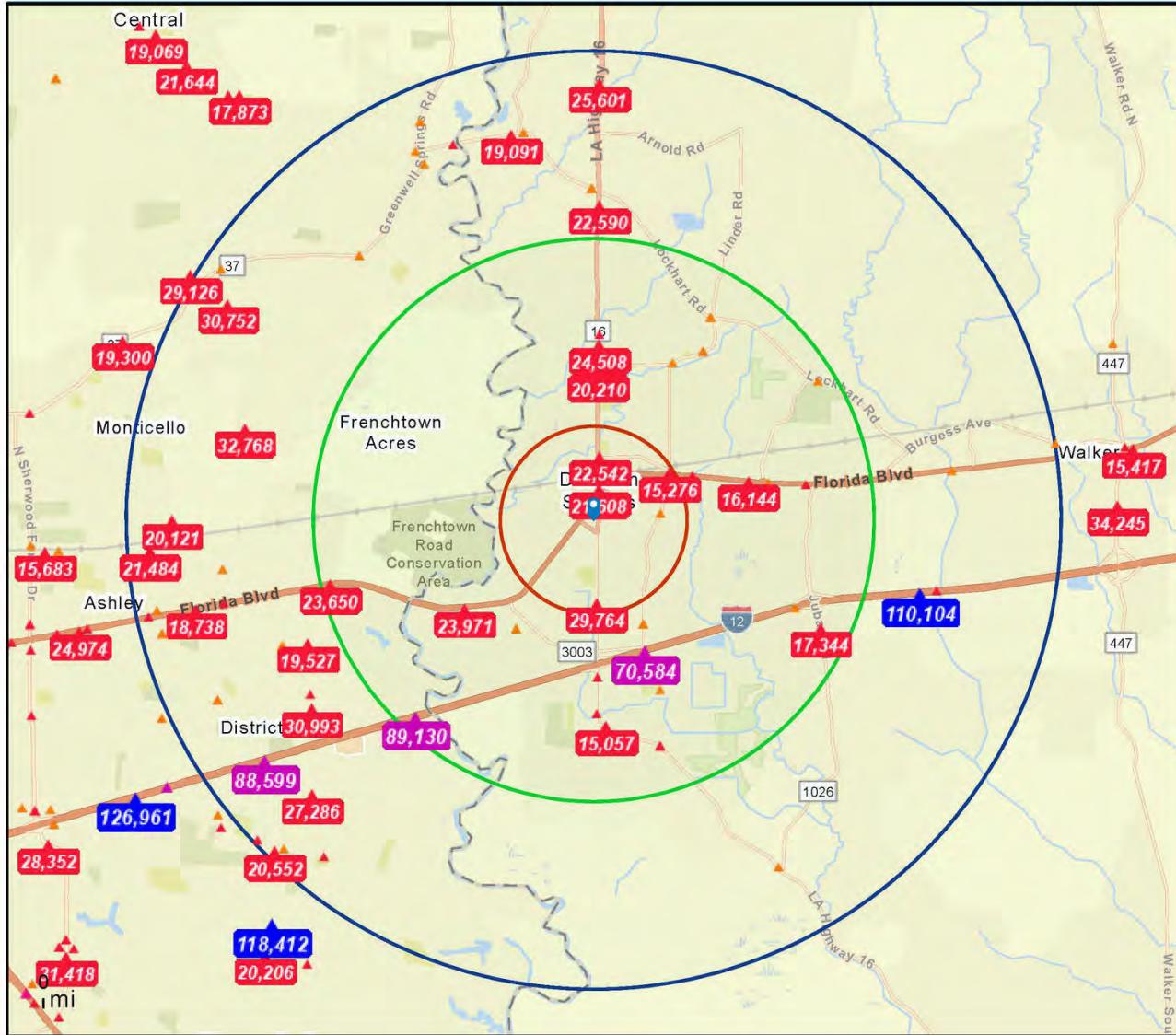
TRAFFIC COUNT MAP

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**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

January 10, 2024

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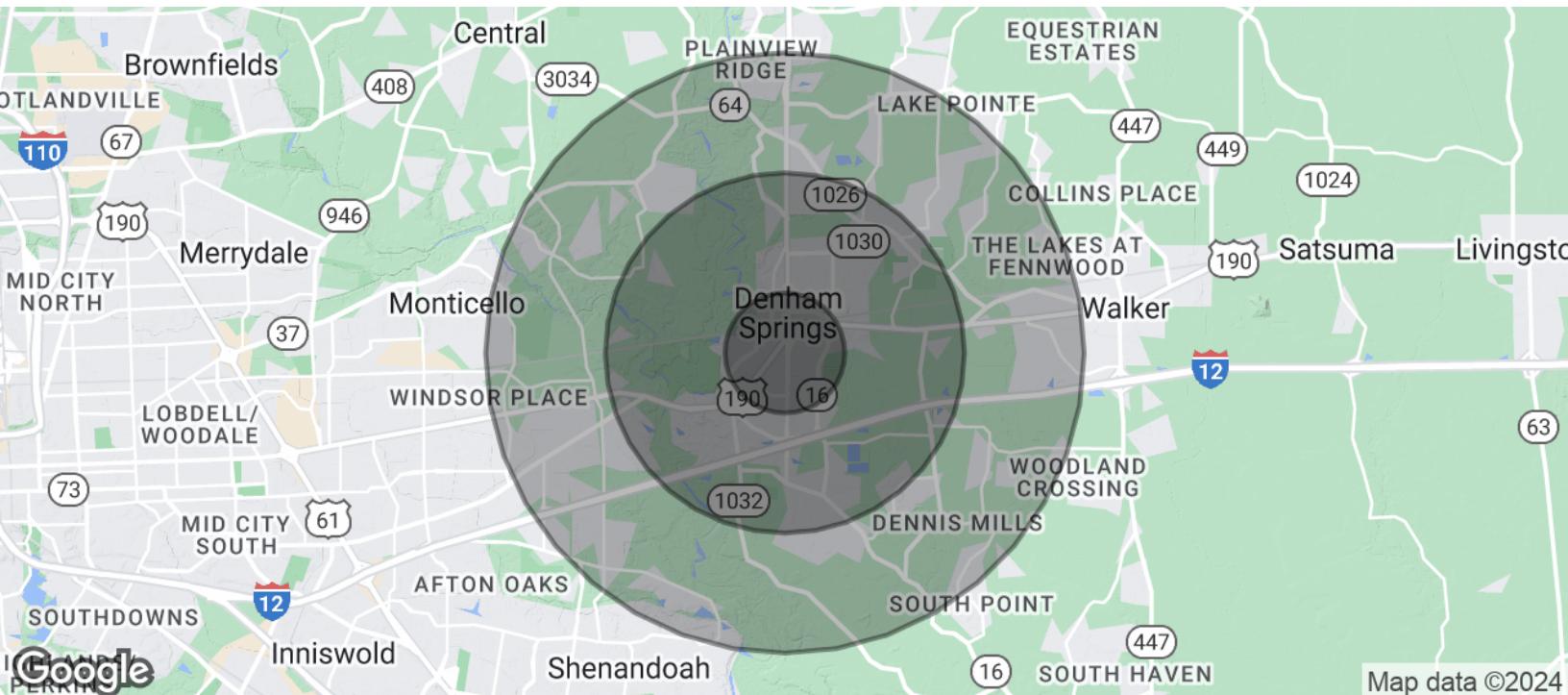
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,983	28,487	81,873
Average Age	35.8	38.8	36.8
Average Age (Male)	24.4	36.3	35.1
Average Age (Female)	45.1	39.8	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,561	12,402	33,317
# Of Persons Per HH	1.9	2.3	2.5
Average HH Income	\$51,569	\$65,323	\$72,791
Average House Value	\$151,414	\$173,621	\$191,922

\* Demographic data derived from 2020 ACS - US Census

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