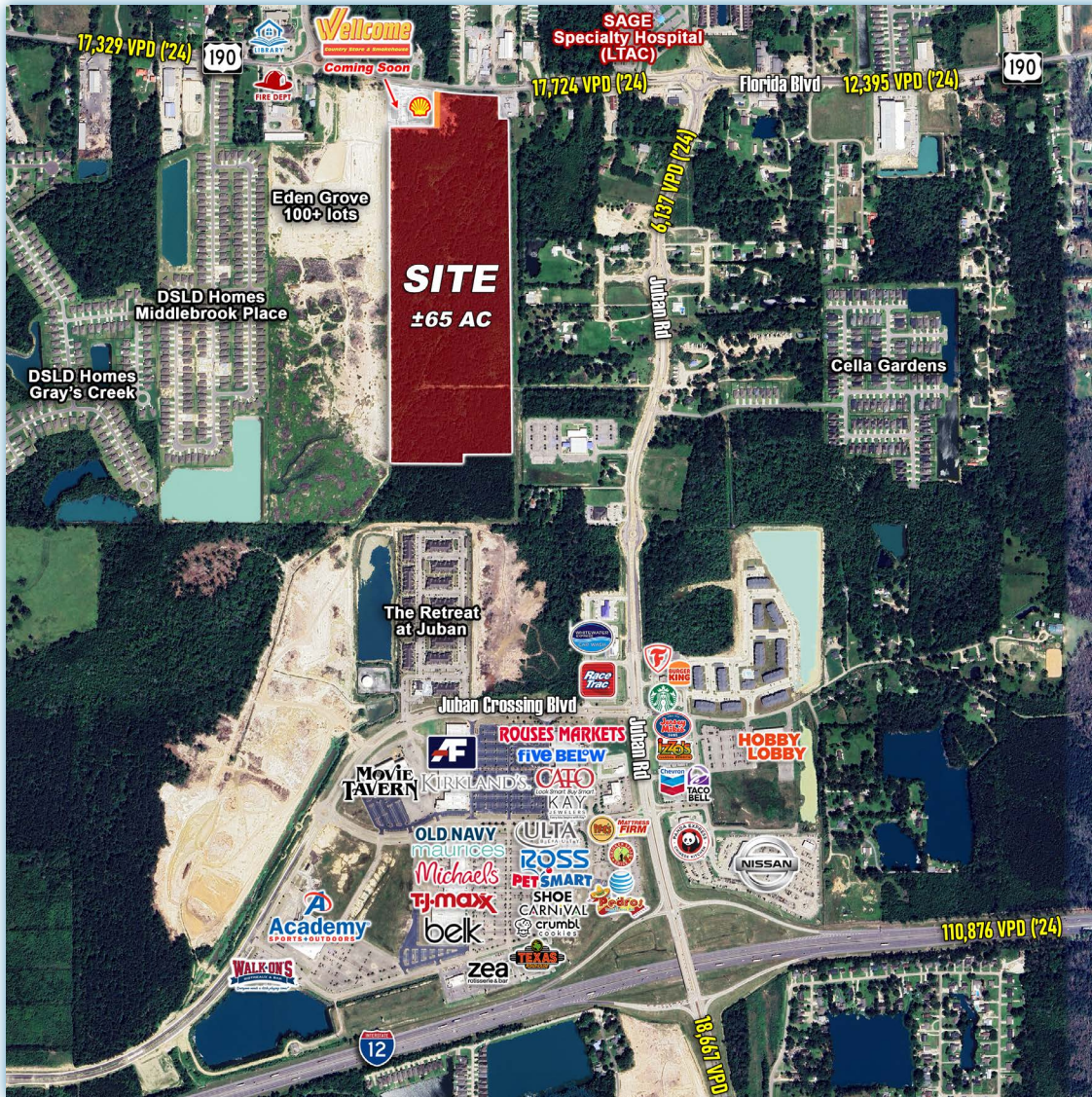


Highway Commercial Property for Sale

8200 Florida Blvd. (U.S. Highway 190), Denham Springs, LA 70726



Location:

SWQ of Florida Blvd & Juba Rd
Denham Springs, Louisiana 70726

Property Highlights:

- ±65 Acres Available
- ±400' of highway frontage available
- Located approximately 1-mile west of Juba Road, just north of Juba Crossing shopping center and just south of the North Park Recreation Area
- Zoning: Agricultural. Future land use is Commercial/Mixed-Use
- Sale Price:
 - Highway Commercial : \$10.00 PSF for with 1-acre tract minimum
 - Interior property: See agent

Traffic Counts:

Florida Blvd/US-190: 17,724 VPD (LADOTD 2024)
Juba Rd: 6,137 VPD (LADOTD 2024)

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	3,999	36,623	76,433
Daytime Population	3,548	34,148	64,064
Average HH Income	\$75,277	\$88,738	\$94,362

Wellcome
Country Store & Smokehouse
Coming Soon

Shared Access Drive
Coming in 2026

DIMENSION SITE PLAN

ACCESS



AVAILABLE
64.696 AC
2,818,156 SF

SURVEY





±65 ACRE TRACT | 8200 FLORIDA BLVD. (U.S. HIGHWAY 190), DENHAM SPRINGS, LA 70726

TALBOT
REALTY GROUP

