



PROPERTY DESCRIPTION

7696 Vincent Road is a 6,550 SF, two-story office building designed for businesses needing a mix of private and open workspace. The building features 11 individual offices, a conference room, two breakrooms, and three large open office areas ideal for shared or collaborative work environments.

7700 Vincent Road is a 4,046 SF, two-story office building offering a more compact yet efficient layout. It includes five private offices, a conference room, and a kitchen, making it a great fit for businesses seeking a functional and professional space.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	330	1,290
Total Population	109	806	3,277
Average HH Income	\$126,948	\$97,440	\$102,731

LOCATION DESCRIPTION

Located in the heart of Denham Springs, 7696 and 7700 Vincent Road offers excellent accessibility and visibility in a thriving commercial corridor. Situated just minutes from I-12, this property provides convenient access to Baton Rouge and surrounding areas, making it an ideal location for businesses seeking connectivity and convenience. The area features a strong mix of professional offices, retail centers, and service-based businesses, with nearby dining and amenities to support a productive work environment. Ample parking and a professional setting make this an excellent choice for a variety of office users.

OFFERING SUMMARY

Sale Price:	\$1,536,420
Lot Size:	1.084 Acres
Building Size:	10,596 SF

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7696 & 7700 VINCENT RD

DENHAM SPRINGS, LA 70726

Office Buildings For Sale



JOHN DEARMOND

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