



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**NEW CONSTRUCTION - FOR LEASE**  
**2 MONTHS FREE RENT! THE SHOPPES AT MAGNOLIA BEACH**  
7702 MAGNOLIA BEACH RD., DENHAM SPRINGS, LA 70726

**1,370 - 11,490 SF**



#### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	11,490 SF
Available SF:	1,370 - 11,490 SF
Year Built:	2025

#### PROPERTY HIGHLIGHTS

- **2 MONTHS FREE RENT!! NEW CONSTRUCTION!!**
- The Shoppes at Magnolia Beach, a High-End Retail, Medical Office Development
- Prominent Demographics and High Traffic Counts
- Strong Market and High Traffic Heat Map Area located between Watson, Walker, Central and Denham Springs
- Ample parking
- Many Surrounding Rooftops
- NNN Lease
- Perfect for Medical, Dentist Office, High-End Tech, Financial, Retail



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
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#### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,370 - 11,490 SF	Lease Rate:	\$22.00 - \$28.00 SF/yr

#### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	1,550 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office
B	Available	1,460 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office
C	Available	1,470 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office
D	Available	1,450 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office
E	Available	1,370 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office
F	Available	1,440 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office
G	Available	2,750 SF	NNN	\$20.00 SF/yr	Retail / Medical / Office

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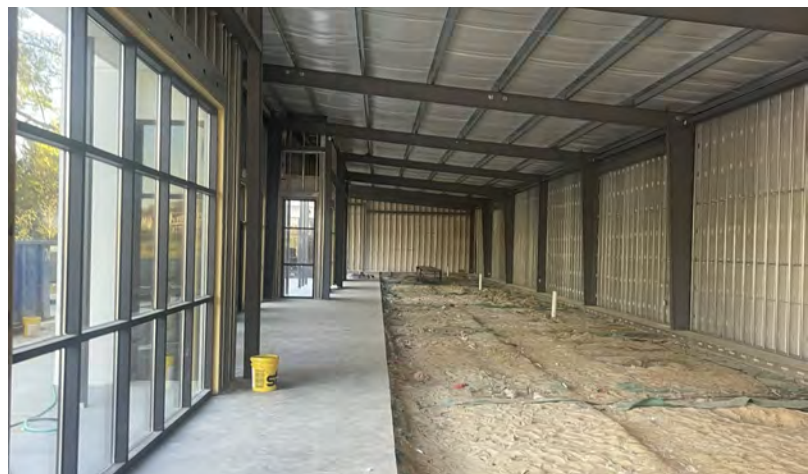




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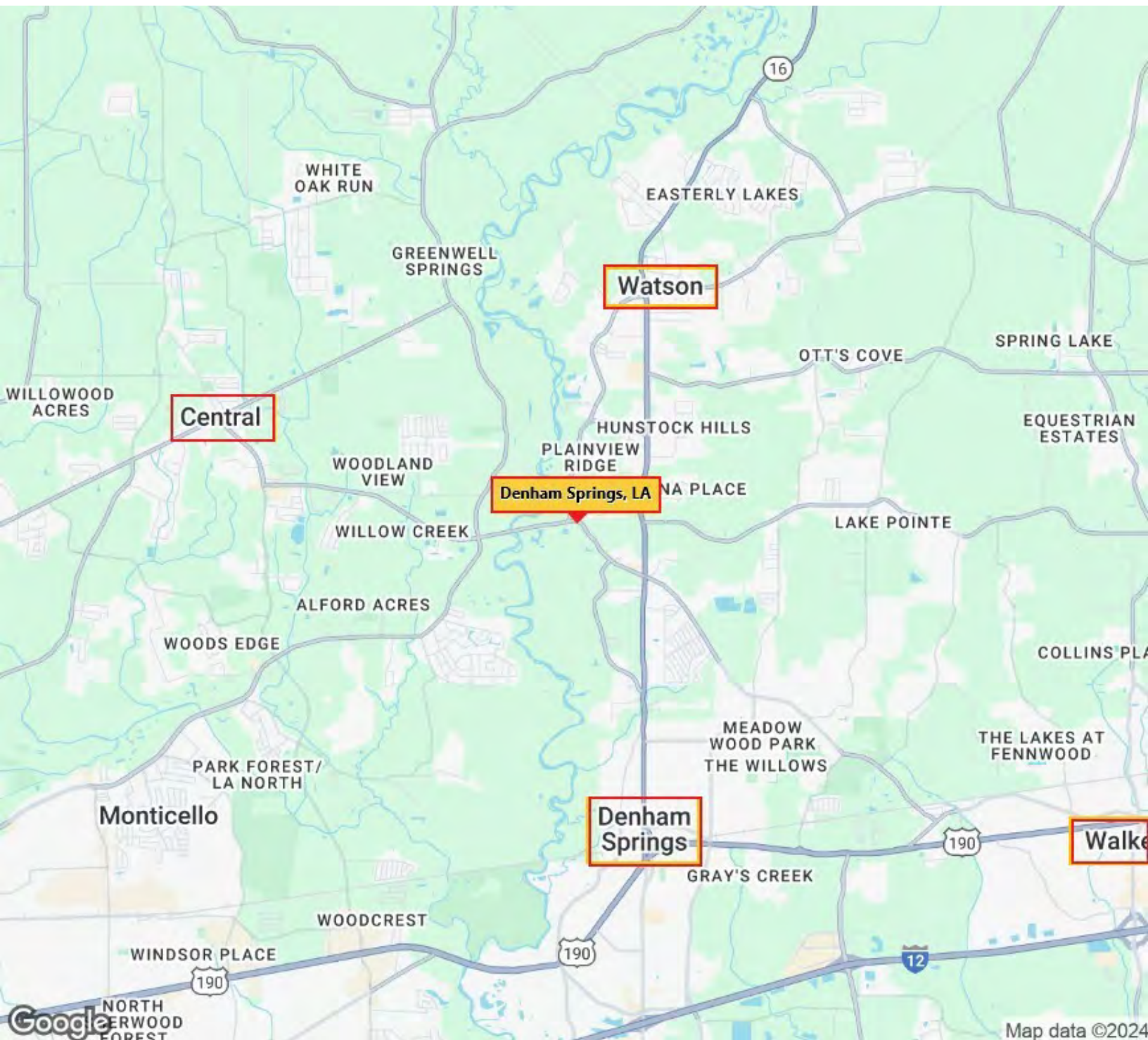
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## 2 MONTHS FREE RENT! THE SHOPPES AT MAGNOLIA BEACH

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REGIONAL MAP

1,370 - 11,490 SF



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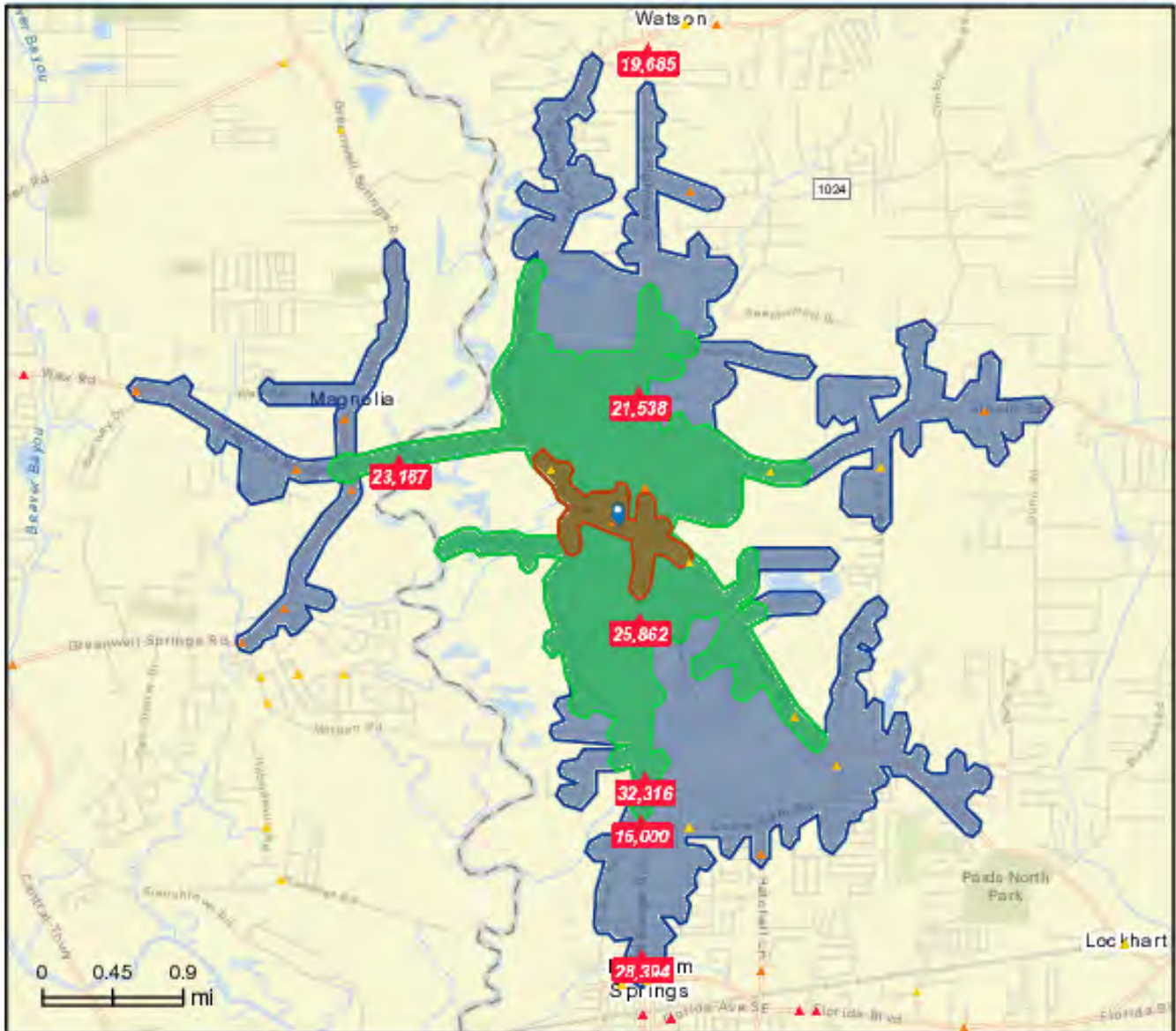
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**TRAFFIC COUNT MAP**  
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**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per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



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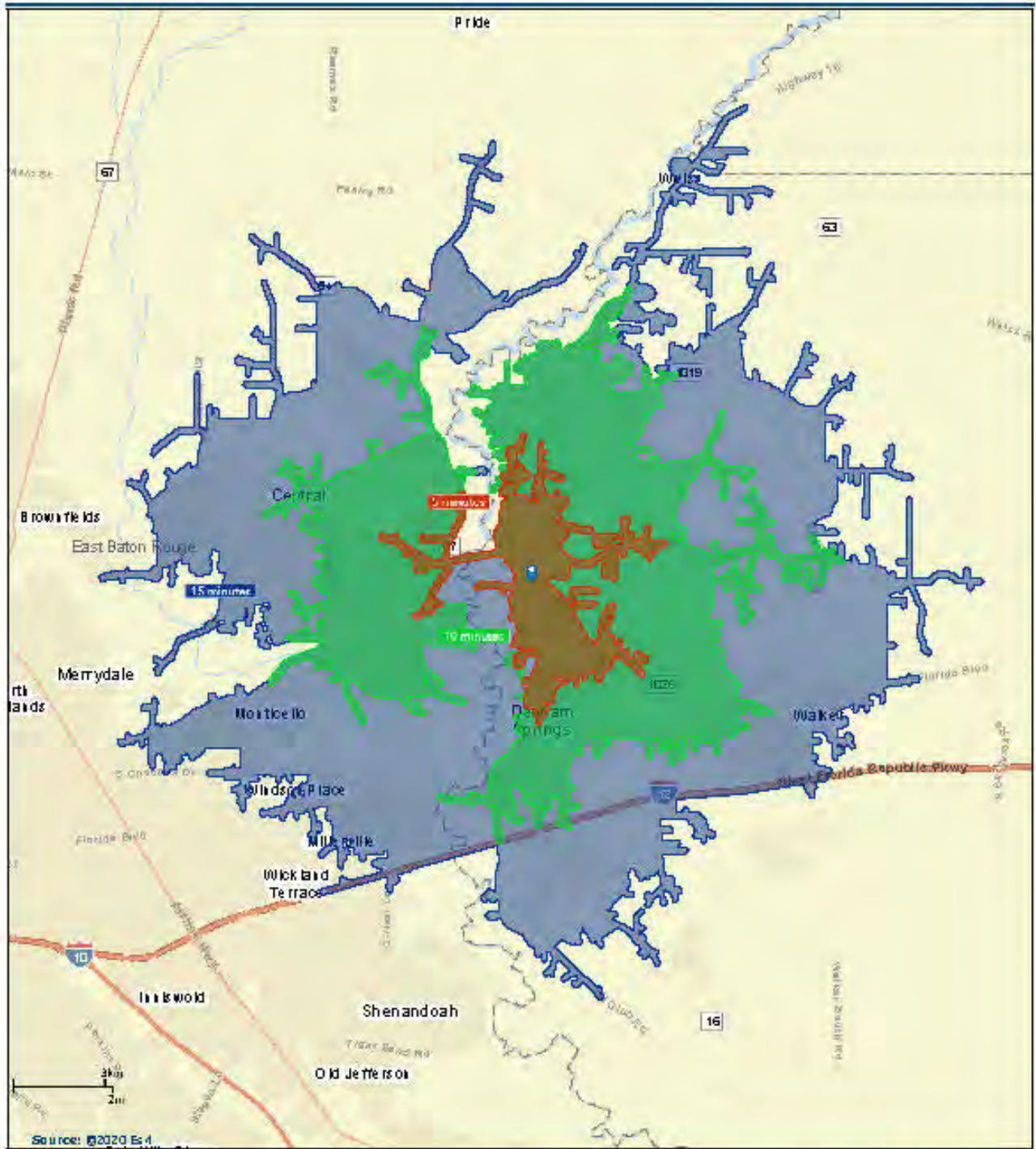




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**DRIVE TIME MAP**  
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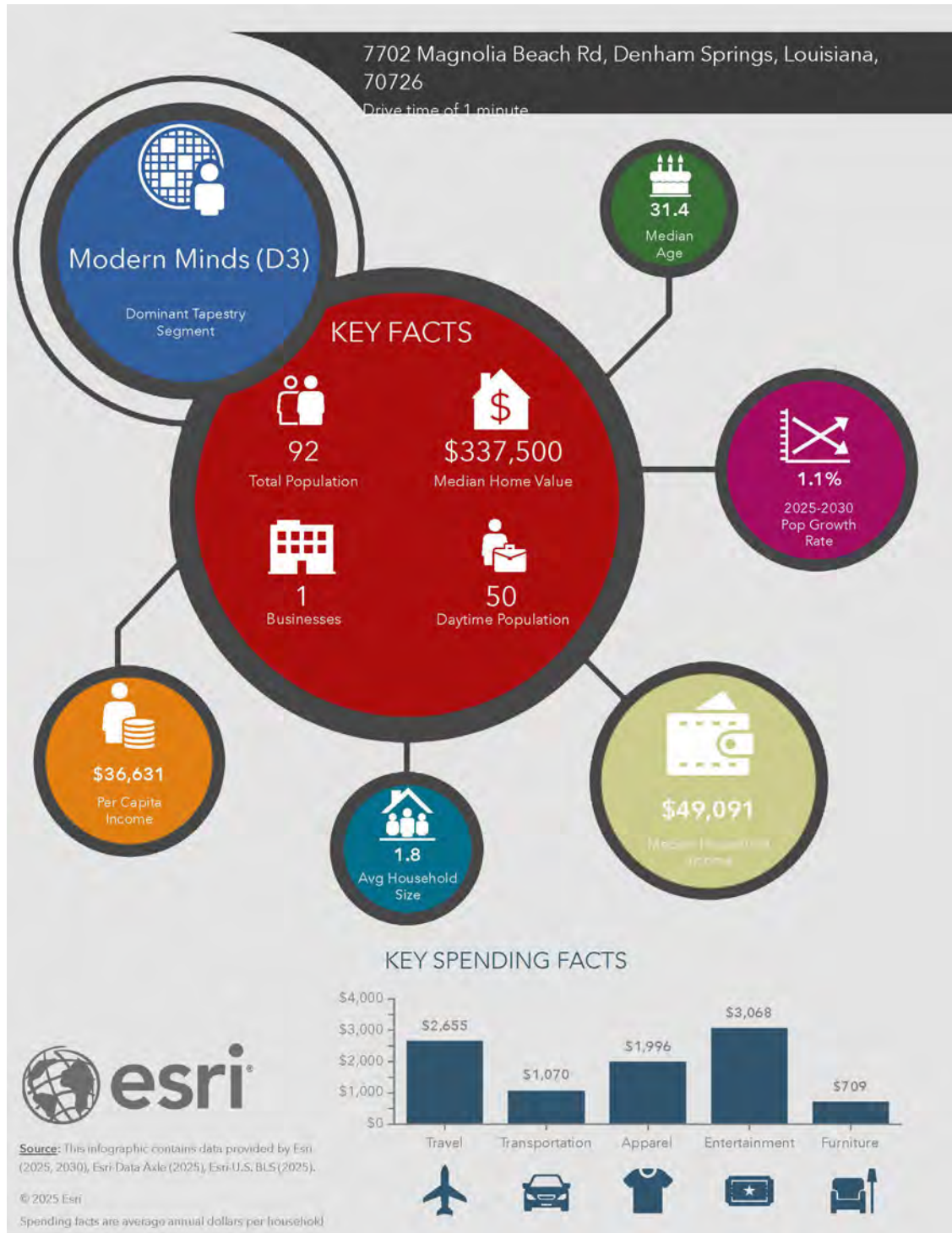




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EXECUTIVE SUMMARY CALL OUTS: 1 MILE RADIUS  
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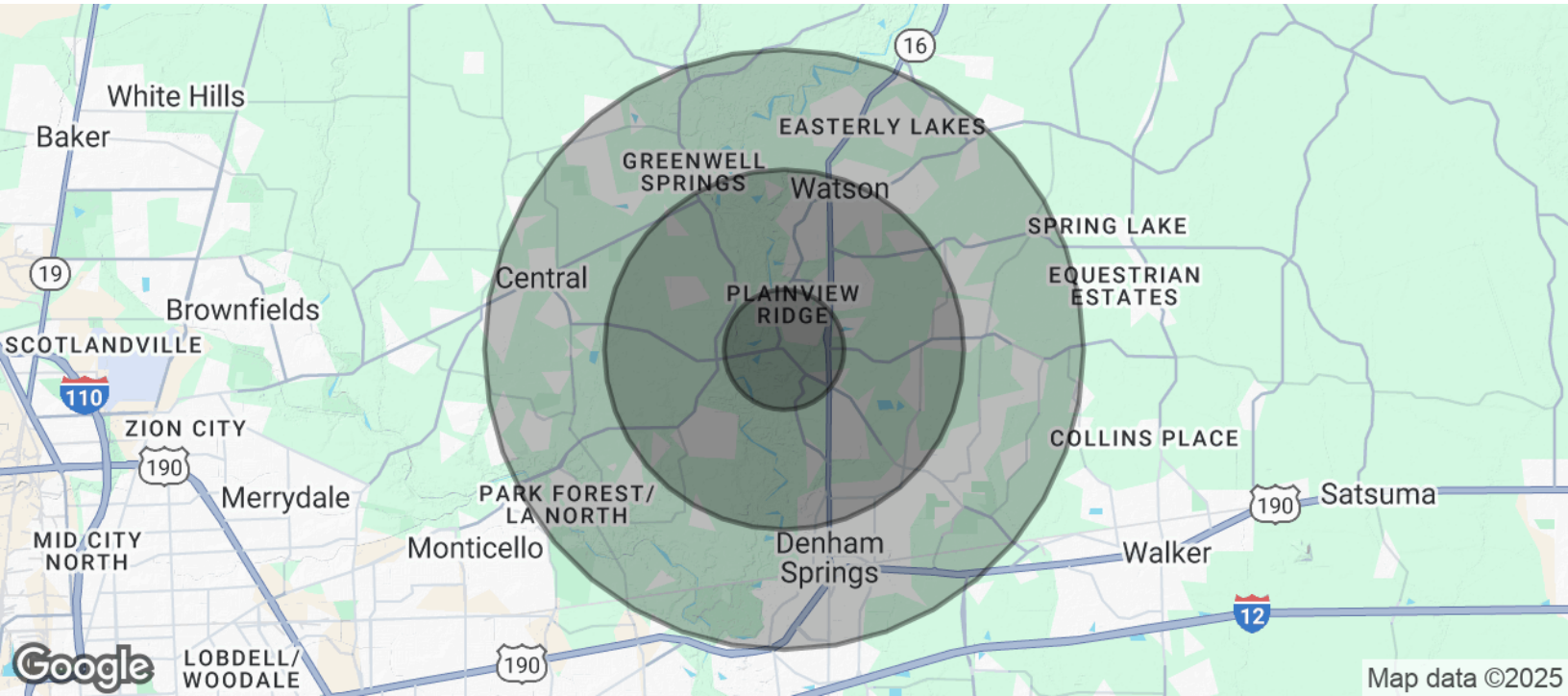




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DEMOGRAPHIC SUMMARY: 1, 3, 5 MILE RADII  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,644	25,162	65,622
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,056	9,453	24,544
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$99,511	\$108,862	\$108,251
Average House Value	\$303,603	\$313,191	\$293,444

*Demographics data derived from AlphaMap*

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