



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE-THRU RETAIL IN DENHAM SPRINGS, LA

105 FLORIDA AVE SE, DENHAM SPRINGS, LA 70726

FOR LEASE

1,558 SF

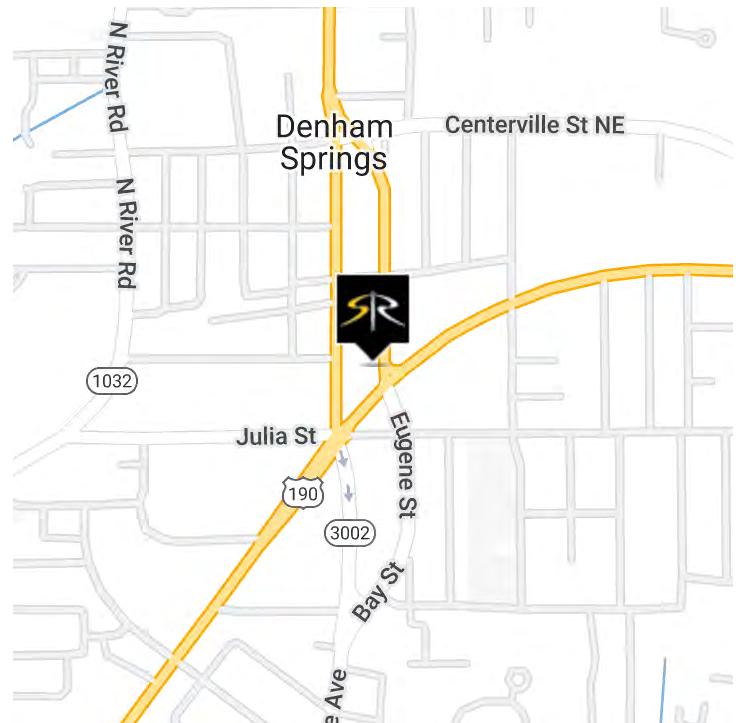


OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	2,958 SF
Available SUITE B:	1,558 SF

PROPERTY HIGHLIGHTS

- CORNER OF "MAIN & MAIN"
- High Traffic Location in Denham Springs, LA.
- PRIME High Exposure, High Traffic, Retail Space with Drive-thru
- Hard Corner of Florida & Range Ave. next to Little Caesar's and Walgreens
- Excellent Visibility
- Easy Access
- Former "Buddy's BBQ"
- Perfect for Coffee, Fast-Food, Ice Cream/Fro-Yo, Poke, Smoothies
- Contact Agent for More Information
- Shared Grease Trap Available



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
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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.

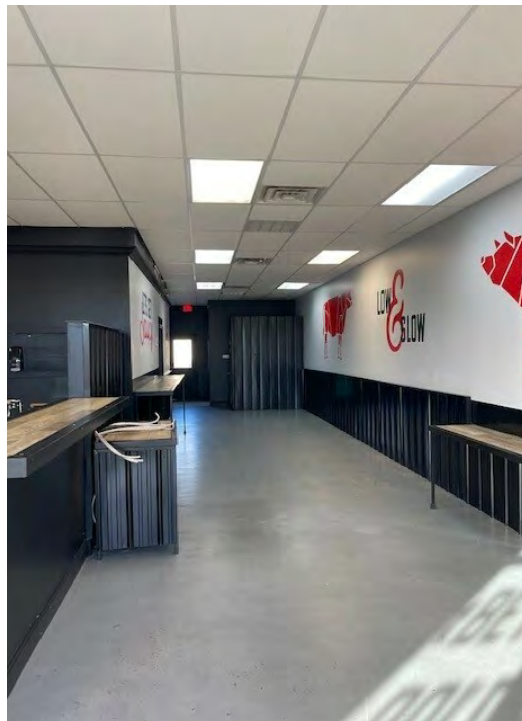


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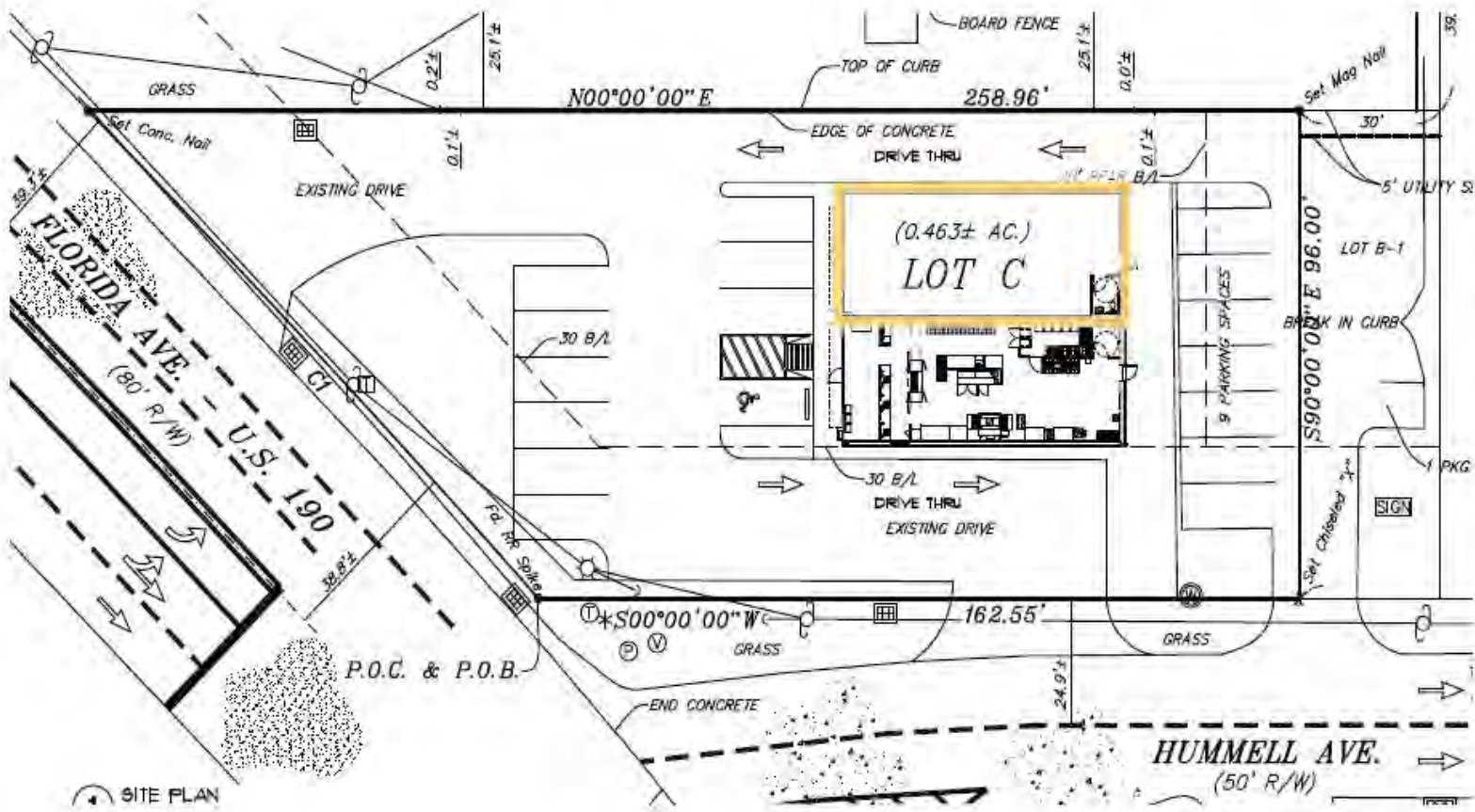
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SURVEY

DRIVE-THRU RETAIL IN DENHAM SPRINGS, LA

105 FLORIDA AVE SE, DENHAM SPRINGS, LA 70726

1,558 SF



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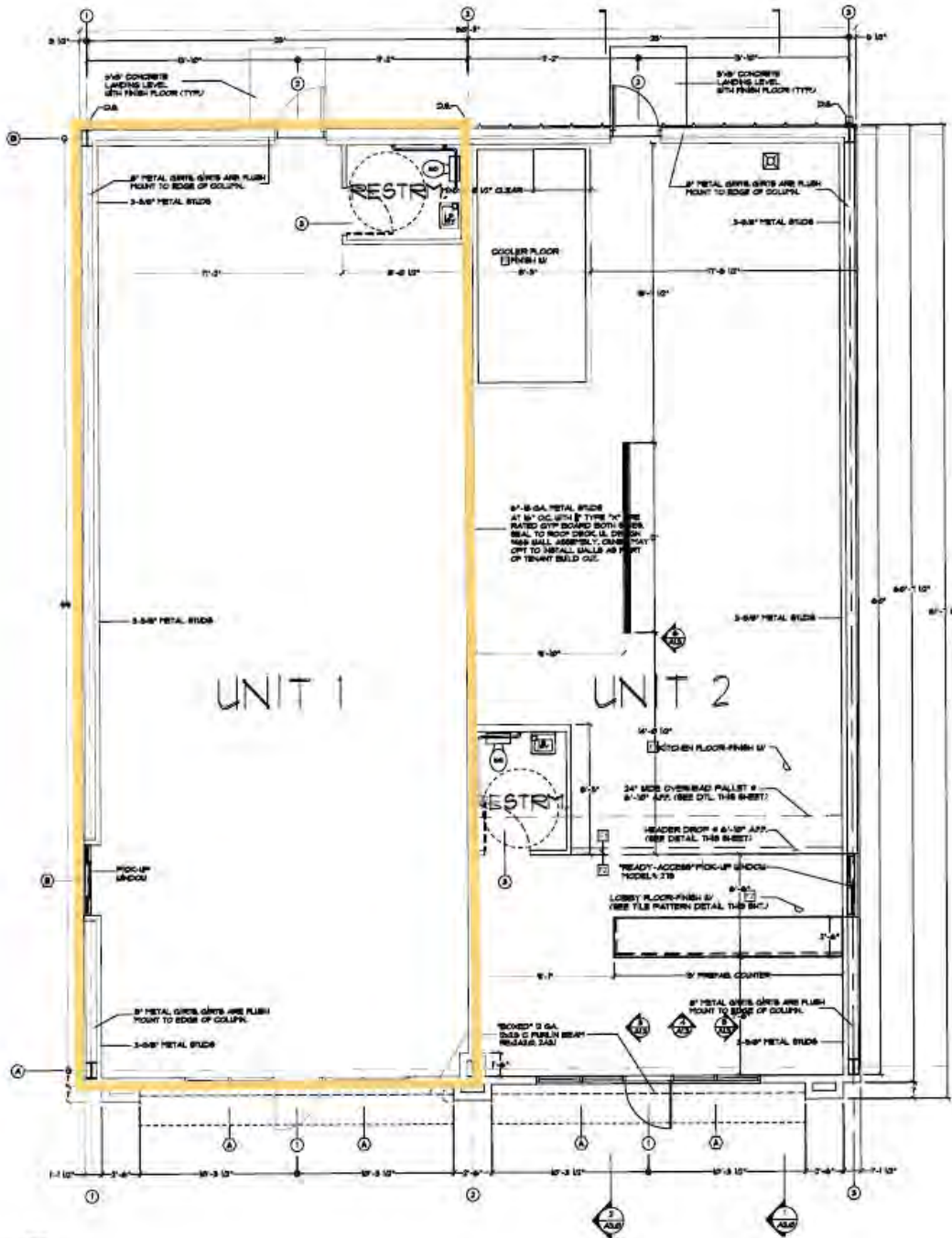
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FLOOR PLAN

DRIVE-THRU RETAIL IN DENHAM SPRINGS, LA

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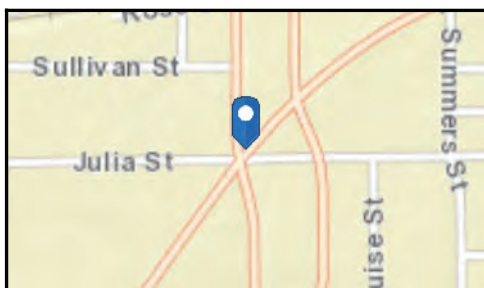
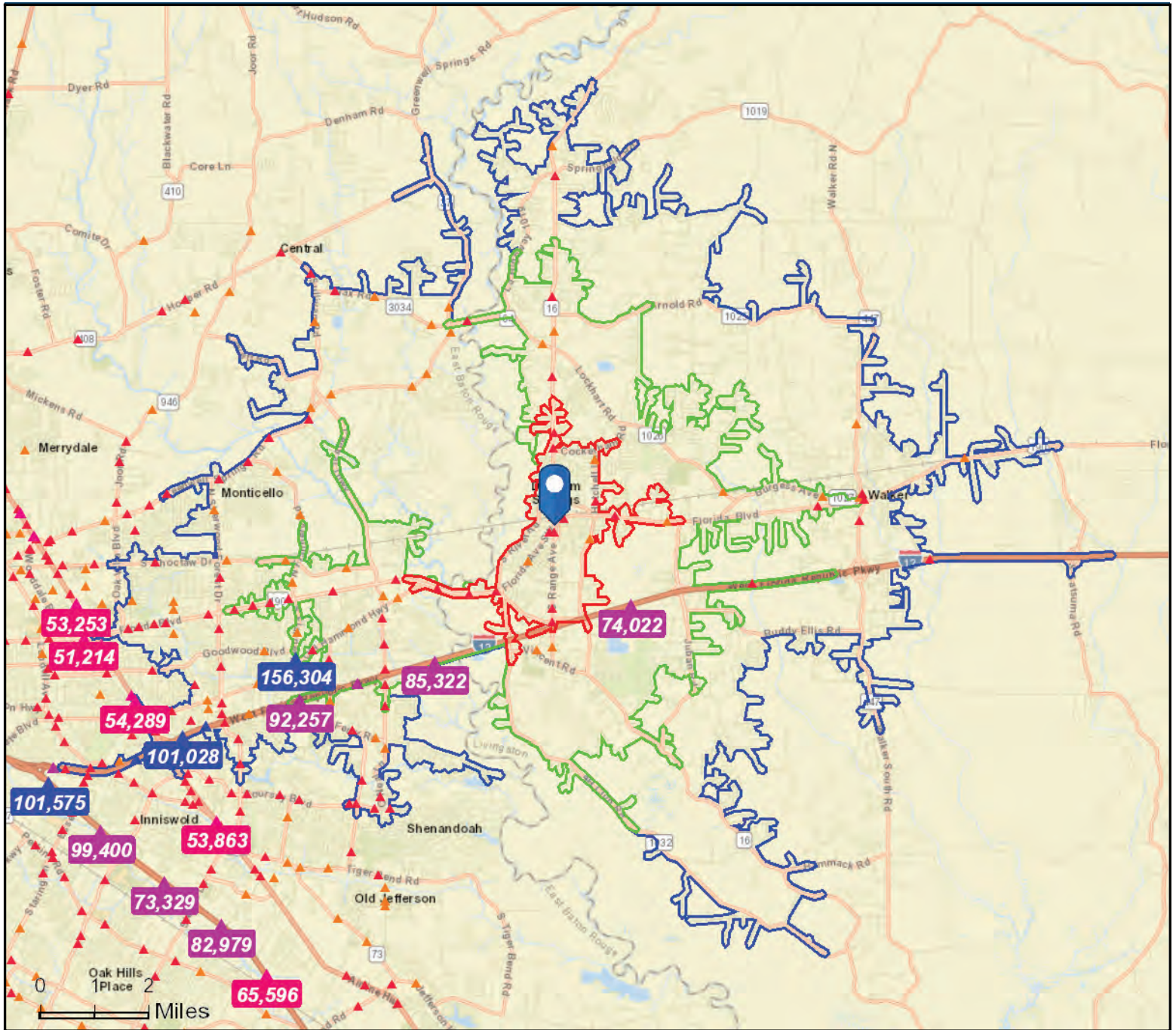
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies



Demographic and Income Profile

105 Florida Ave SE, Denham Springs, Louisiana, 70726
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.48160
 Longitude: -90.95597

Summary	Census 2010	2017	2022
Population	4,497	4,736	4,983
Households	1,808	1,924	2,031
Families	1,195	1,246	1,304
Average Household Size	2.49	2.46	2.45
Owner Occupied Housing Units	1,020	983	1,017
Renter Occupied Housing Units	788	941	1,013
Median Age	34.4	35.8	36.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.02%	0.71%	0.83%
Households	1.09%	0.75%	0.79%
Families	0.91%	0.58%	0.71%
Owner HHs	0.68%	0.76%	0.72%
Median Household Income	0.11%	2.15%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	329	17.1%	370	18.2%
\$15,000 - \$24,999	315	16.4%	332	16.3%
\$25,000 - \$34,999	252	13.1%	254	12.5%
\$35,000 - \$49,999	298	15.5%	260	12.8%
\$50,000 - \$74,999	309	16.1%	292	14.4%
\$75,000 - \$99,999	199	10.3%	235	11.6%
\$100,000 - \$149,999	142	7.4%	186	9.2%
\$150,000 - \$199,999	47	2.4%	63	3.1%
\$200,000+	32	1.7%	40	2.0%
Median Household Income	\$37,485		\$37,688	
Average Household Income	\$52,574		\$58,163	
Per Capita Income	\$21,311		\$23,659	

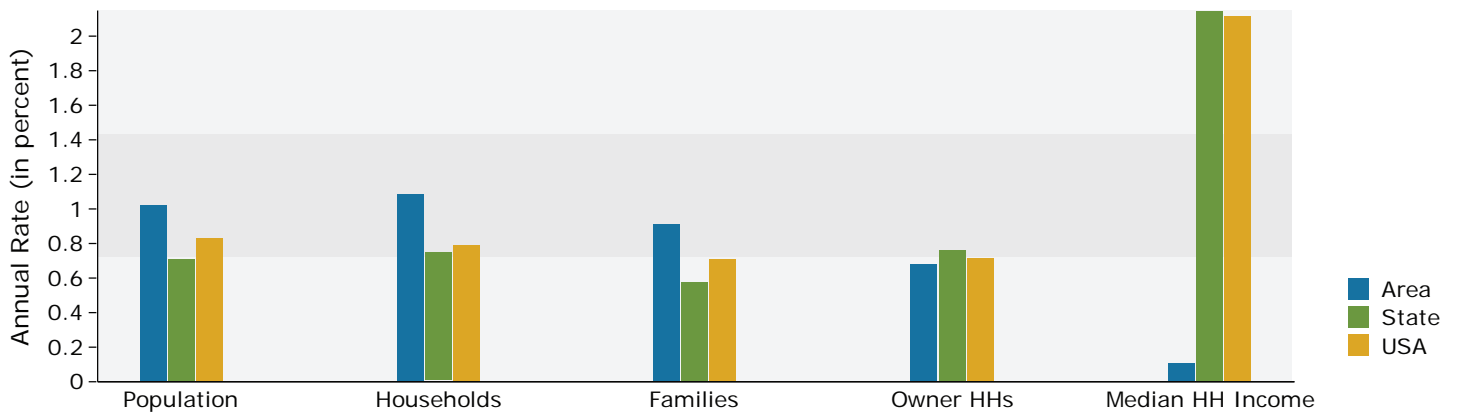
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	341	7.6%	350	7.4%	378	7.6%
5 - 9	308	6.8%	340	7.2%	356	7.1%
10 - 14	337	7.5%	310	6.5%	337	6.8%
15 - 19	335	7.4%	296	6.3%	302	6.1%
20 - 24	290	6.4%	329	6.9%	307	6.2%
25 - 34	677	15.0%	687	14.5%	725	14.6%
35 - 44	566	12.6%	630	13.3%	673	13.5%
45 - 54	570	12.7%	567	12.0%	586	11.8%
55 - 64	530	11.8%	539	11.4%	559	11.2%
65 - 74	274	6.1%	429	9.1%	459	9.2%
75 - 84	193	4.3%	169	3.6%	226	4.5%
85+	78	1.7%	88	1.9%	74	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,080	68.5%	2,986	63.1%	2,969	59.6%
Black Alone	1,217	27.1%	1,500	31.7%	1,722	34.6%
American Indian Alone	16	0.4%	20	0.4%	22	0.4%
Asian Alone	24	0.5%	32	0.7%	40	0.8%
Pacific Islander Alone	1	0.0%	3	0.1%	4	0.1%
Some Other Race Alone	107	2.4%	131	2.8%	153	3.1%
Two or More Races	52	1.2%	63	1.3%	73	1.5%
Hispanic Origin (Any Race)	220	4.9%	284	6.0%	331	6.6%

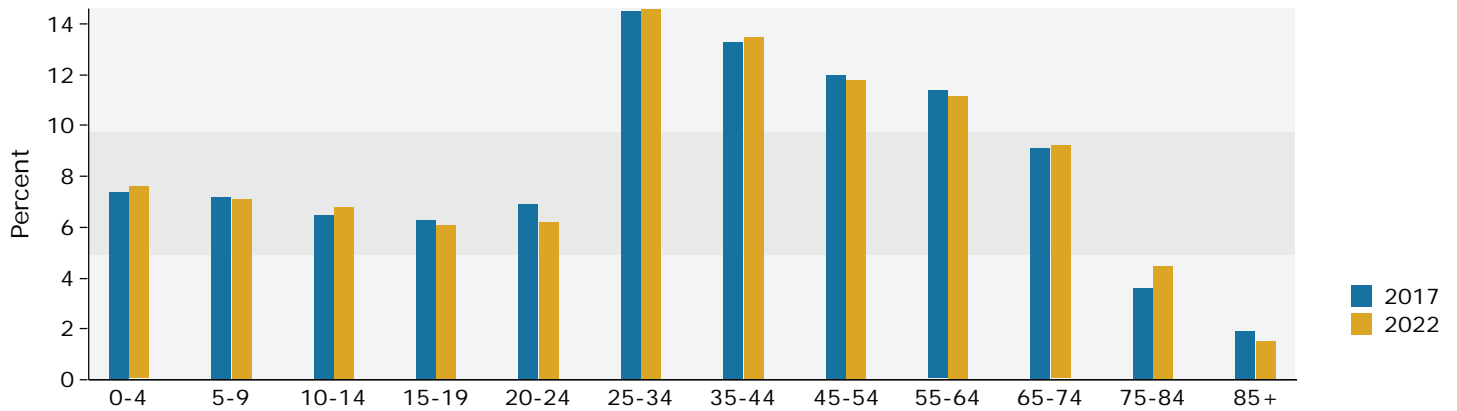
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

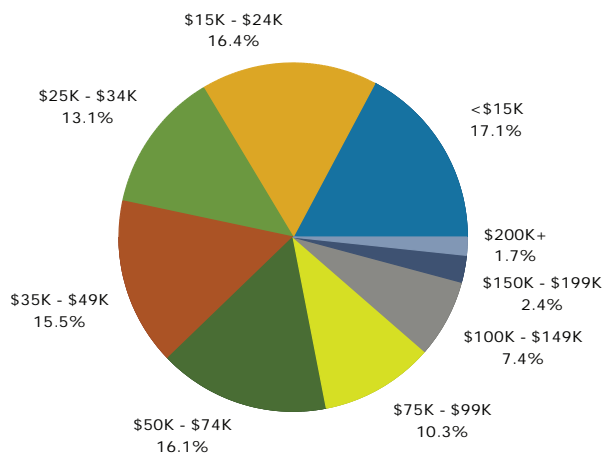
Trends 2017-2022



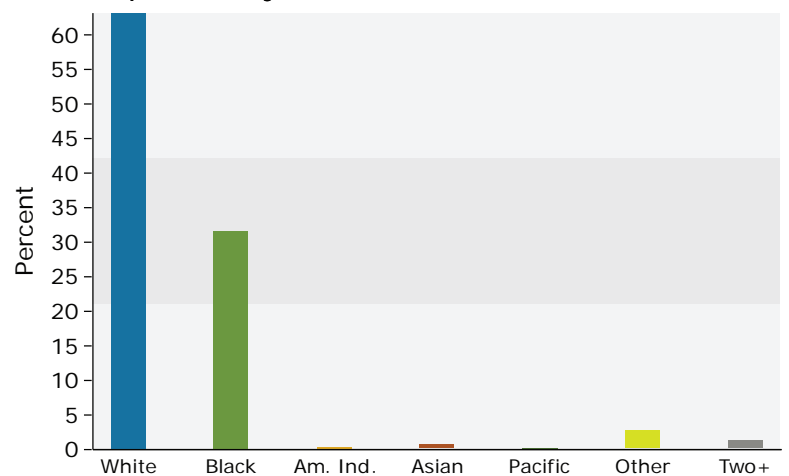
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



Demographic and Income Profile

105 Florida Ave SE, Denham Springs, Louisiana, 70726
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 30.48160
 Longitude: -90.95597

Summary	Census 2010	2017	2022
Population	25,278	28,221	30,428
Households	9,511	10,714	11,599
Families	6,747	7,482	8,044
Average Household Size	2.64	2.61	2.61
Owner Occupied Housing Units	6,676	7,033	7,593
Renter Occupied Housing Units	2,835	3,681	4,006
Median Age	34.9	36.4	37.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.52%	0.71%	0.83%
Households	1.60%	0.75%	0.79%
Families	1.46%	0.58%	0.71%
Owner HHs	1.54%	0.76%	0.72%
Median Household Income	1.85%	2.15%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,274	11.9%	1,401	12.1%
\$15,000 - \$24,999	1,221	11.4%	1,261	10.9%
\$25,000 - \$34,999	1,174	11.0%	1,155	10.0%
\$35,000 - \$49,999	1,402	13.1%	1,210	10.4%
\$50,000 - \$74,999	2,115	19.7%	2,038	17.6%
\$75,000 - \$99,999	1,451	13.5%	1,758	15.2%
\$100,000 - \$149,999	1,274	11.9%	1,676	14.4%
\$150,000 - \$199,999	575	5.4%	787	6.8%
\$200,000+	227	2.1%	312	2.7%
Median Household Income	\$52,292		\$57,312	
Average Household Income	\$66,516		\$75,902	
Per Capita Income	\$25,441		\$29,098	

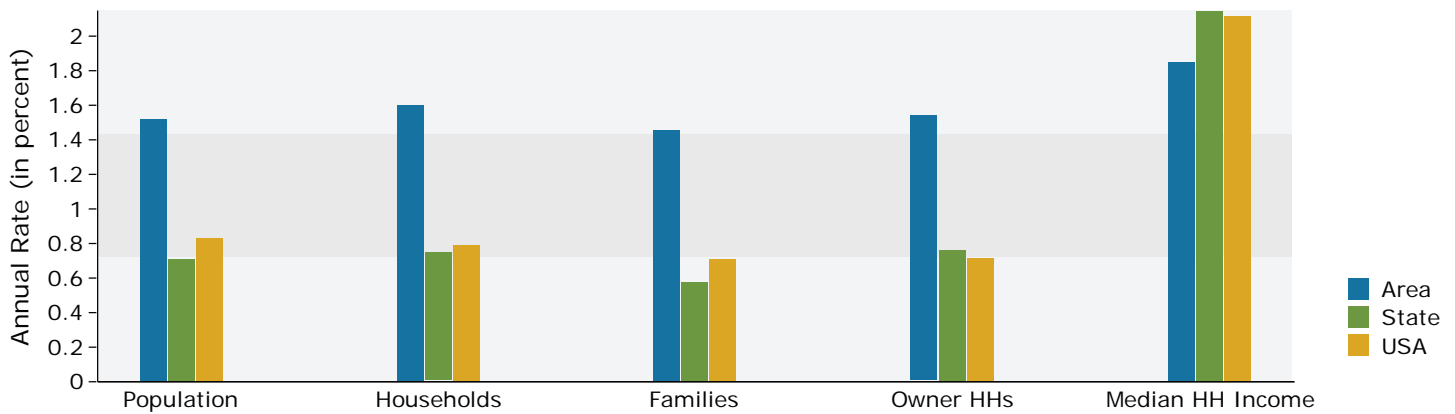
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,845	7.3%	1,967	7.0%	2,108	6.9%
5 - 9	1,817	7.2%	1,968	7.0%	2,114	6.9%
10 - 14	1,893	7.5%	1,913	6.8%	2,144	7.0%
15 - 19	1,858	7.3%	1,757	6.2%	1,894	6.2%
20 - 24	1,627	6.4%	1,783	6.3%	1,631	5.4%
25 - 34	3,627	14.3%	4,160	14.7%	4,346	14.3%
35 - 44	3,285	13.0%	3,818	13.5%	4,336	14.3%
45 - 54	3,489	13.8%	3,506	12.4%	3,602	11.8%
55 - 64	2,889	11.4%	3,452	12.2%	3,573	11.7%
65 - 74	1,606	6.4%	2,403	8.5%	2,858	9.4%
75 - 84	979	3.9%	1,059	3.8%	1,375	4.5%
85+	365	1.4%	435	1.5%	444	1.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	21,478	85.0%	23,111	81.9%	24,176	79.5%
Black Alone	2,682	10.6%	3,516	12.5%	4,223	13.9%
American Indian Alone	104	0.4%	140	0.5%	165	0.5%
Asian Alone	201	0.8%	306	1.1%	406	1.3%
Pacific Islander Alone	5	0.0%	15	0.1%	21	0.1%
Some Other Race Alone	464	1.8%	650	2.3%	820	2.7%
Two or More Races	344	1.4%	484	1.7%	618	2.0%
Hispanic Origin (Any Race)	1,139	4.5%	1,631	5.8%	2,059	6.8%

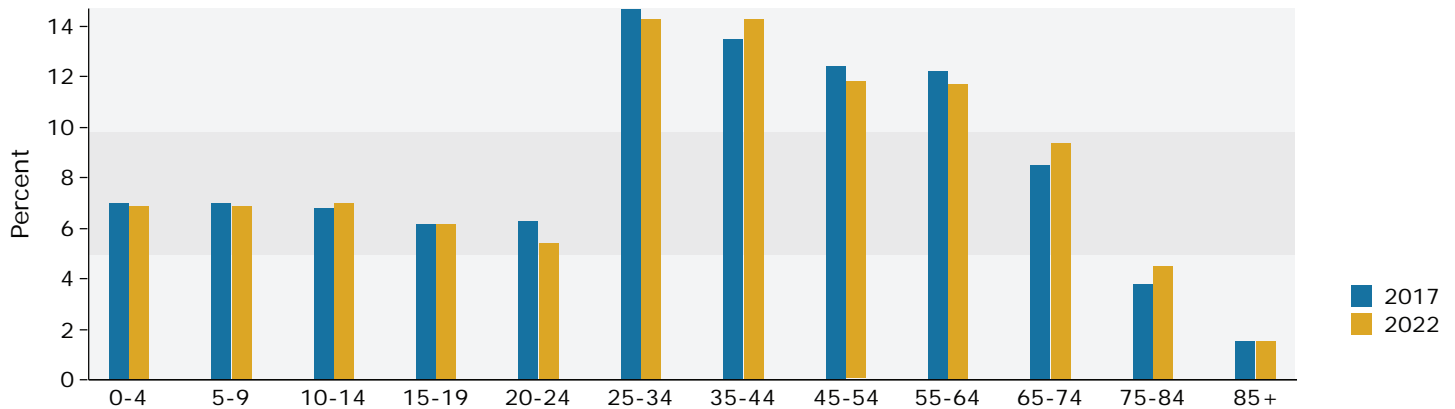
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

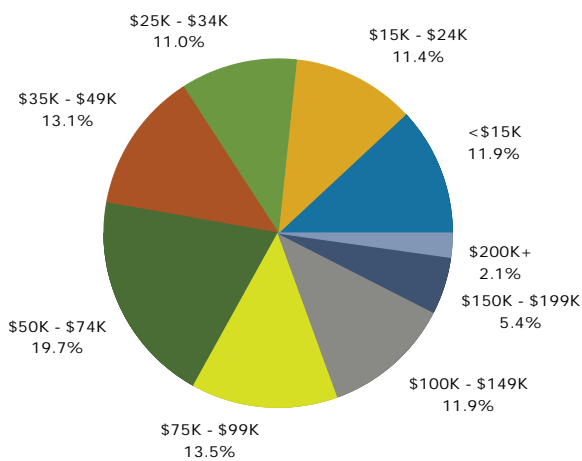
Trends 2017-2022



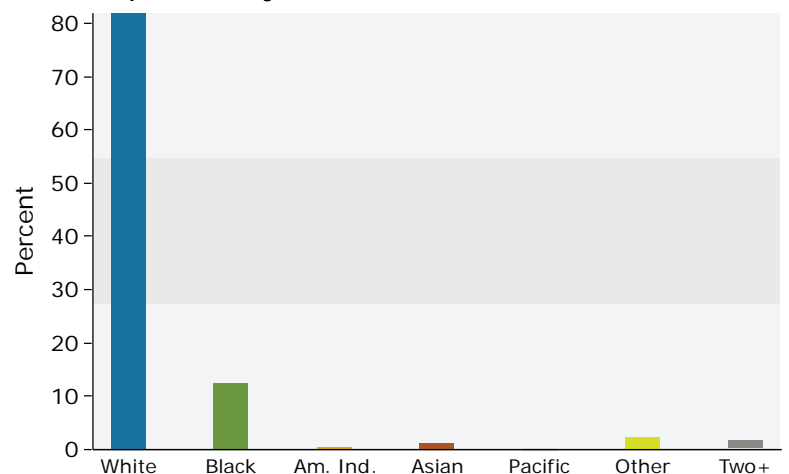
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.8%



Demographic and Income Profile

105 Florida Ave SE, Denham Springs, Louisiana, 70726
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.48160
 Longitude: -90.95597

Summary	Census 2010	2017	2022
Population	72,499	78,828	83,757
Households	26,649	29,116	31,002
Families	19,517	21,005	22,225
Average Household Size	2.70	2.69	2.69
Owner Occupied Housing Units	19,533	20,022	21,238
Renter Occupied Housing Units	7,116	9,094	9,764
Median Age	33.9	35.4	36.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.22%	0.71%	0.83%
Households	1.26%	0.75%	0.79%
Families	1.14%	0.58%	0.71%
Owner HHs	1.19%	0.76%	0.72%
Median Household Income	2.21%	2.15%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,912	10.0%	3,166	10.2%
\$15,000 - \$24,999	3,102	10.7%	3,133	10.1%
\$25,000 - \$34,999	3,195	11.0%	3,089	10.0%
\$35,000 - \$49,999	3,701	12.7%	3,131	10.1%
\$50,000 - \$74,999	5,498	18.9%	5,236	16.9%
\$75,000 - \$99,999	4,317	14.8%	5,080	16.4%
\$100,000 - \$149,999	4,052	13.9%	5,069	16.4%
\$150,000 - \$199,999	1,504	5.2%	1,969	6.4%
\$200,000+	837	2.9%	1,130	3.6%
Median Household Income	\$55,536		\$61,945	
Average Household Income	\$71,104		\$80,919	
Per Capita Income	\$26,374		\$30,045	

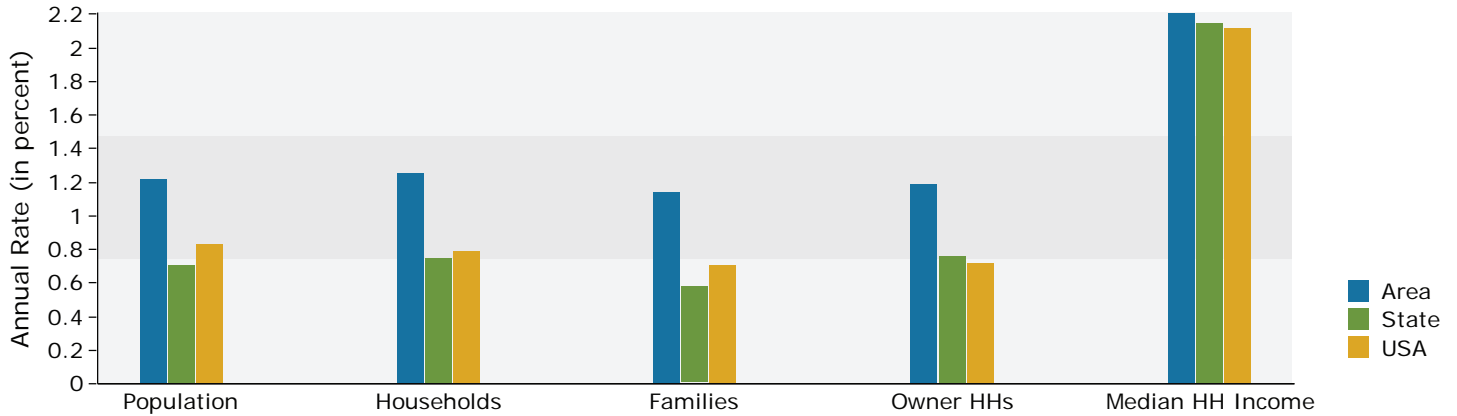
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,571	7.7%	5,709	7.2%	6,057	7.2%
5 - 9	5,521	7.6%	5,701	7.2%	5,990	7.2%
10 - 14	5,513	7.6%	5,593	7.1%	6,036	7.2%
15 - 19	5,254	7.2%	5,016	6.4%	5,363	6.4%
20 - 24	4,632	6.4%	5,018	6.4%	4,702	5.6%
25 - 34	10,934	15.1%	11,967	15.2%	12,397	14.8%
35 - 44	9,944	13.7%	10,992	13.9%	12,325	14.7%
45 - 54	9,778	13.5%	9,769	12.4%	9,887	11.8%
55 - 64	7,887	10.9%	9,098	11.5%	9,248	11.0%
65 - 74	4,375	6.0%	6,311	8.0%	7,231	8.6%
75 - 84	2,301	3.2%	2,676	3.4%	3,483	4.2%
85+	789	1.1%	978	1.2%	1,038	1.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	57,133	78.8%	59,789	75.8%	61,640	73.6%
Black Alone	11,232	15.5%	13,496	17.1%	15,343	18.3%
American Indian Alone	314	0.4%	408	0.5%	476	0.6%
Asian Alone	1,248	1.7%	1,694	2.1%	2,078	2.5%
Pacific Islander Alone	12	0.0%	30	0.0%	43	0.1%
Some Other Race Alone	1,526	2.1%	2,000	2.5%	2,410	2.9%
Two or More Races	1,034	1.4%	1,412	1.8%	1,768	2.1%
Hispanic Origin (Any Race)	3,392	4.7%	4,538	5.8%	5,546	6.6%

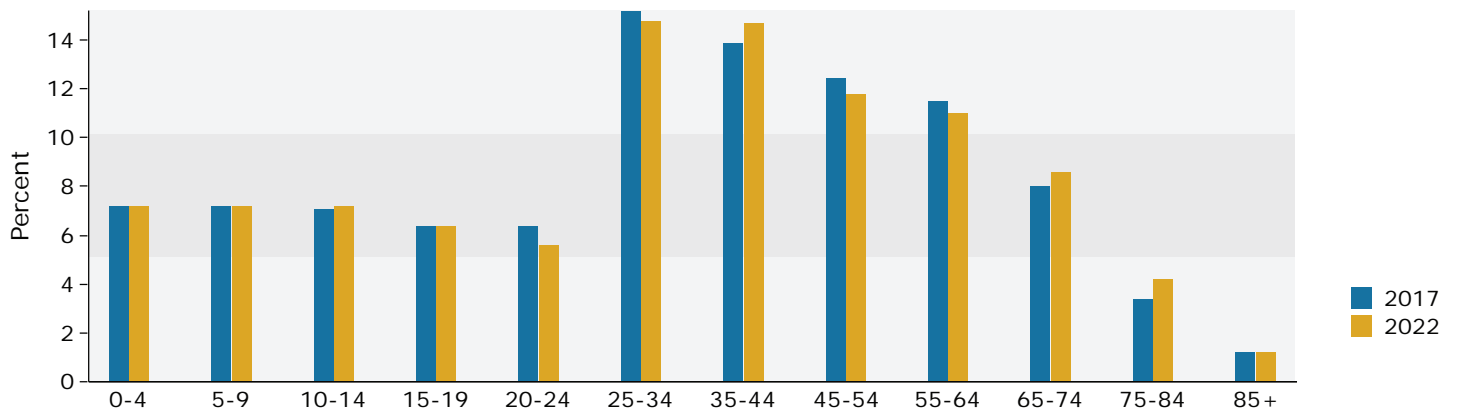
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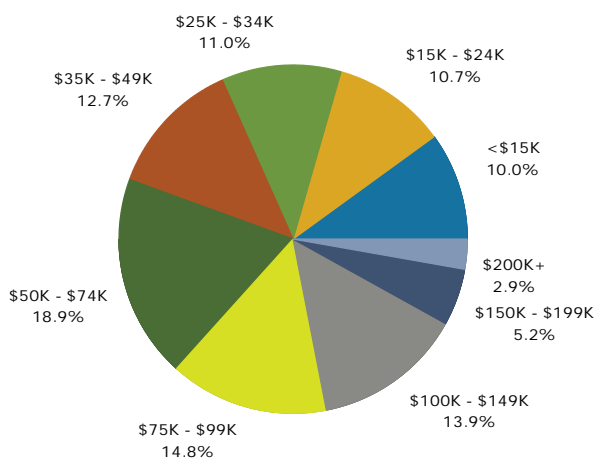
Trends 2017-2022



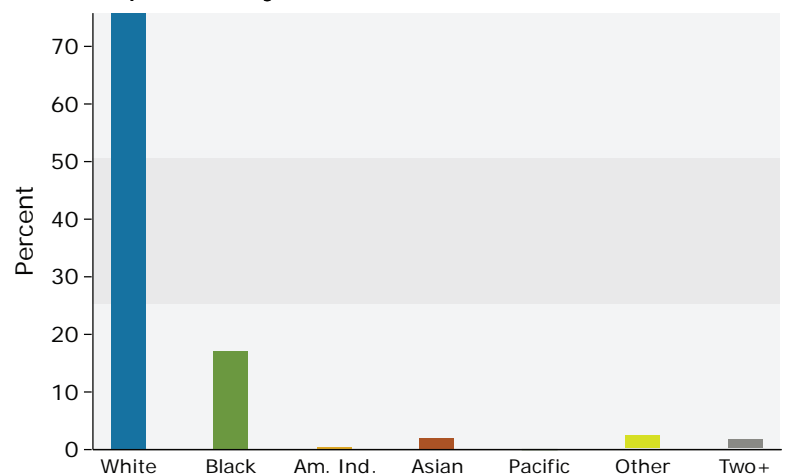
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.8%