



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

NEW CONSTRUCTION - FOR LEASE

# THE SHOPPES AT MAGNOLIA BEACH

7702 MAGNOLIA BEACH RD., DENHAM SPRINGS, LA 70726

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



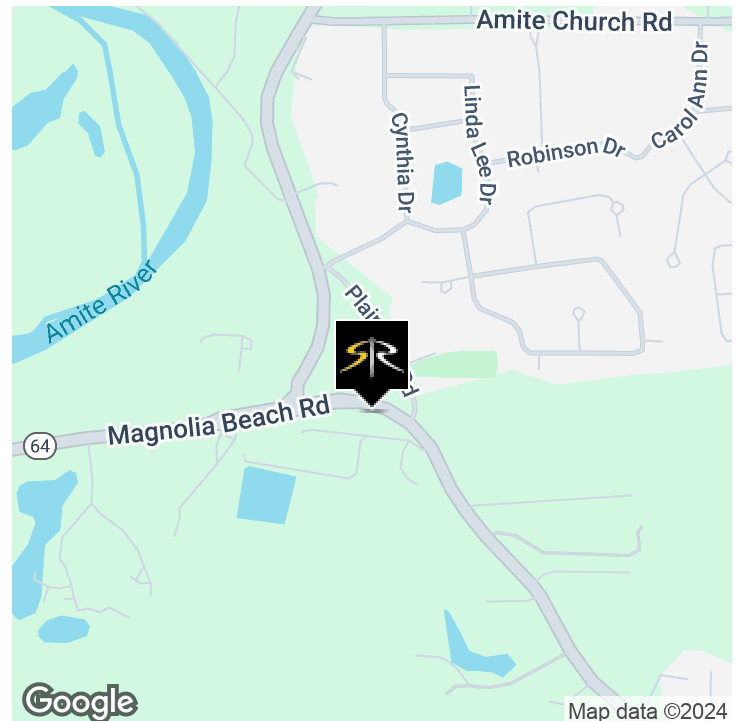
© 2024 WHLC ARCHITECTURE

## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$22.00 - 28.00 SF/yr (NNN)</b>
<b>Building Size:</b>	<b>11,490 SF</b>
<b>Available SF:</b>	<b>1,370 - 11,490 SF</b>

## PROPERTY HIGHLIGHTS

- New High-End Retail, Medical Office Development Coming Soon!
- 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



Google

Map data ©2024

**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**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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## LEASE INFORMATION

<b>Lease Type:</b>	Retail / Office; NNN	<b>Lease Term:</b>	60 months
<b>Total Space:</b>	1,370 - 2,750 SF	<b>Lease Rate:</b>	\$22.00 - \$28.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	1,550 SF	NNN	\$28.00 SF/yr	Vanilla Box Build-out
B	Available	1,460 SF	NNN	\$22.00 SF/yr	Vanilla Box Build-out
C	Available	1,470 SF	NNN	\$22.00 SF/yr	Vanilla Box Build-out
D	Available	1,450 SF	NNN	\$22.00 SF/yr	Vanilla Box Build-out
E	Available	1,370 SF	NNN	\$22.00 SF/yr	Vanilla Box Build-out
F	Available	1,440 SF	NNN	\$22.00 SF/yr	Vanilla Box Build-out
G	Available	2,750 SF	NNN	\$22.00 SF/yr	Vanilla Box Build-out

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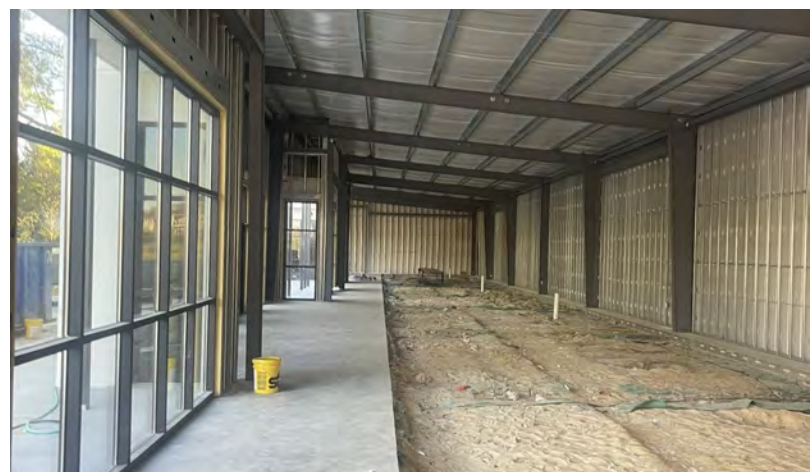
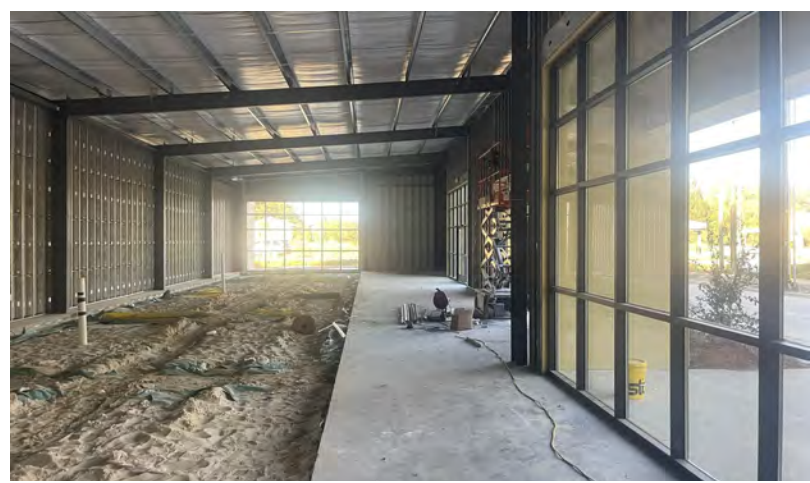
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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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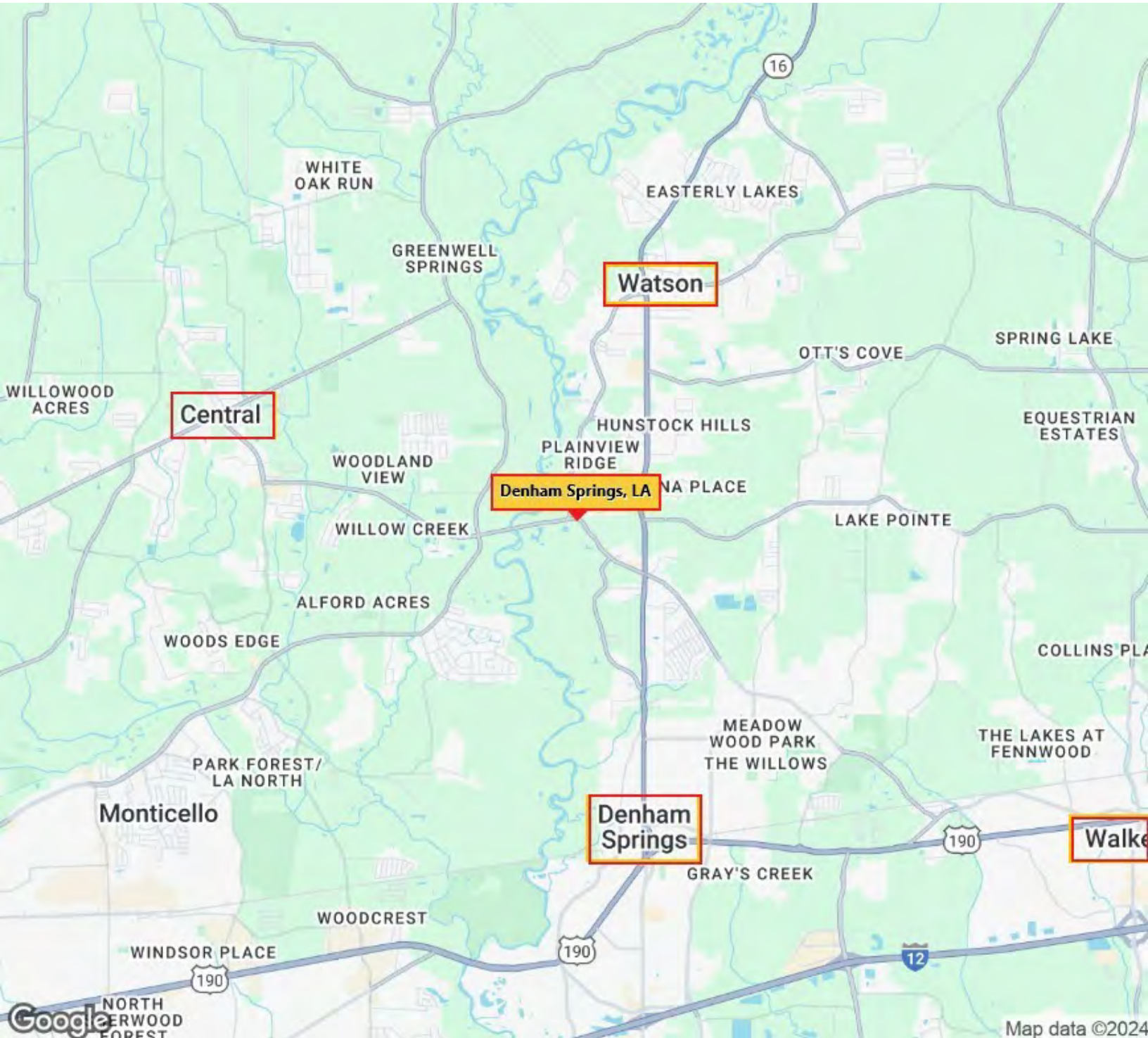
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REGIONAL MAP

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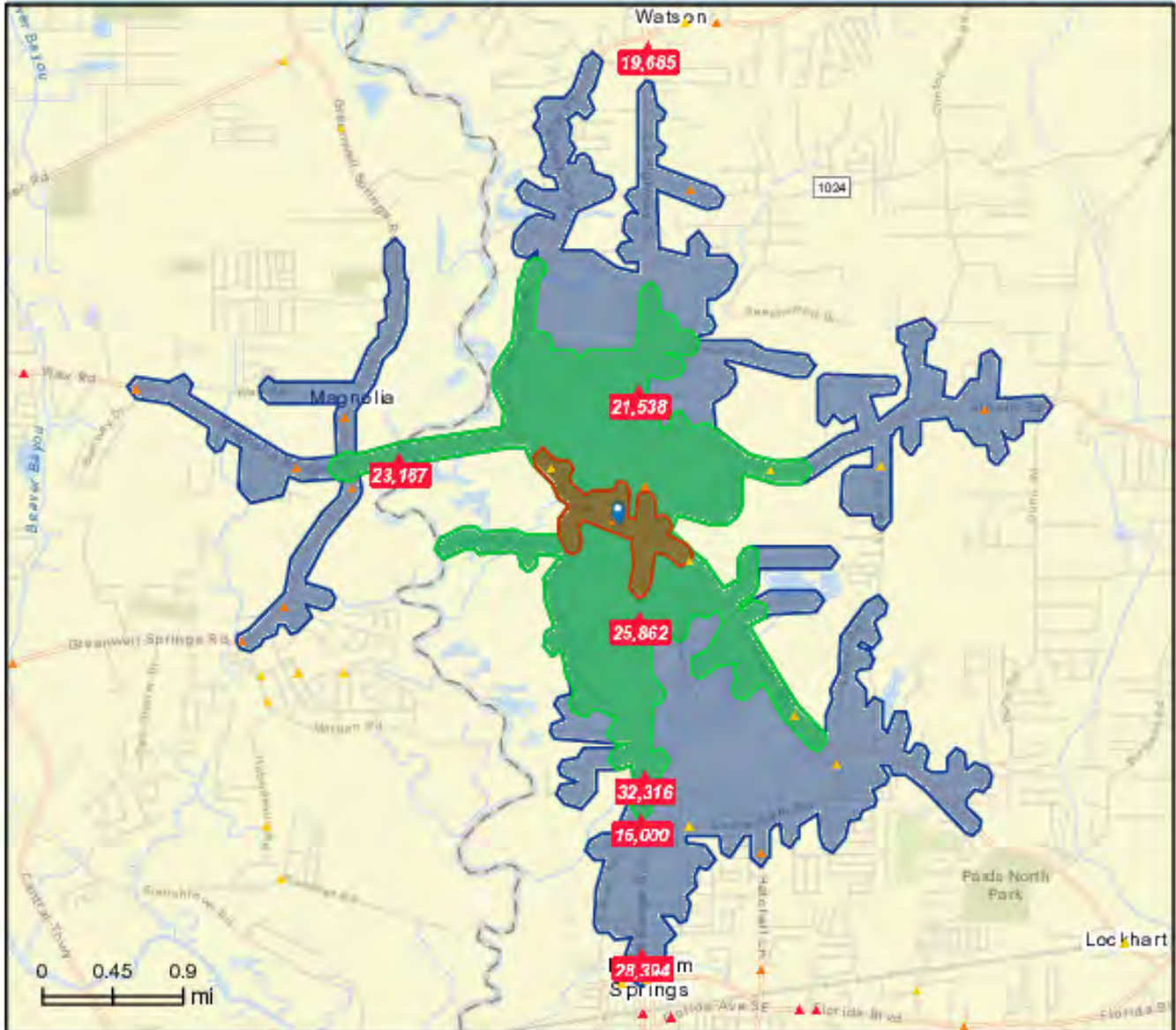
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TRAFFIC COUNT MAP

# THE SHOPPES AT MAGNOLIA BEACH

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



- 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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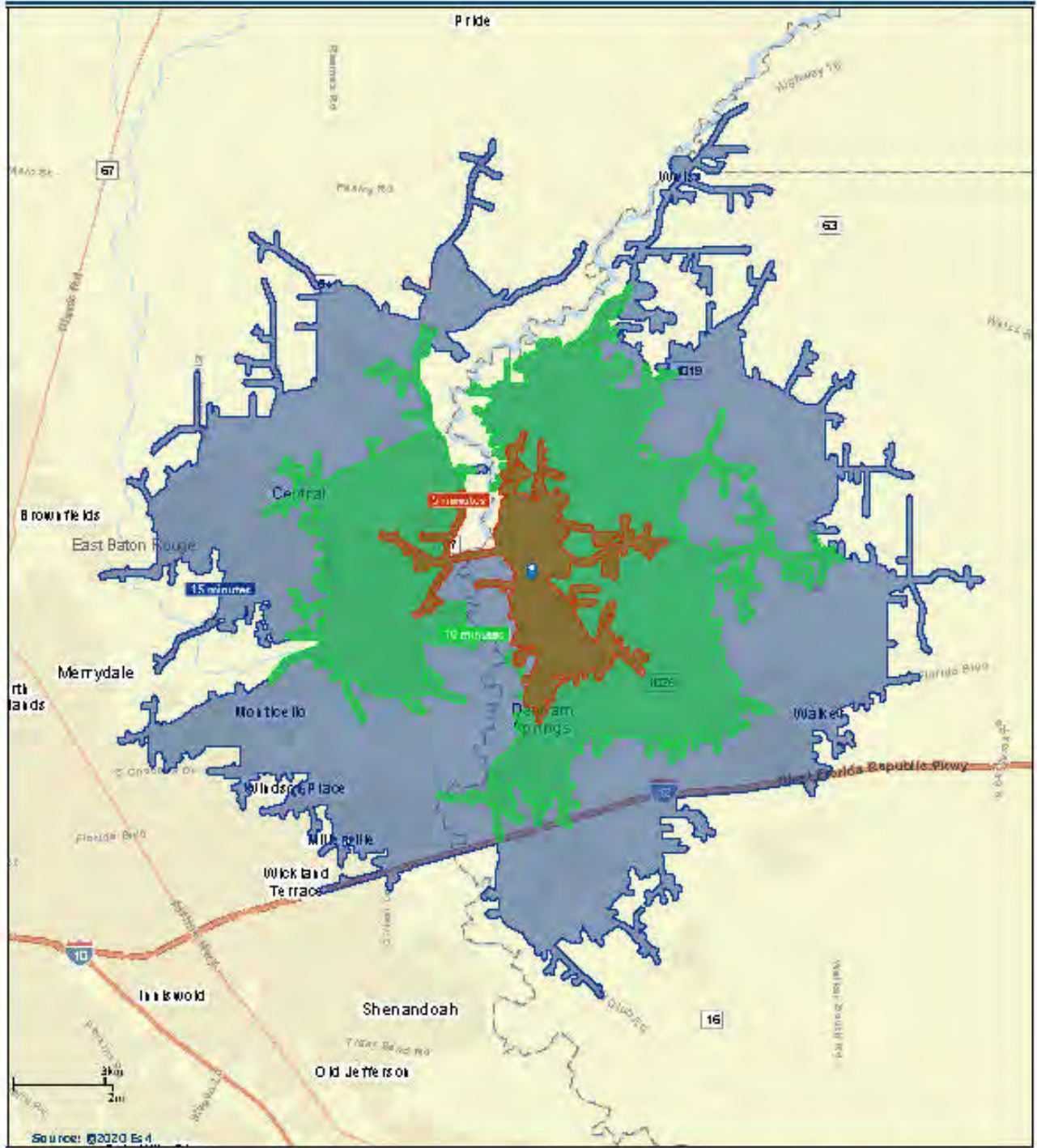
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DRIVE TIME MAP

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# Demographic and Income Profile

7702 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
 Drive Time: 5 minute radius

Prepared by Esri  
 Latitude: 30.52914  
 Longitude: -90.95887

Summary	Census 2010	2020	2025
Population	10,443	11,228	11,661
Households	3,847	4,177	4,356
Families	2,872	3,050	3,158
Average Household Size	2.68	2.65	2.64
Owner Occupied Housing Units	2,962	3,081	3,204
Renter Occupied Housing Units	885	1,096	1,151
Median Age	35.3	37.5	38.3

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.76%	0.29%	0.72%
Households	0.84%	0.31%	0.72%
Families	0.70%	0.16%	0.64%
Owner HHs	0.79%	0.30%	0.72%
Median Household Income	0.74%	1.11%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	167	4.0%	161	3.7%
\$15,000 - \$24,999	367	8.8%	357	8.2%
\$25,000 - \$34,999	438	10.5%	434	10.0%
\$35,000 - \$49,999	582	13.9%	584	13.4%
\$50,000 - \$74,999	1,090	26.1%	1,112	25.5%
\$75,000 - \$99,999	363	8.7%	378	8.7%
\$100,000 - \$149,999	591	14.1%	639	14.7%
\$150,000 - \$199,999	467	11.2%	566	13.0%
\$200,000+	112	2.7%	125	2.9%

Median Household Income	\$59,385	\$61,616
Average Household Income	\$79,771	\$86,343
Per Capita Income	\$29,311	\$31,849

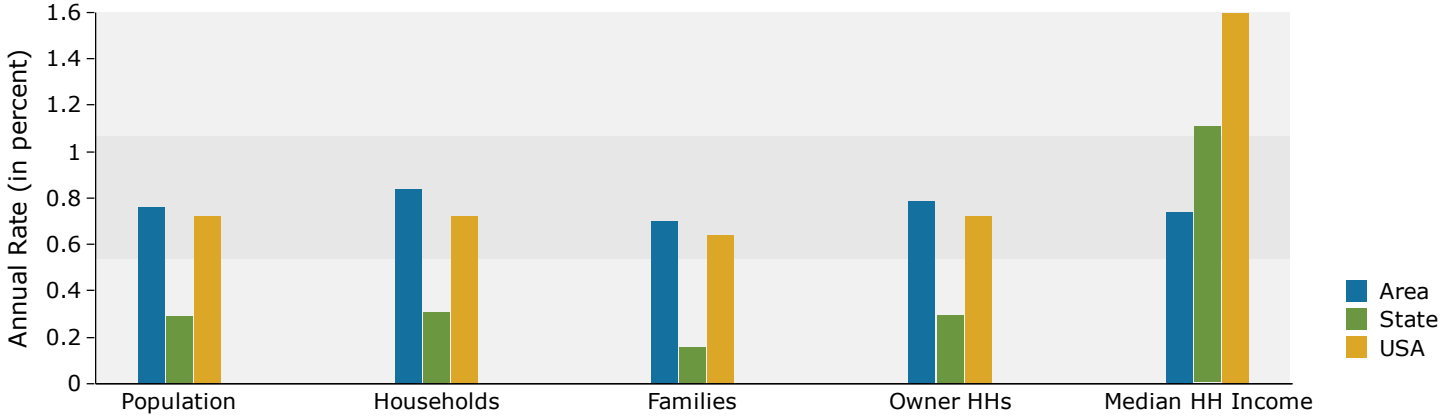
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	740	7.1%	722	6.4%	749	6.4%
5 - 9	777	7.4%	766	6.8%	779	6.7%
10 - 14	802	7.7%	761	6.8%	827	7.1%
15 - 19	780	7.5%	667	5.9%	715	6.1%
20 - 24	622	6.0%	608	5.4%	540	4.6%
25 - 34	1,457	14.0%	1,677	14.9%	1,621	13.9%
35 - 44	1,528	14.6%	1,594	14.2%	1,758	15.1%
45 - 54	1,431	13.7%	1,482	13.2%	1,458	12.5%
55 - 64	1,120	10.7%	1,346	12.0%	1,363	11.7%
65 - 74	662	6.3%	983	8.8%	1,084	9.3%
75 - 84	381	3.6%	456	4.1%	585	5.0%
85+	143	1.4%	166	1.5%	182	1.6%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,733	93.2%	10,133	90.3%	10,311	88.4%
Black Alone	372	3.6%	600	5.3%	748	6.4%
American Indian Alone	50	0.5%	57	0.5%	62	0.5%
Asian Alone	64	0.6%	94	0.8%	112	1.0%
Pacific Islander Alone	1	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	100	1.0%	152	1.4%	188	1.6%
Two or More Races	122	1.2%	189	1.7%	236	2.0%
Hispanic Origin (Any Race)	265	2.5%	409	3.6%	500	4.3%

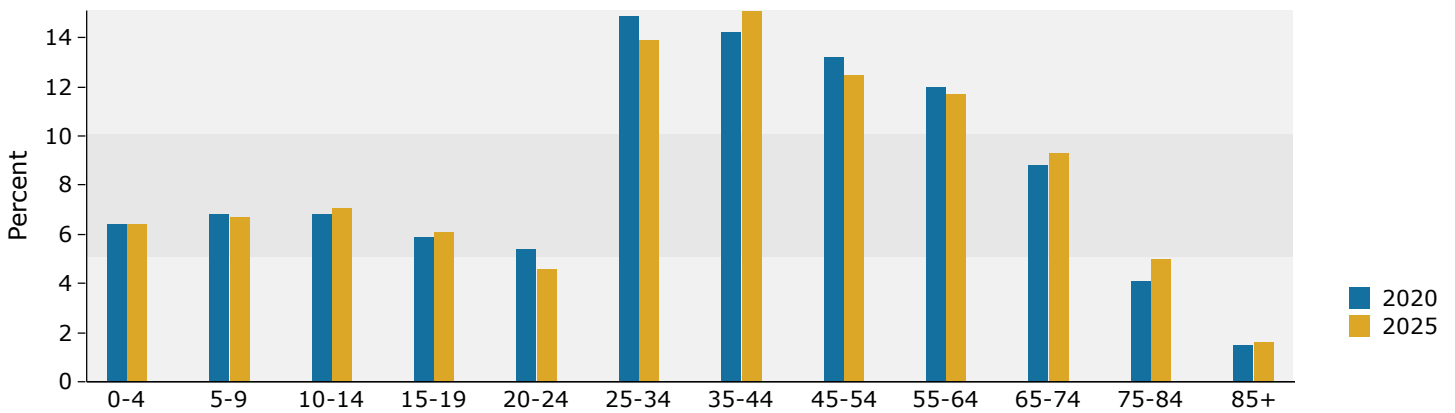
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

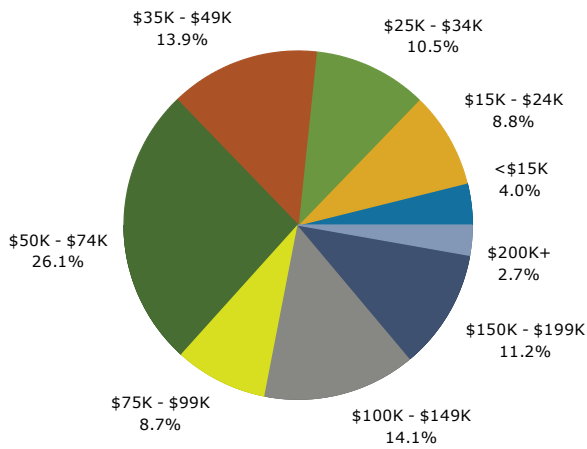
## Trends 2020-2025



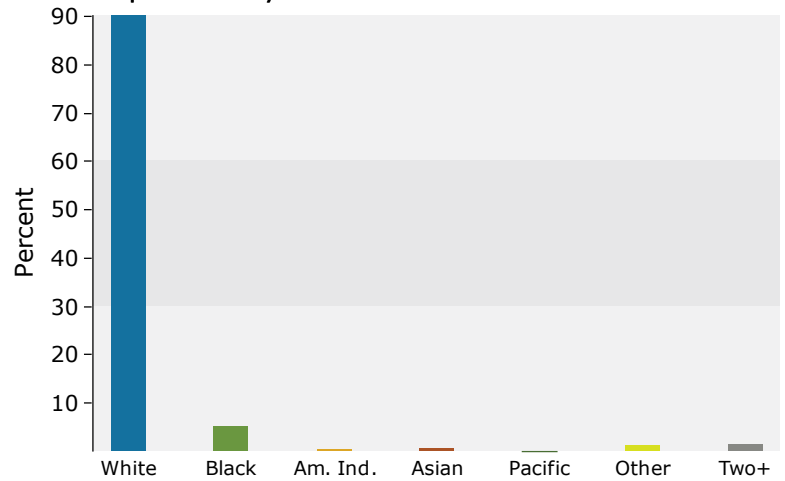
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 3.6%



# Demographic and Income Profile

7702 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
 Drive Time: 10 minute radius

Prepared by Esri  
 Latitude: 30.52914  
 Longitude: -90.95887

Summary	Census 2010	2020	2025
Population	47,434	51,561	53,729
Households	17,126	18,750	19,584
Families	13,123	14,107	14,645
Average Household Size	2.76	2.74	2.73
Owner Occupied Housing Units	13,596	14,728	15,348
Renter Occupied Housing Units	3,530	4,022	4,236
Median Age	34.5	36.7	37.5
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.83%	0.29%	0.72%
Households	0.87%	0.31%	0.72%
Families	0.75%	0.16%	0.64%
Owner HHs	0.83%	0.30%	0.72%
Median Household Income	0.71%	1.11%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	1,007	5.4%	989	5.1%
\$15,000 - \$24,999	1,685	9.0%	1,677	8.6%
\$25,000 - \$34,999	1,627	8.7%	1,614	8.2%
\$35,000 - \$49,999	2,362	12.6%	2,395	12.2%
\$50,000 - \$74,999	4,494	24.0%	4,584	23.4%
\$75,000 - \$99,999	1,728	9.2%	1,772	9.0%
\$100,000 - \$149,999	3,055	16.3%	3,301	16.9%
\$150,000 - \$199,999	1,976	10.5%	2,331	11.9%
\$200,000+	815	4.3%	921	4.7%
Median Household Income	\$62,293		\$64,552	
Average Household Income	\$84,928		\$91,496	
Per Capita Income	\$30,811		\$33,268	

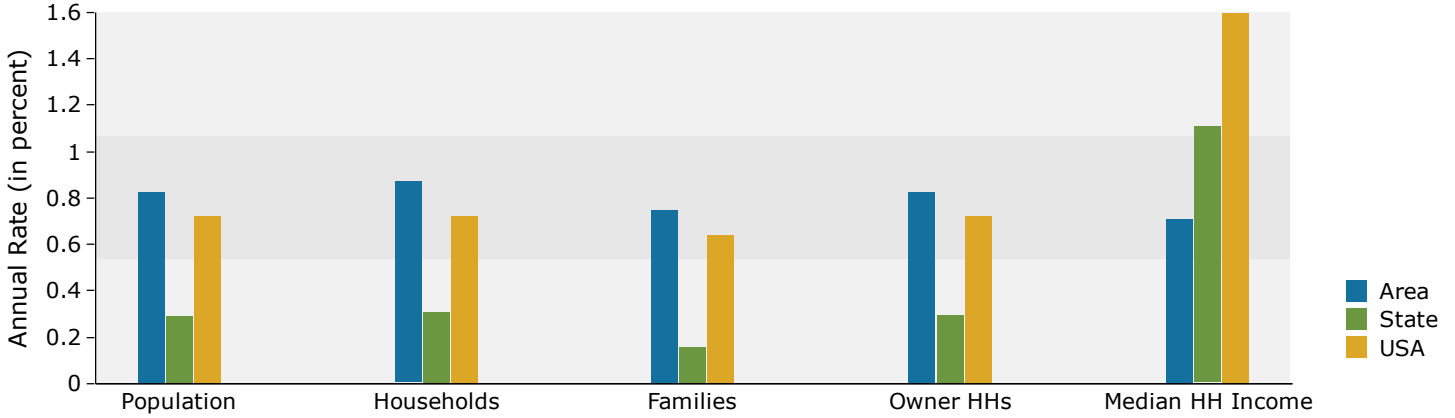
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,538	7.5%	3,485	6.8%	3,611	6.7%
5 - 9	3,711	7.8%	3,663	7.1%	3,701	6.9%
10 - 14	3,776	8.0%	3,649	7.1%	3,904	7.3%
15 - 19	3,555	7.5%	3,257	6.3%	3,403	6.3%
20 - 24	2,775	5.9%	2,971	5.8%	2,750	5.1%
25 - 34	6,671	14.1%	7,474	14.5%	7,542	14.0%
35 - 44	6,941	14.6%	7,206	14.0%	7,709	14.3%
45 - 54	6,626	14.0%	6,778	13.1%	6,771	12.6%
55 - 64	5,144	10.8%	6,204	12.0%	6,177	11.5%
65 - 74	2,841	6.0%	4,421	8.6%	4,961	9.2%
75 - 84	1,418	3.0%	1,874	3.6%	2,535	4.7%
85+	438	0.9%	579	1.1%	664	1.2%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,986	90.6%	45,336	87.9%	46,365	86.3%
Black Alone	3,013	6.4%	4,130	8.0%	4,834	9.0%
American Indian Alone	207	0.4%	261	0.5%	290	0.5%
Asian Alone	281	0.6%	404	0.8%	482	0.9%
Pacific Islander Alone	8	0.0%	17	0.0%	21	0.0%
Some Other Race Alone	456	1.0%	669	1.3%	807	1.5%
Two or More Races	484	1.0%	744	1.4%	930	1.7%
Hispanic Origin (Any Race)	1,340	2.8%	2,023	3.9%	2,444	4.5%

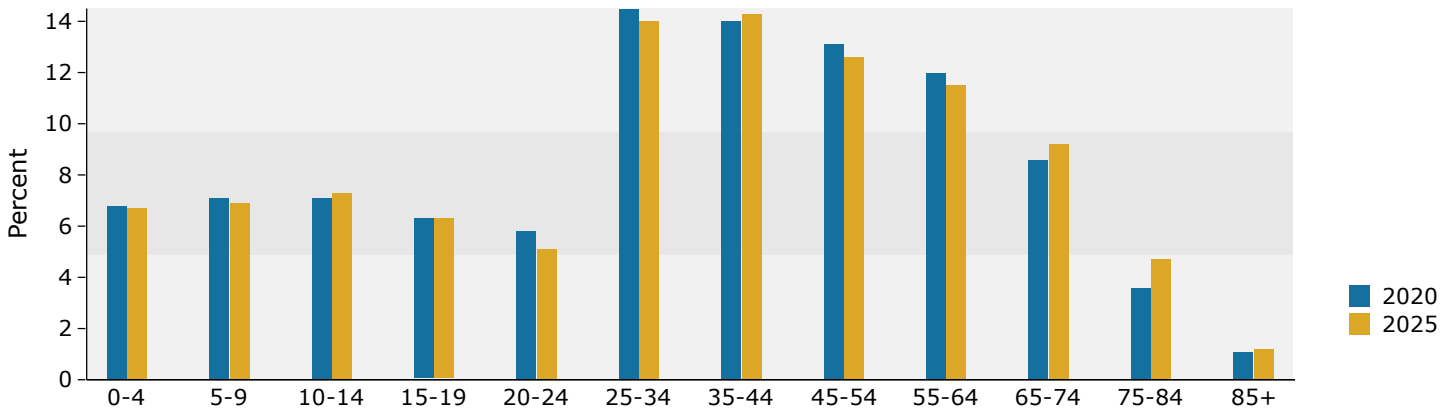
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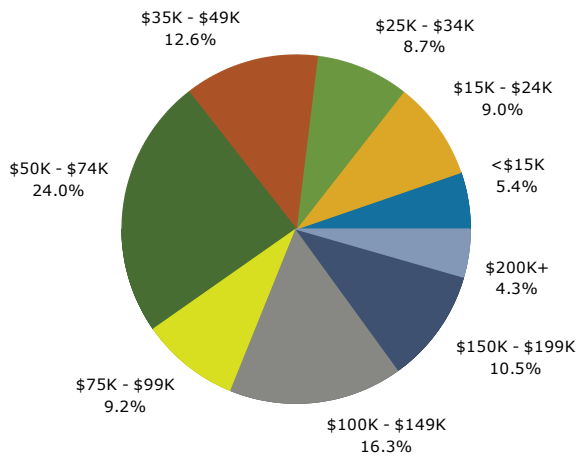
## Trends 2020-2025



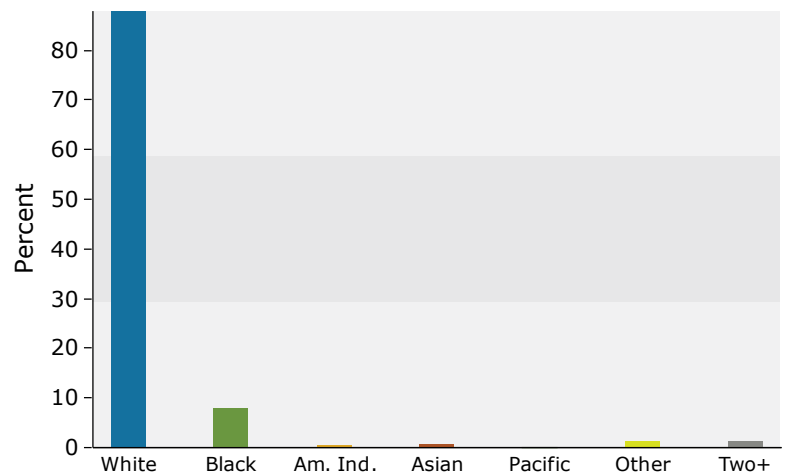
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 3.9%



# Demographic and Income Profile

7702 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
 Drive Time: 15 minute radius

Prepared by Esri  
 Latitude: 30.52914  
 Longitude: -90.95887

Summary	Census 2010	2020	2025
Population	108,990	118,105	122,867
Households	40,033	43,512	45,307
Families	30,050	32,055	33,171
Average Household Size	2.71	2.70	2.70
Owner Occupied Housing Units	31,573	33,870	35,021
Renter Occupied Housing Units	8,460	9,642	10,286
Median Age	35.2	37.2	38.1

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.79%	0.29%	0.72%
Households	0.81%	0.31%	0.72%
Families	0.69%	0.16%	0.64%
Owner HHs	0.67%	0.30%	0.72%
Median Household Income	1.01%	1.11%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	2,466	5.7%	2,418	5.3%
\$15,000 - \$24,999	4,046	9.3%	3,955	8.7%
\$25,000 - \$34,999	4,105	9.4%	4,015	8.9%
\$35,000 - \$49,999	5,523	12.7%	5,519	12.2%
\$50,000 - \$74,999	9,215	21.2%	9,327	20.6%
\$75,000 - \$99,999	4,556	10.5%	4,680	10.3%
\$100,000 - \$149,999	7,598	17.5%	8,280	18.3%
\$150,000 - \$199,999	3,826	8.8%	4,584	10.1%
\$200,000+	2,178	5.0%	2,530	5.6%
Median Household Income	\$62,733		\$65,958	
Average Household Income	\$85,182		\$92,650	
Per Capita Income	\$31,168		\$33,931	

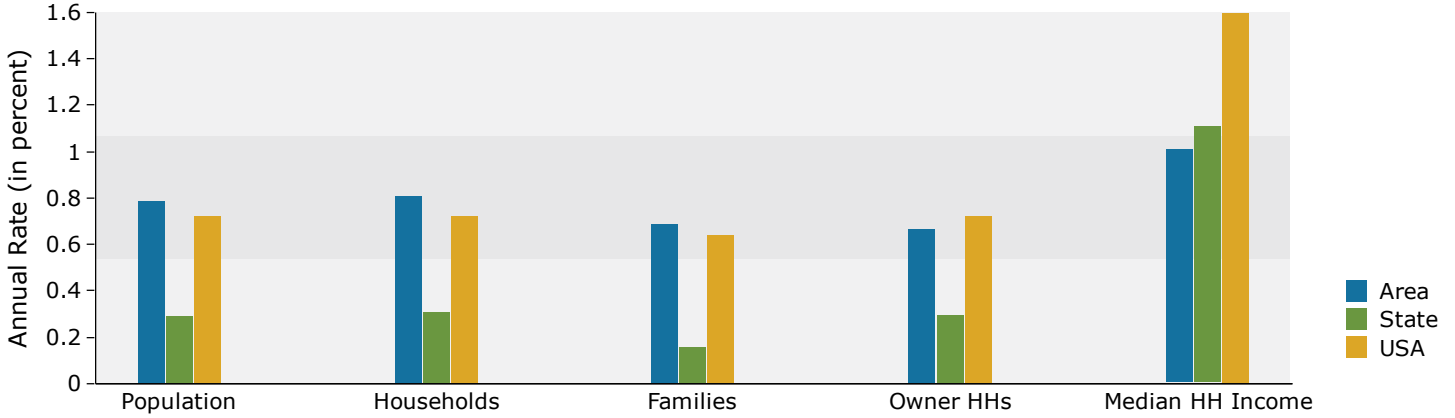
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,793	7.2%	7,711	6.5%	7,939	6.5%
5 - 9	8,118	7.4%	8,081	6.8%	8,218	6.7%
10 - 14	8,420	7.7%	8,149	6.9%	8,695	7.1%
15 - 19	8,106	7.4%	7,318	6.2%	7,700	6.3%
20 - 24	6,547	6.0%	6,817	5.8%	6,251	5.1%
25 - 34	15,275	14.0%	17,169	14.5%	16,963	13.8%
35 - 44	15,292	14.0%	16,487	14.0%	18,002	14.7%
45 - 54	15,512	14.2%	15,084	12.8%	15,164	12.3%
55 - 64	12,362	11.3%	14,668	12.4%	14,388	11.7%
65 - 74	6,854	6.3%	10,508	8.9%	11,758	9.6%
75 - 84	3,581	3.3%	4,602	3.9%	6,089	5.0%
85+	1,132	1.0%	1,513	1.3%	1,702	1.4%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	86,490	79.4%	90,749	76.8%	92,640	75.4%
Black Alone	18,065	16.6%	21,230	18.0%	23,027	18.7%
American Indian Alone	415	0.4%	504	0.4%	552	0.4%
Asian Alone	1,135	1.0%	1,473	1.2%	1,677	1.4%
Pacific Islander Alone	20	0.0%	42	0.0%	53	0.0%
Some Other Race Alone	1,560	1.4%	2,156	1.8%	2,509	2.0%
Two or More Races	1,305	1.2%	1,951	1.7%	2,410	2.0%
Hispanic Origin (Any Race)	3,848	3.5%	5,425	4.6%	6,392	5.2%

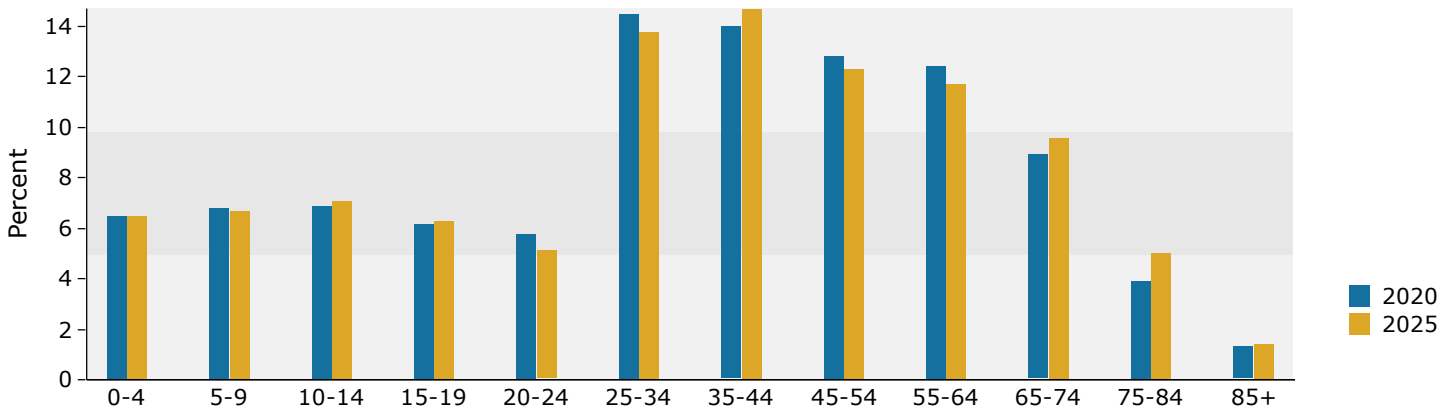
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

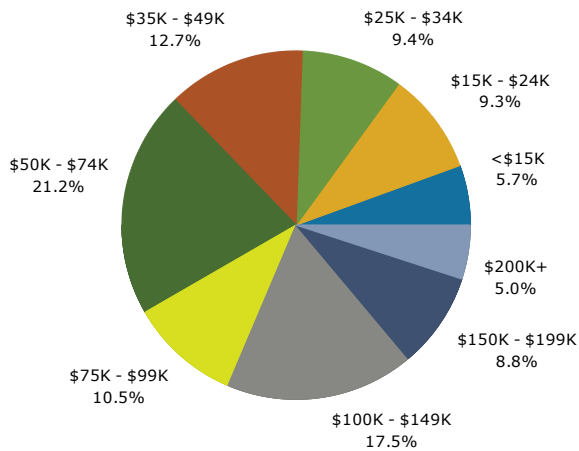
## Trends 2020-2025



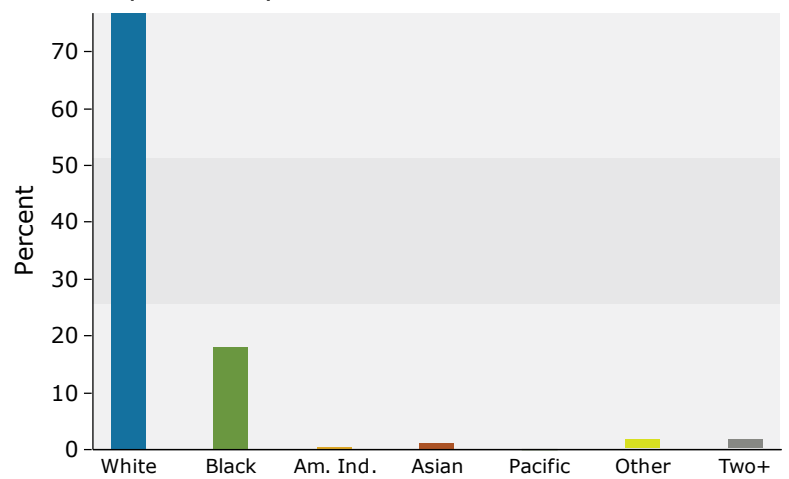
## Population by Age



## 2020 Household Income



## 2020 Population by Race



2020 Percent Hispanic Origin: 4.6%



# Executive Summary

7702 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 30.52914  
Longitude: -90.95887

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	8,657	36,708	90,213
2010 Population	10,443	47,434	108,990
2020 Population	11,228	51,561	118,105
2025 Population	11,661	53,729	122,867
2000-2010 Annual Rate	1.89%	2.60%	1.91%
2010-2020 Annual Rate	0.71%	0.82%	0.79%
2020-2025 Annual Rate	0.76%	0.83%	0.79%
2020 Male Population	48.2%	48.6%	48.7%
2020 Female Population	51.7%	51.4%	51.3%
2020 Median Age	37.5	36.7	37.2

In the identified area, the current year population is 118,105. In 2010, the Census count in the area was 108,990. The rate of change since 2010 was 0.79% annually. The five-year projection for the population in the area is 122,867 representing a change of 0.79% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 37.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	90.3%	87.9%	76.8%
2020 Black Alone	5.3%	8.0%	18.0%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.4%
2020 Asian Alone	0.8%	0.8%	1.2%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.4%	1.3%	1.8%
2020 Two or More Races	1.7%	1.4%	1.7%
2020 Hispanic Origin (Any Race)	3.6%	3.9%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	73	85	88
2000 Households	3,070	12,958	32,329
2010 Households	3,847	17,126	40,033
2020 Total Households	4,177	18,750	43,512
2025 Total Households	4,356	19,584	45,307
2000-2010 Annual Rate	2.28%	2.83%	2.16%
2010-2020 Annual Rate	0.81%	0.89%	0.82%
2020-2025 Annual Rate	0.84%	0.87%	0.81%
2020 Average Household Size	2.65	2.74	2.70

The household count in this area has changed from 40,033 in 2010 to 43,512 in the current year, a change of 0.82% annually. The five-year projection of households is 45,307, a change of 0.81% annually from the current year total. Average household size is currently 2.70, compared to 2.71 in the year 2010. The number of families in the current year is 32,055 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

7702 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.1%	12.2%	11.6%
<b>Median Household Income</b>			
2020 Median Household Income	\$59,385	\$62,293	\$62,733
2025 Median Household Income	\$61,616	\$64,552	\$65,958
2020-2025 Annual Rate	0.74%	0.71%	1.01%
<b>Average Household Income</b>			
2020 Average Household Income	\$79,771	\$84,928	\$85,182
2025 Average Household Income	\$86,343	\$91,496	\$92,650
2020-2025 Annual Rate	1.60%	1.50%	1.69%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$29,311	\$30,811	\$31,168
2025 Per Capita Income	\$31,849	\$33,268	\$33,931
2020-2025 Annual Rate	1.67%	1.55%	1.71%

### Households by Income

Current median household income is \$62,733 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$65,958 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$85,182 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$92,650 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,168 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,931 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	206	204	212
2000 Total Housing Units	3,256	13,696	34,124
2000 Owner Occupied Housing Units	2,628	10,741	26,738
2000 Renter Occupied Housing Units	442	2,217	5,591
2000 Vacant Housing Units	186	738	1,795
2010 Total Housing Units	4,167	18,167	42,238
2010 Owner Occupied Housing Units	2,962	13,596	31,573
2010 Renter Occupied Housing Units	885	3,530	8,460
2010 Vacant Housing Units	320	1,041	2,205
2020 Total Housing Units	4,631	20,349	46,933
2020 Owner Occupied Housing Units	3,081	14,728	33,870
2020 Renter Occupied Housing Units	1,096	4,022	9,642
2020 Vacant Housing Units	454	1,599	3,421
2025 Total Housing Units	4,925	21,619	49,649
2025 Owner Occupied Housing Units	3,204	15,348	35,021
2025 Renter Occupied Housing Units	1,151	4,236	10,286
2025 Vacant Housing Units	569	2,035	4,342

Currently, 72.2% of the 46,933 housing units in the area are owner occupied; 20.5%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 42,238 housing units in the area - 74.8% owner occupied, 20.0% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 4.80%. Median home value in the area is \$174,888, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.40% annually to \$187,517.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.