

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR SALE

PROPERTY DESCRIPTION

Retail/medical pad site available in Denham Springs, Louisiana. The site is approximately 2.45 acres and is located between Dollar General and USA Storage Centers on Juban Road. This is an ideal location for retail, medical, professional office as well as light industrial uses. Located less than one mile south of I-12 at Juban Road, this land parcel is surrounded by retailers and residential rooftops.

SALE PRICE

- \$933,817.50

LAND INFO

- Lot Size: 2.45 Acres
- Frontage: ± 160 FT
- Includes on-site detention pond

PROPERTY HIGHLIGHTS

- Planned mixed-use development
- Includes retail, medical, and commercial office/warehouse uses
- Seller will build to suit (for lease or for sale)
- Parcel can be subdivided
- Less than one mile south of I-12 and Juban road



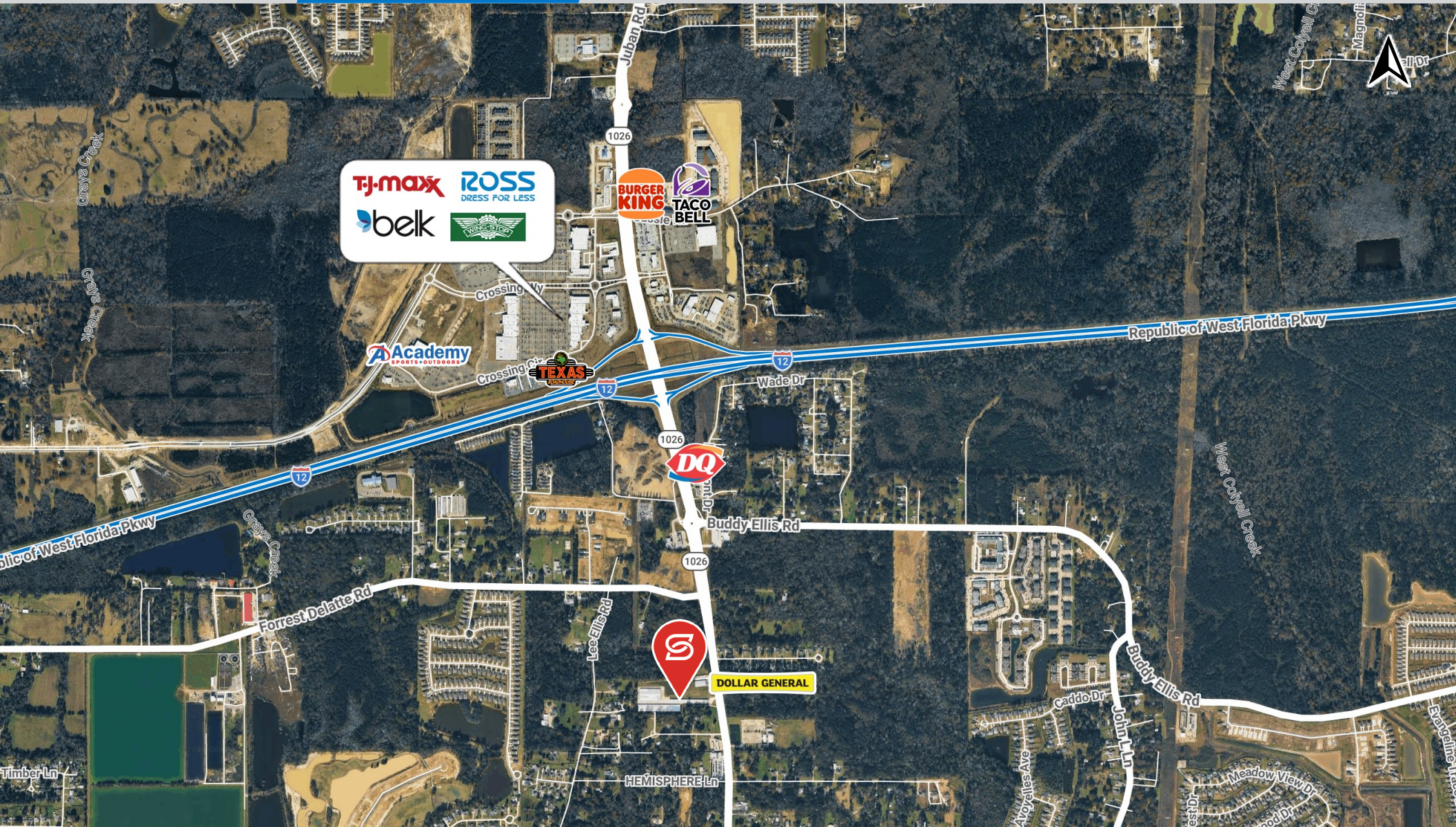
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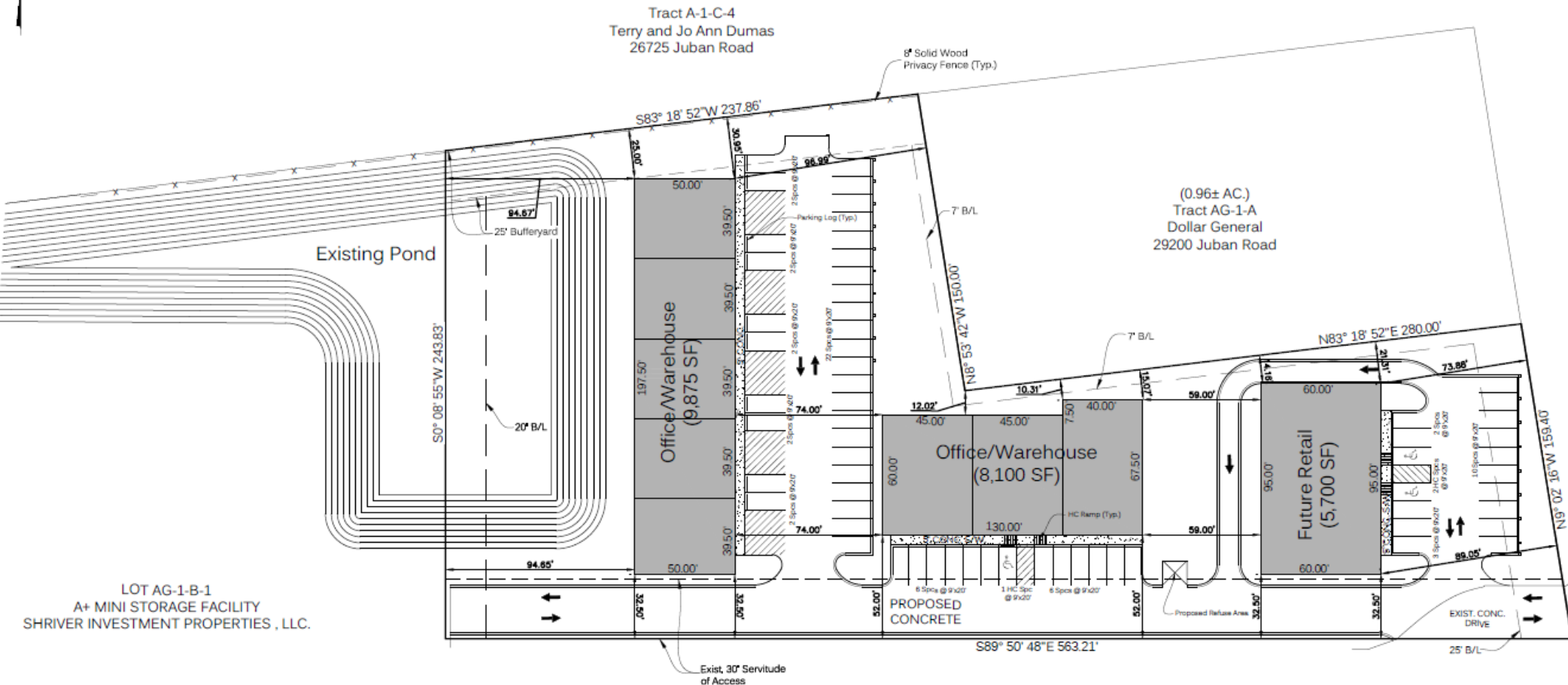
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2026 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
4,786	30,153	69,128



AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$103,909	\$102,979	\$105,946



HOUSEHOLDS

1 MILE	3 MILE	5 MILE
1,892	11,482	26,213

