



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LAND FOR SALE

JUBAN RD. HARD CORNER

JUBAN RD. @ FLORIDA BLVD., DENHAM SPRINGS, LA 70726

0.88 ACRES



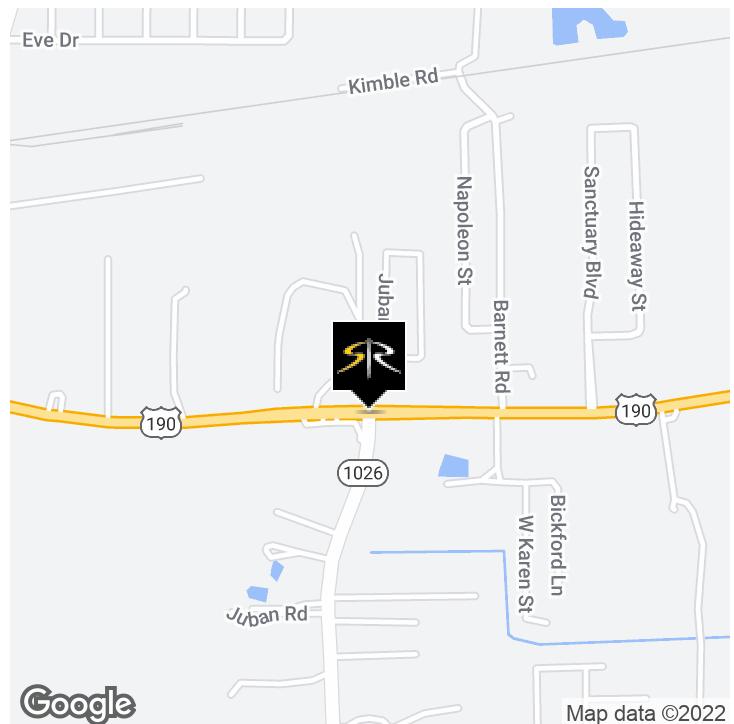
OFFERING SUMMARY

Sale Price: \$766,000.00

Lot Size: 0.88 Acres

PROPERTY HIGHLIGHTS

- Hard Corner Site Available for Commercial Development Stand-alone Retail, Office or Medical User
- 0.88 Acre Tract
- Intersection of Juban Rd. and Florida Blvd.
- 1 Mile North of I-12 and Juban Crossing Development
- No Zoning (Outside of City Limits)
- 300' Frontage on Florida Blvd. (Hwy 190)
- Not in Flood Zone
- Located Adjacent to Medical and Multi-Family
- Adjacent Proposed Juban Rd. Extension
- Future Roundabout w/Multiple Ingress/Egress
- Existing Easement Access w/Medical Facility in Rear
- "Access" to +/- 51,000 SF Corner Site, Perfect for Car Wash, Oil Change, QSR
- Owner can act quickly to construct a Build to Suit Project for a Qualified User
- Can build 3,500 SF up to approx. 7,000 SF Building



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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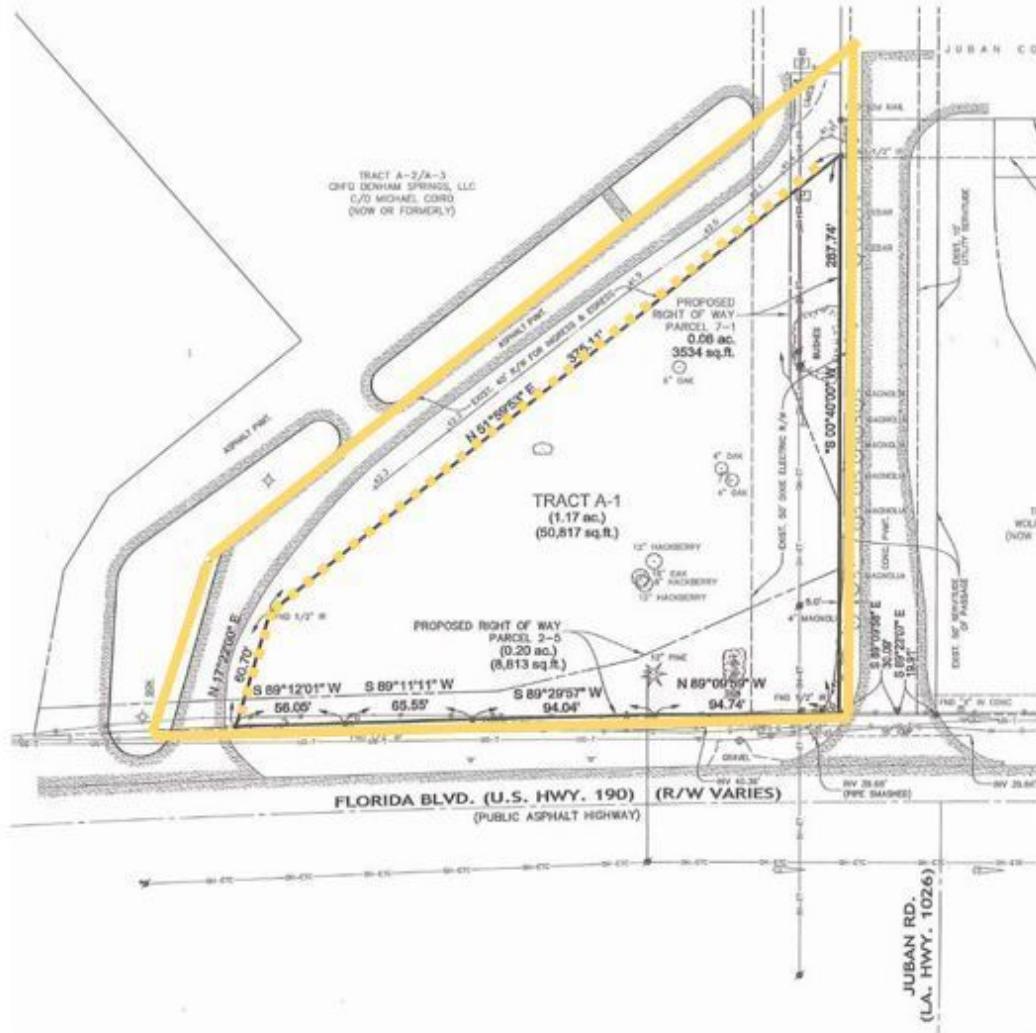
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Survey



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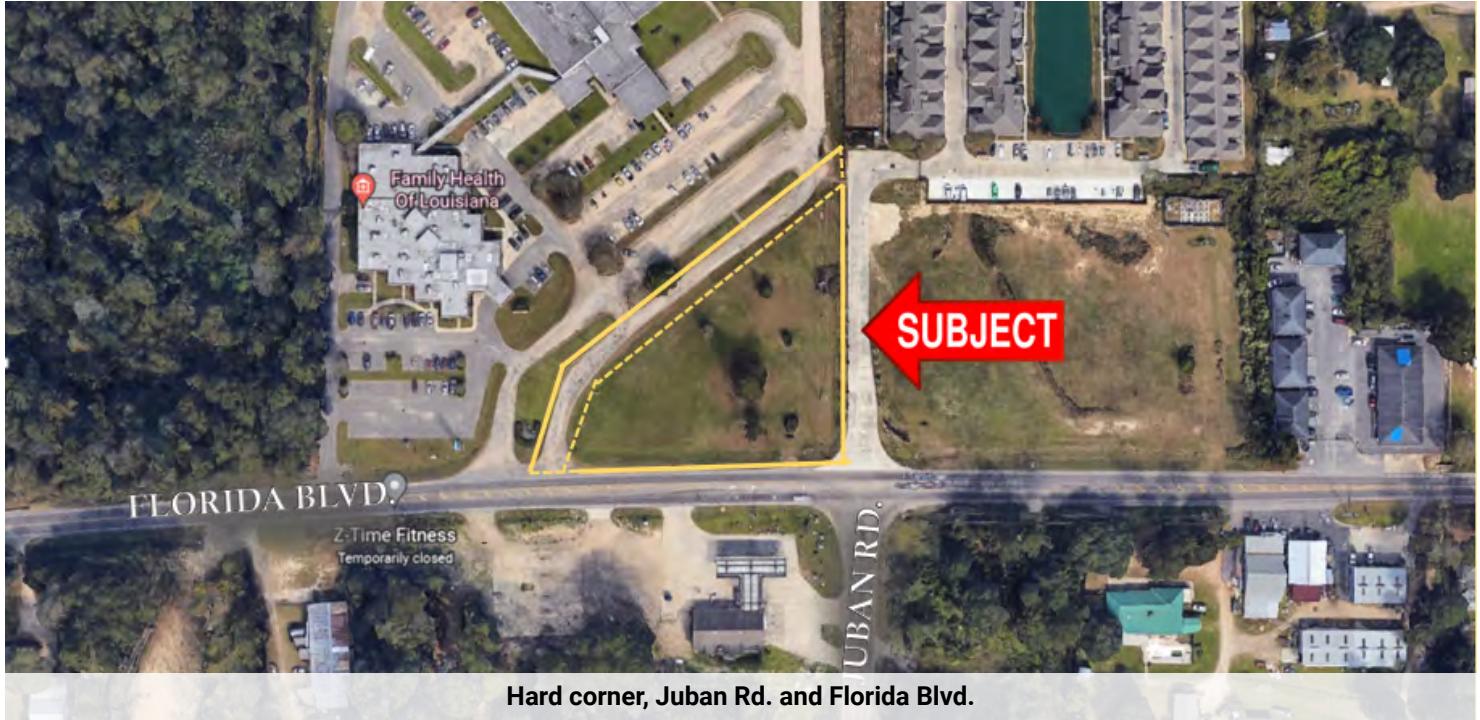
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Hard corner, Juban Rd. and Florida Blvd.



14,000 SF servitude in perpetuity for Juban Rd./Florida Blvd. corner

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1 Mile North of Juban Crossing



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RETAIL MAP

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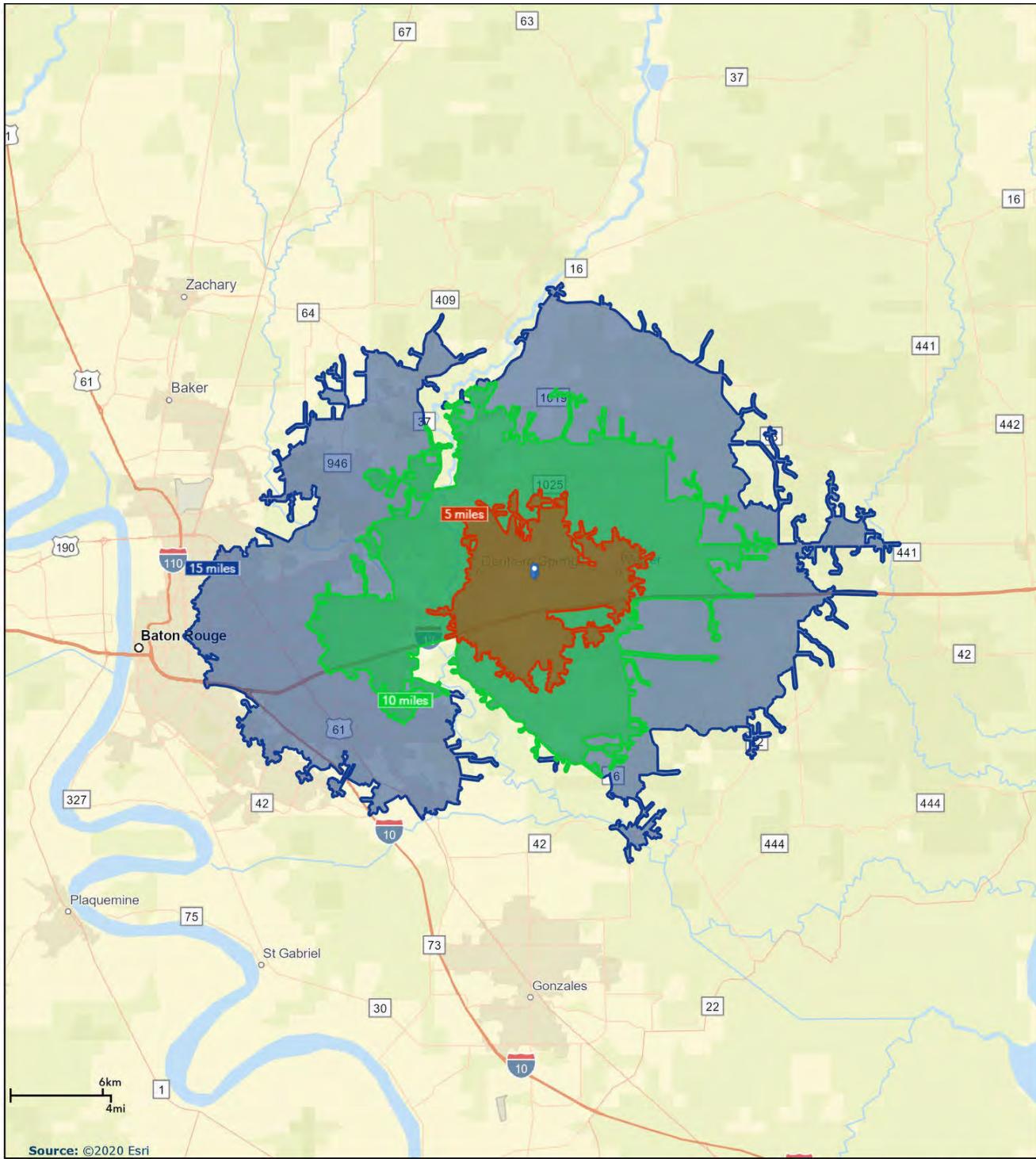
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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TRAFFIC COUNT MAP

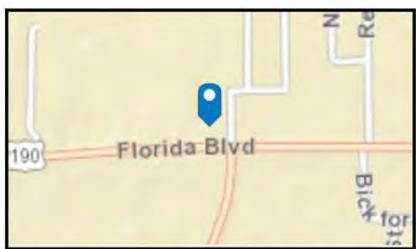
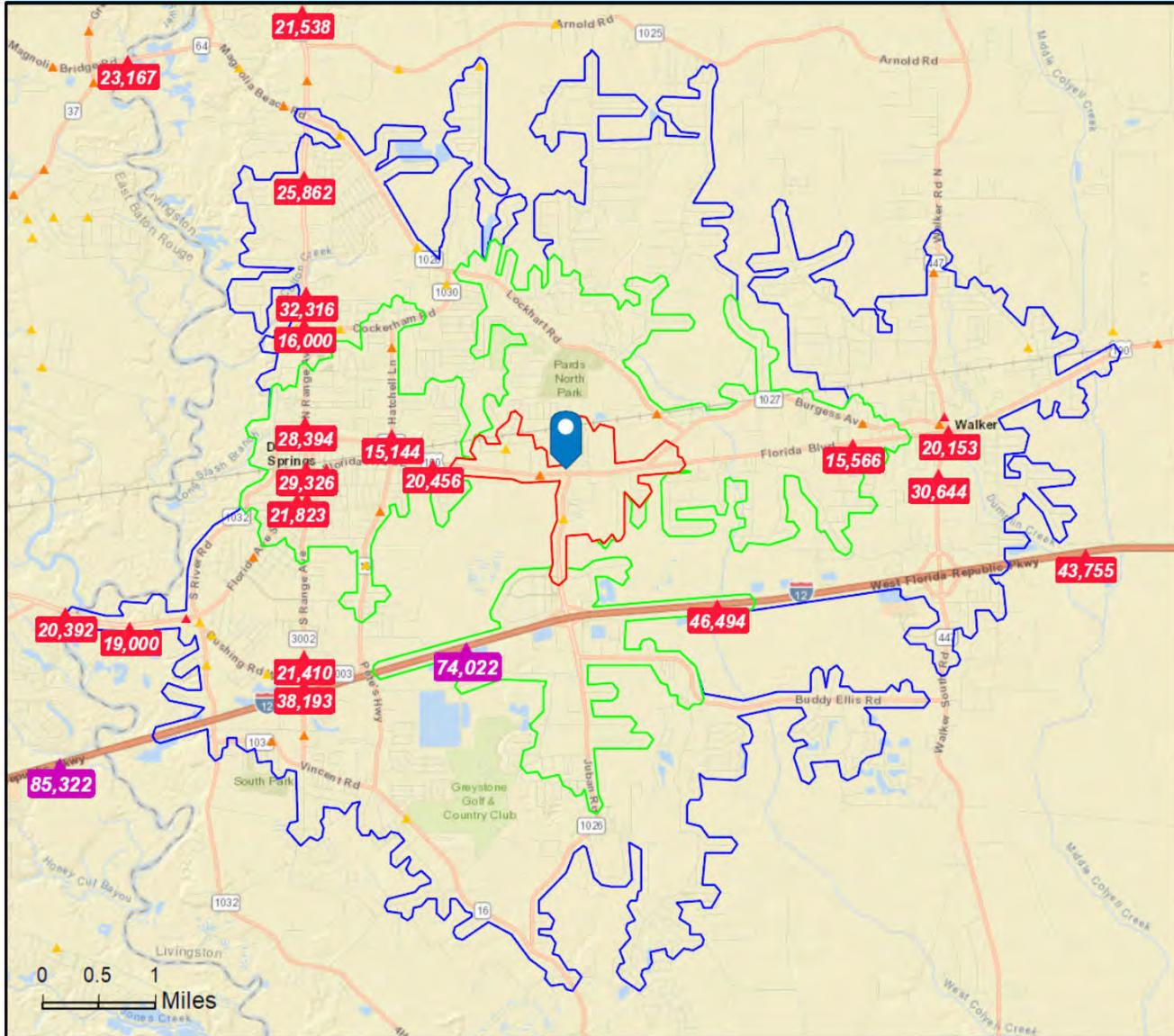
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Drive Distance: 1, 3, 5 mile radii

Longitude: -90.91791



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: ©2019 Kalibrate Technologies (04 2019)

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DEMOGRAPHICS - 1 MILE

JUBAN RD. HARD CORNER

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0.88 ACRES

Summary	Census 2010	2019	2024
Population	2,223	2,547	2,777
Households	843	976	1,068
Families	610	691	750
Average Household Size	2.63	2.60	2.59
Owner Occupied Housing Units	597	626	641
Renter Occupied Housing Units	246	350	427
Median Age	34.0	36.0	37.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.74%	0.41%	0.77%
Households	1.82%	0.43%	0.75%
Families	1.65%	0.26%	0.68%
Owner HHs	0.47%	0.73%	0.92%
Median Household Income	1.09%	2.01%	2.70%
Households by Income	2019	2024	
	Number	Percent	Number
<\$15,000	107	11.0%	104
\$15,000 - \$24,999	172	17.6%	175
\$25,000 - \$34,999	106	10.9%	112
\$35,000 - \$49,999	98	10.0%	105
\$50,000 - \$74,999	180	18.4%	204
\$75,000 - \$99,999	146	15.0%	164
\$100,000 - \$149,999	89	9.1%	110
\$150,000 - \$199,999	23	2.4%	33
\$200,000+	54	5.5%	60
Median Household Income	\$50,411		\$53,215
Average Household Income	\$70,185		\$76,251
Per Capita Income	\$26,163		\$28,520
Population by Age	Census 2010	2019	2024
	Number	Percent	Number
0 - 4	172	7.7%	181
5 - 9	163	7.3%	182
10 - 14	157	7.1%	177
15 - 19	182	8.2%	152
20 - 24	150	6.7%	150
25 - 34	321	14.4%	396
35 - 44	283	12.7%	348
45 - 54	326	14.7%	300
55 - 64	243	10.9%	325
65 - 74	140	6.3%	220
75 - 84	69	3.1%	91
85+	17	0.8%	24
Race and Ethnicity	Census 2010	2019	2024
	Number	Percent	Number
White Alone	2,038	91.7%	2,254
Black Alone	71	3.2%	119
American Indian Alone	10	0.5%	10
Asian Alone	28	1.3%	48
Pacific Islander Alone	1	0.0%	4
Some Other Race Alone	41	1.8%	60
Two or More Races	33	1.5%	51
Hispanic Origin (Any Race)	110	4.9%	166

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS - 1 MILE

JUBAN RD. HARD CORNER

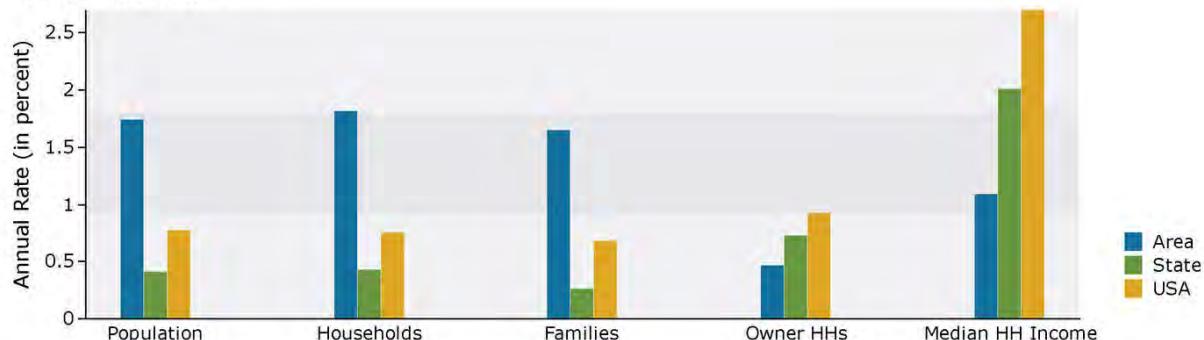
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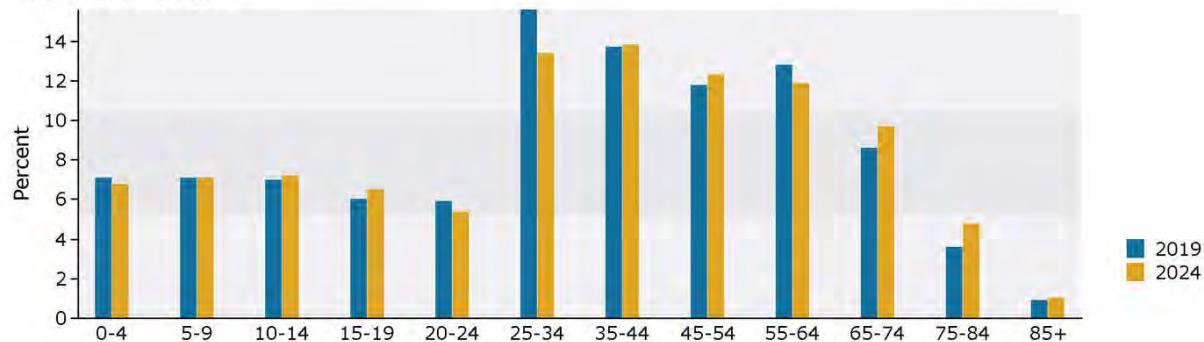
Ring: 1 mile radius

Longitude: -90.51791

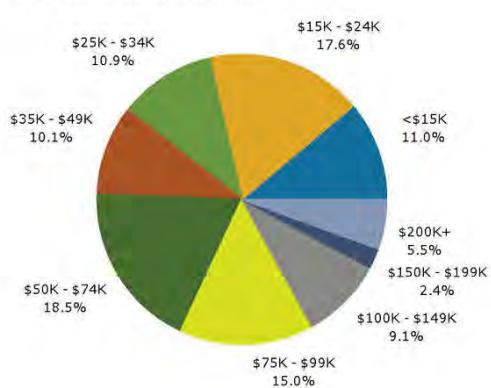
Trends 2019-2024



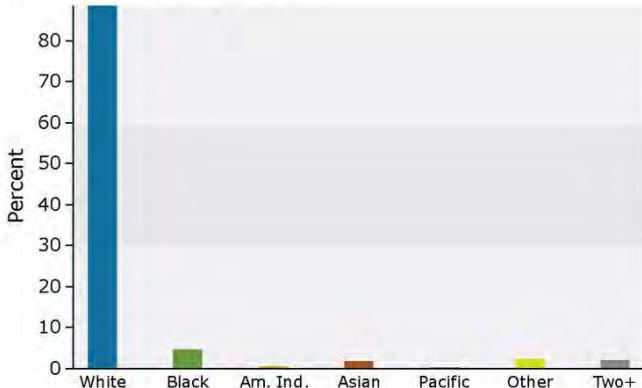
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 6.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS - 3 MILES

JUBAN RD. HARD CORNER

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0.88 ACRES

Summary	Census 2010	2019	2024
Population	27,938	30,940	32,625
Households	10,175	11,302	11,932
Families	7,475	8,165	8,566
Average Household Size	2.73	2.72	2.72
Owner Occupied Housing Units	7,474	7,972	8,475
Renter Occupied Housing Units	2,701	3,330	3,457
Median Age	34.0	35.9	36.2
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.07%	0.41%	0.77%
Households	1.09%	0.43%	0.75%
Families	0.96%	0.26%	0.68%
Owner HHs	1.23%	0.73%	0.92%
Median Household Income	1.51%	2.01%	2.70%
	2019	2024	
Households by Income	Number	Percent	Number
<\$15,000	1,025	9.1%	967
\$15,000 - \$24,999	1,469	13.0%	1,381
\$25,000 - \$34,999	851	7.5%	844
\$35,000 - \$49,999	1,567	13.9%	1,550
\$50,000 - \$74,999	2,207	19.5%	2,338
\$75,000 - \$99,999	1,777	15.7%	1,864
\$100,000 - \$149,999	1,508	13.3%	1,791
\$150,000 - \$199,999	699	6.2%	957
\$200,000+	200	1.8%	240
Median Household Income	\$56,245		\$60,607
Average Household Income	\$69,844		\$77,599
Per Capita Income	\$25,628		\$28,505
	Census 2010	2019	2024
Population by Age	Number	Percent	Number
0 - 4	2,183	7.8%	2,236
5 - 9	2,166	7.8%	2,263
10 - 14	2,162	7.7%	2,206
15 - 19	2,057	7.4%	1,936
20 - 24	1,701	6.1%	1,848
25 - 34	4,118	14.7%	4,570
35 - 44	3,859	13.8%	4,370
45 - 54	3,821	13.7%	3,827
55 - 64	2,980	10.7%	3,643
65 - 74	1,685	6.0%	2,559
75 - 84	909	3.3%	1,116
85+	296	1.1%	366
	Census 2010	2019	2024
Race and Ethnicity	Number	Percent	Number
White Alone	24,667	88.3%	26,421
Black Alone	2,136	7.6%	2,843
American Indian Alone	119	0.4%	154
Asian Alone	195	0.7%	323
Pacific Islander Alone	9	0.0%	25
Some Other Race Alone	479	1.7%	684
Two or More Races	335	1.2%	489
Hispanic Origin (Any Race)	1,158	4.1%	1,701
			5.5%
			6.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

June 11, 2020

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DEMOGRAPHICS - 3 MILES

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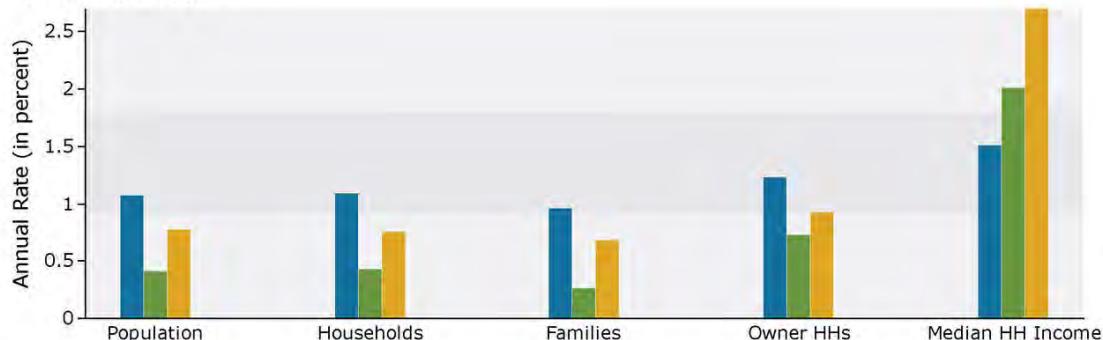
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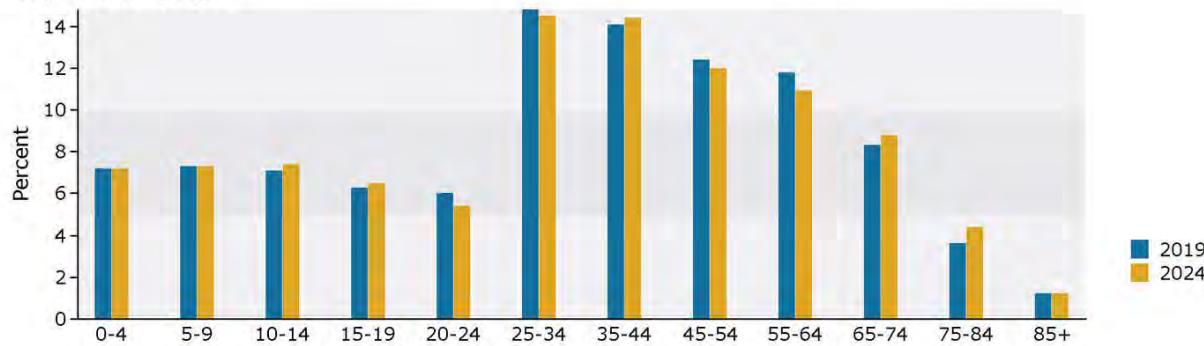
Ring: 3 mile radius

Longitude: -90.91791

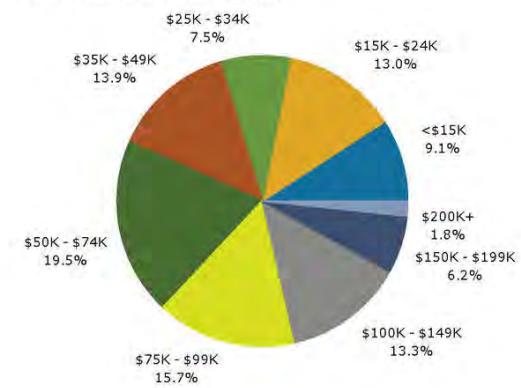
Trends 2019-2024



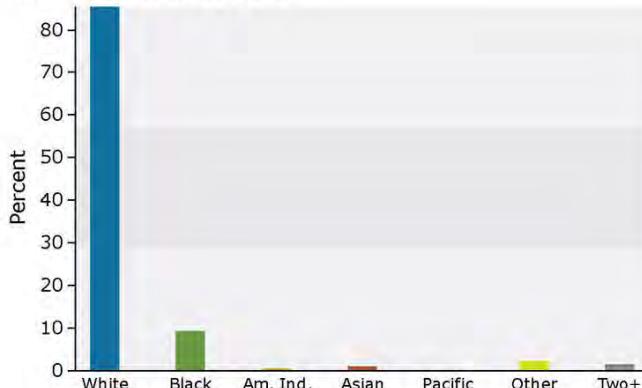
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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DEMOGRAPHICS - 5 MILES

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Ring: 5 Miles Radius		Demographics: 5 Miles Radius				
Summary	Census 2010	2019	2024	Area	State	National
Population	60,455	67,634	71,856			
Households	21,965	24,664	26,236			
Families	16,379	18,077	19,108			
Average Household Size	2.74	2.73	2.73			
Owner Occupied Housing Units	16,681	18,103	19,482			
Renter Occupied Housing Units	5,284	6,561	6,754			
Median Age	33.7	35.7	35.9			
Trends: 2019 - 2024 Annual Rate						
Population	1.22%	0.41%	0.77%			
Households	1.24%	0.43%	0.75%			
Families	1.12%	0.26%	0.68%			
Owner HHs	1.48%	0.73%	0.92%			
Median Household Income	1.62%	2.01%	2.70%			
		2019	2024			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		2,043	8.3%	1,960	7.5%	
\$15,000 - \$24,999		2,995	12.1%	2,850	10.9%	
\$25,000 - \$34,999		1,761	7.1%	1,749	6.7%	
\$35,000 - \$49,999		3,132	12.7%	3,088	11.8%	
\$50,000 - \$74,999		4,685	19.0%	4,945	18.8%	
\$75,000 - \$99,999		4,014	16.3%	4,171	15.9%	
\$100,000 - \$149,999		3,926	15.9%	4,657	17.8%	
\$150,000 - \$199,999		1,667	6.8%	2,279	8.7%	
\$200,000+		440	1.8%	537	2.0%	
Median Household Income		\$60,367		\$65,428		
Average Household Income		\$73,197		\$81,124		
Per Capita Income		\$26,607		\$29,526		
Population by Age		Census 2010	2019	2024		
0 - 4	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,793	7.9%	4,941	7.3%	5,273	7.3%
5 - 9	4,750	7.9%	5,026	7.4%	5,342	7.4%
10 - 14	4,677	7.7%	4,931	7.3%	5,428	7.6%
15 - 19	4,415	7.3%	4,236	6.3%	4,686	6.5%
20 - 24	3,686	6.1%	3,911	5.8%	3,733	5.2%
25 - 34	9,066	15.0%	10,055	14.9%	10,436	14.5%
35 - 44	8,594	14.2%	9,759	14.4%	10,733	14.9%
45 - 54	8,208	13.6%	8,483	12.5%	8,643	12.0%
55 - 64	6,304	10.4%	7,833	11.6%	7,724	10.7%
65 - 74	3,561	5.9%	5,416	8.0%	6,084	8.5%
75 - 84	1,831	3.0%	2,317	3.4%	2,981	4.1%
85+	571	0.9%	726	1.1%	794	1.1%
Race and Ethnicity		Census 2010	2019	2024		
White Alone	Number	Percent	Number	Percent	Number	Percent
White Alone	54,351	89.9%	58,820	87.0%	61,067	85.0%
Black Alone	3,744	6.2%	5,308	7.8%	6,441	9.0%
American Indian Alone	277	0.5%	349	0.5%	395	0.5%
Asian Alone	406	0.7%	673	1.0%	873	1.2%
Pacific Islander Alone	13	0.0%	36	0.1%	48	0.1%
Some Other Race Alone	892	1.5%	1,291	1.9%	1,566	2.2%
Two or More Races	772	1.3%	1,157	1.7%	1,467	2.0%
Hispanic Origin (Any Race)	2,304	3.8%	3,409	5.0%	4,152	5.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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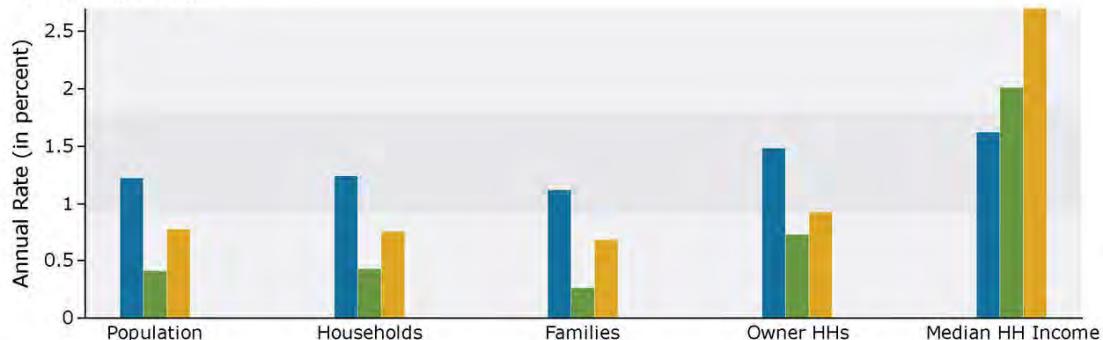
DEMOGRAPHICS - 5 MILES

JUBAN RD. HARD CORNER

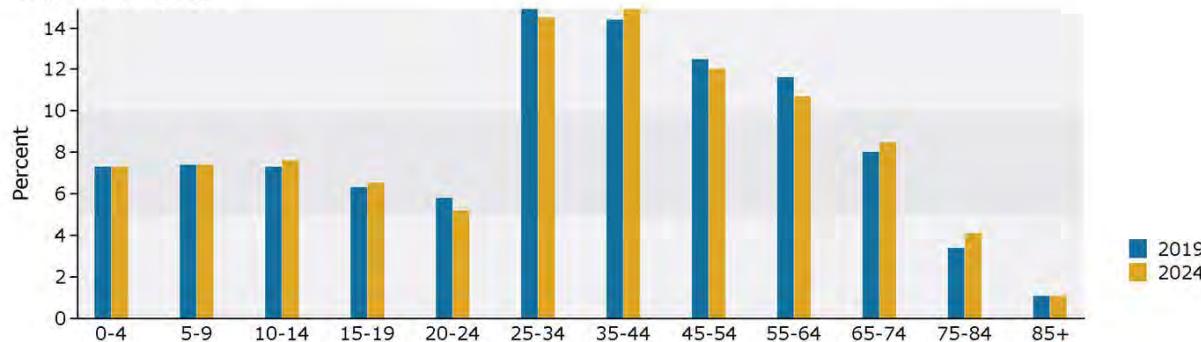
JUBAN RD. @ FLORIDA BLVD., DENHAM SPRINGS, LA 70726

0.88 ACRES

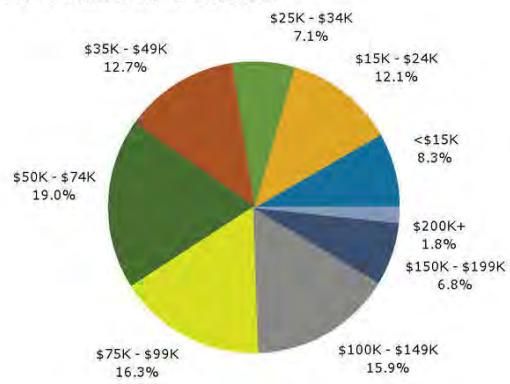
Trends 2019-2024



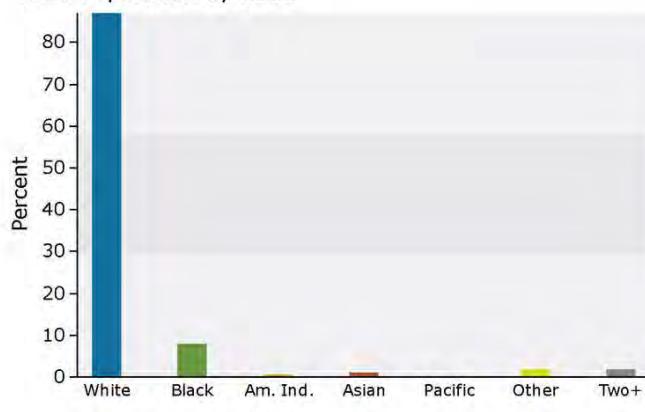
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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