



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.

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

OFFERING SUMMARY

Sales Price:	\$933,817.50
Price Per Sq. Ft.:	\$8.75/SF
Lot Size:	2.45 Acres
Frontage:	160ft. +/-
Notes:	Includes on-site retention pond



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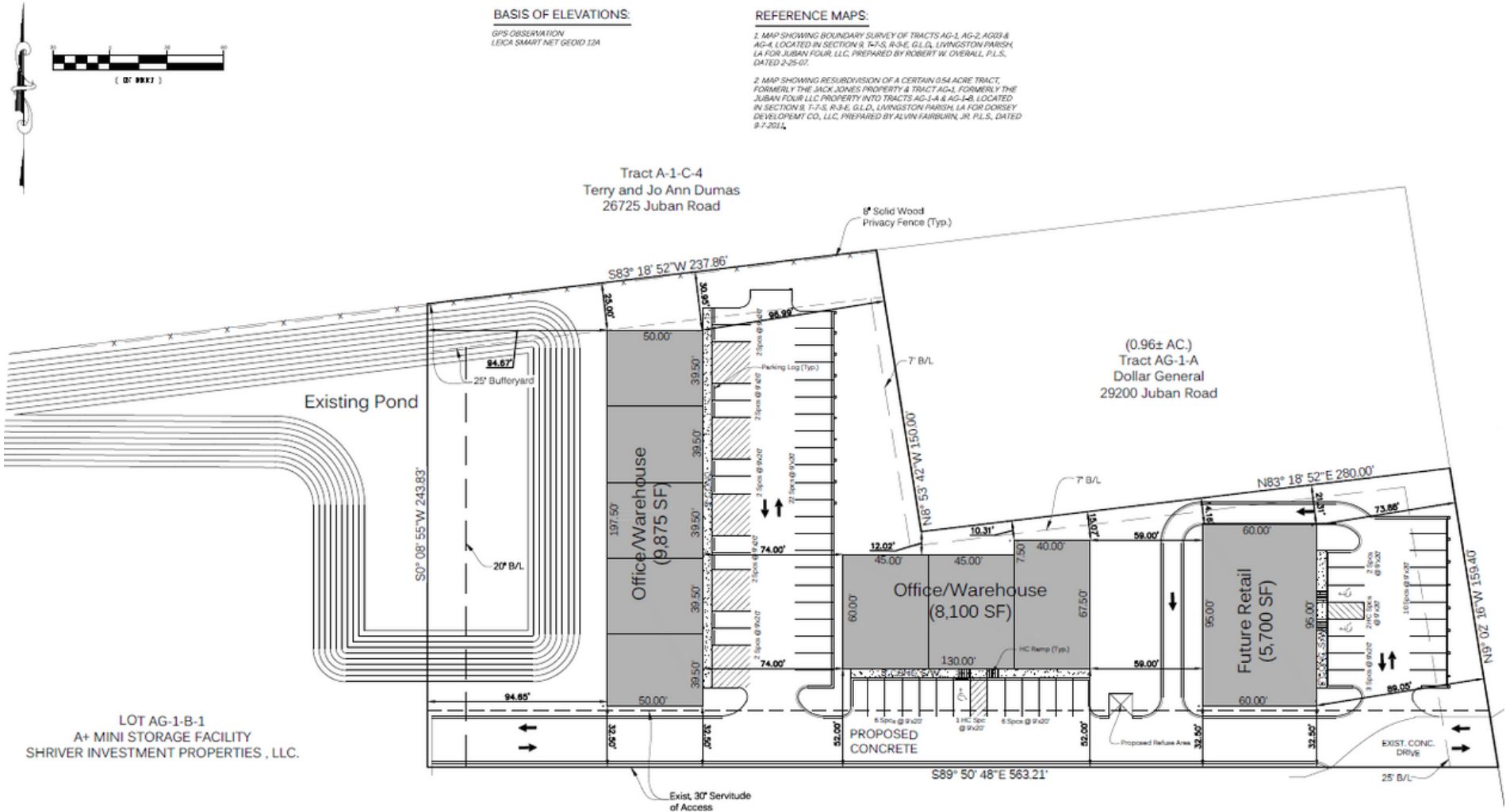
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JUBAN RD RETAIL/COMMERCIAL DEVELOPMENT SITE

TBD JUBAN ROAD DENHAM SPRINGS, LA 70726

Aerials



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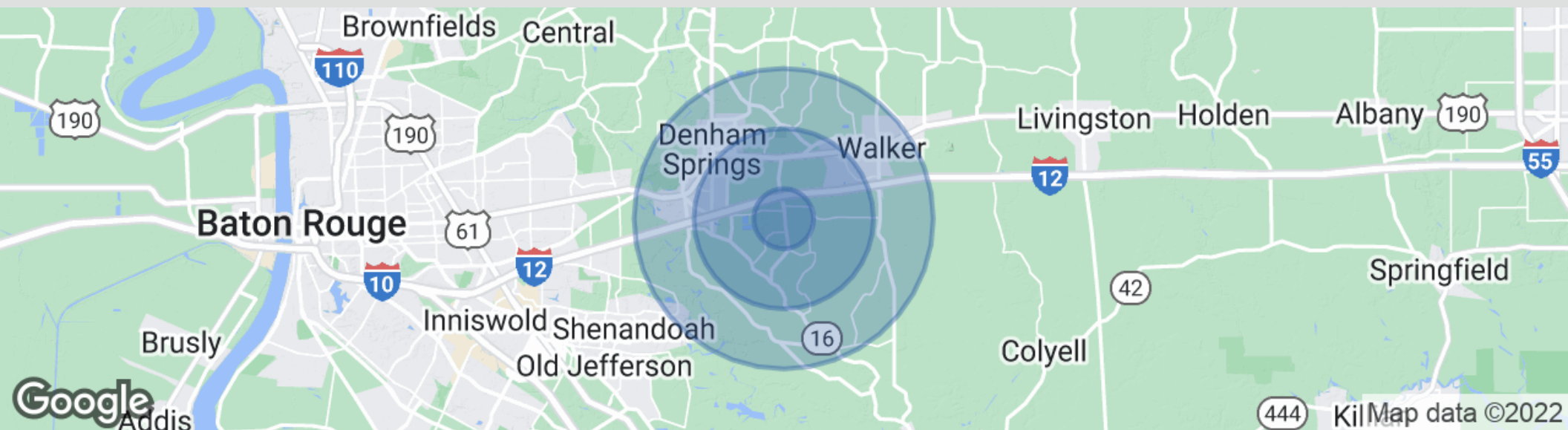
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,439	31,886	65,533
Average Age	45.4	37.6	37.0
Average Age (Male)	45.2	35.9	35.5
Average Age (Female)	45.9	37.2	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	955	12,325	26,681
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$87,819	\$74,081	\$71,706
Average House Value	\$186,761	\$170,412	\$174,098

* Demographic data derived from 2020 ACS - US Census

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