

SUITE D FOR LEASE



RANGE AVE RETAIL FOR LEASE

419 SOUTH RANGE AVENUE • DENHAM SPRINGS, LA 70726

Highlights

Suite SF:	1,072 SF
Lease Rate:	\$13.50/sf/yr
Lot Size:	1.20 Acres
Offices:	1
Zoning:	Commercial



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Property Description

Beautifully renovated retail space for lease on Range Ave. In Denham Springs, La. Space consists of one office which is currently built out with dressing rooms, back storage area and one restroom. The suite was previously used as a boutique and lends itself to various uses including retail sales, office and medical spa. One minute drive to antique district. Available for immediate occupancy. Water & Trash service included in CAM. Contact Broker for a private tour.

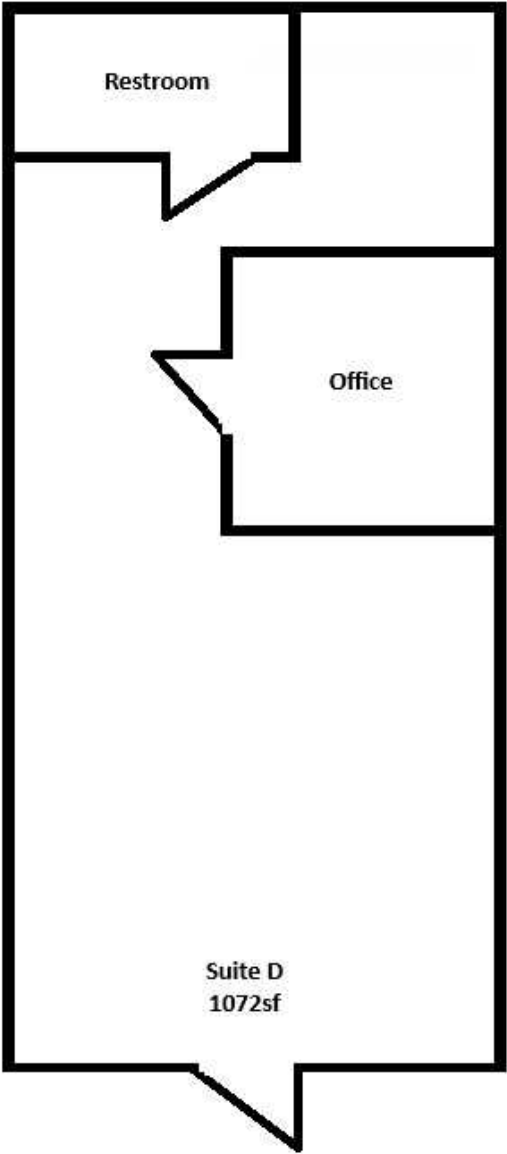
- 1,072sf
- \$13.50/sf Annual NNN
- \$6.05/sf Annual CAM
- 1 Office
- Hardwood Floors





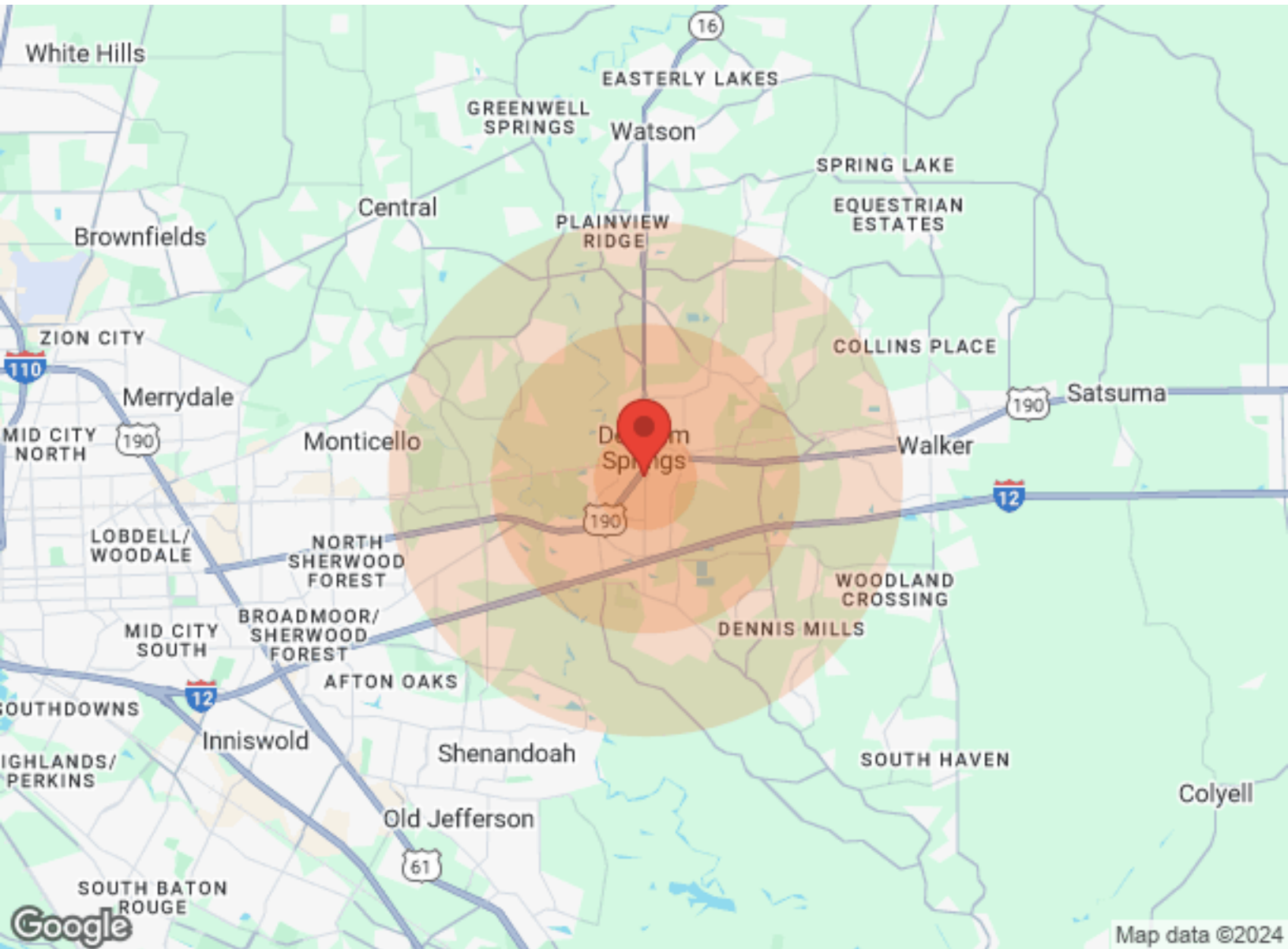
FLOORPLAN

419 SOUTH RANGE AVENUE



DEMOGRAPHICS

419 SOUTH RANGE AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	2,307	16,265	42,737
Female	2,652	17,262	45,054
Total Population	4,959	33,527	87,791

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,181	7,266	19,453
Ages 15-24	714	4,824	13,117
Ages 25-54	1,842	13,185	34,289
Ages 55-64	568	3,949	10,034
Ages 65+	654	4,303	10,898

Race	1 Mile	3 Miles	5 Miles
White	3,261	29,665	69,808
Black	1,555	2,789	14,098
Am In/AK Nat	1	15	74
Hawaiian	N/A	N/A	N/A
Hispanic	277	1,412	4,021
Multi-Racial	262	1,716	5,546

Income	1 Mile	3 Miles	5 Miles
Median	\$37,243	\$48,967	\$52,235
< \$15,000	328	1,373	2,984
\$15,000-\$24,999	390	1,640	3,622
\$25,000-\$34,999	204	1,492	3,433
\$35,000-\$49,999	364	1,847	4,654
\$50,000-\$74,999	366	2,503	6,924
\$75,000-\$99,999	134	1,708	5,038
\$100,000-\$149,999	101	1,363	3,650
\$150,000-\$199,999	40	441	1,095
> \$200,000	22	254	638

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,966	13,433	33,647
Occupied	1,818	12,532	31,509
Owner Occupied	999	8,953	23,079
Renter Occupied	819	3,579	8,430
Vacant	148	901	2,138