



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

JUBAN POINTE SHOPPING CENTER PRIME RETAIL OPPORTUNITY

25550 Juban Rd
Denham Springs, LA 70726

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SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

JUBAN POINTE SHOPPING CENTER – PRIME RETAIL OPPORTUNITY IN GREATER BATON ROUGE

25550 JUBAN RD, DENHAM SPRINGS, LA 70726

FOR LEASE

10,550 SF

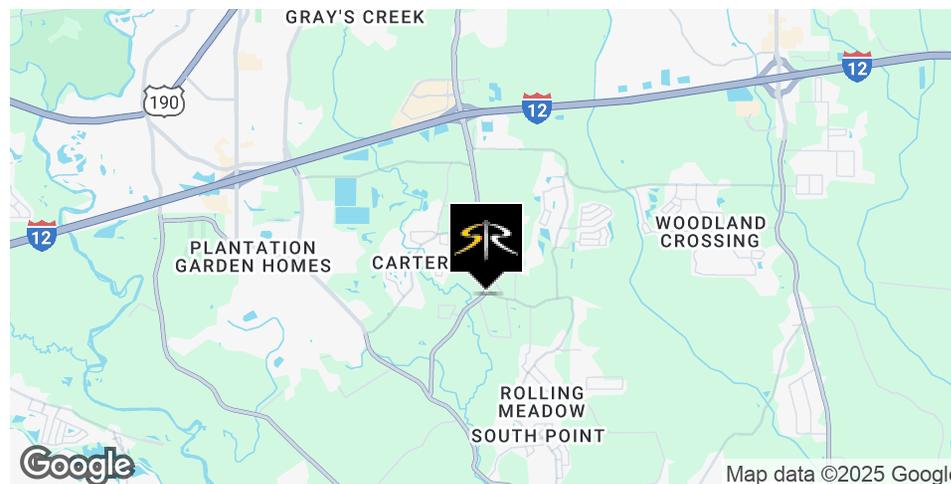


OFFERING SUMMARY

Building Size:	10,550 SF
Available SF:	1,000 - 3,080 SF
Suite G (1,000 SF): Turn-Key Hair Salon	\$2,000 per month (MG)
Suite C (2,080 SF): Leased	\$3,085 per month (MG)

PROPERTY OVERVIEW

Exquisitely maintained brick-finished retail center near I-12 in high-growth Livingston Parish. Anchored by Anytime Fitness and Linx Physical Therapy, Juban Pointe offers turn-key lease options—including a +/- 1,000 sq ft hair salon and a +/- 2,080 sq ft former hospice suite—both primed for new operators. With ample parking, high visibility, new roofing, and zero flood history, this is a rare opportunity in a \$2.37 billion trade zone with over 70K vehicles/day in nearby traffic.



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COMPLETE PROPERTY HIGHLIGHTS

- Juban Pointe Shopping Center — Prime Retail Opportunity in Greater Baton Rouge
- Address: Juban Pointe Shopping Center; 25550 Juban Road Denham Springs, LA 70726
- Building Size: 10,550 sq ft on ~1 acre

AVAILABILITY:

- Up to 3,080 SF Available Space:
- **Suite G +/- 1,000 SF turn-key Hair Salon, fully built-out with equipment - (available) at \$2,000/month**
- Suite C +/- 2,080 SF **-Leased to *Bunnie Bounce Grove***

PROPERTY HIGHLIGHTS:

- Excellent visibility and branding via pylon signage
- New roof ensures long-term durability
- Never flooded in 2016, offering peace of mind on climate resiliency
- Brick facade reflects quality construction (built in 2008) and high-end finishes
- Ample parking to accommodate tenants and retail traffic
- Established anchor tenant Anytime Fitness, Co-tenants include KT Nails and Linx Physical Therapy & Wellness Center, a prominent physical therapy clinic
- 100's of new homes coming online in area

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WHY JUBAN POINTE STANDS OUT:

- This property checks every box for appealing aesthetics, functional infrastructure, and strategic location:
- Condition & security: Built in 2008 with a new roof, and solid construction means long-term value.
- High visibility & branding: A pylon sign and storefront frontage near a busy highway ensure outstanding exposure.
- Growth-ready market: Fast-growing population and strong school districts drive sustainable demand.
- Versatility: Whether you're leasing the hair salon or the larger suite, the space is ready for immediate occupancy by quality tenants.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Anytime Fitness	4,900 SF	NNN	LEASED	-
B	Linx Physical Therapy	1,350 SF	NNN	LEASED	-
G	Available	1,000 SF	Modified Gross	\$2,000 per month	Turn-Key Hair Salon
E	KT Nails	1,000 SF	NNN	LEASED	-
C	Bunnie Bounce Grove	2,080 SF	Modified Gross	LEASED	-

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25550 JUBAN RD, DENHAM SPRINGS, LA 70726

FOR LEASE: SUITE G

1,000 SF



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FOR LEASE: SUITE G

1,000 SF



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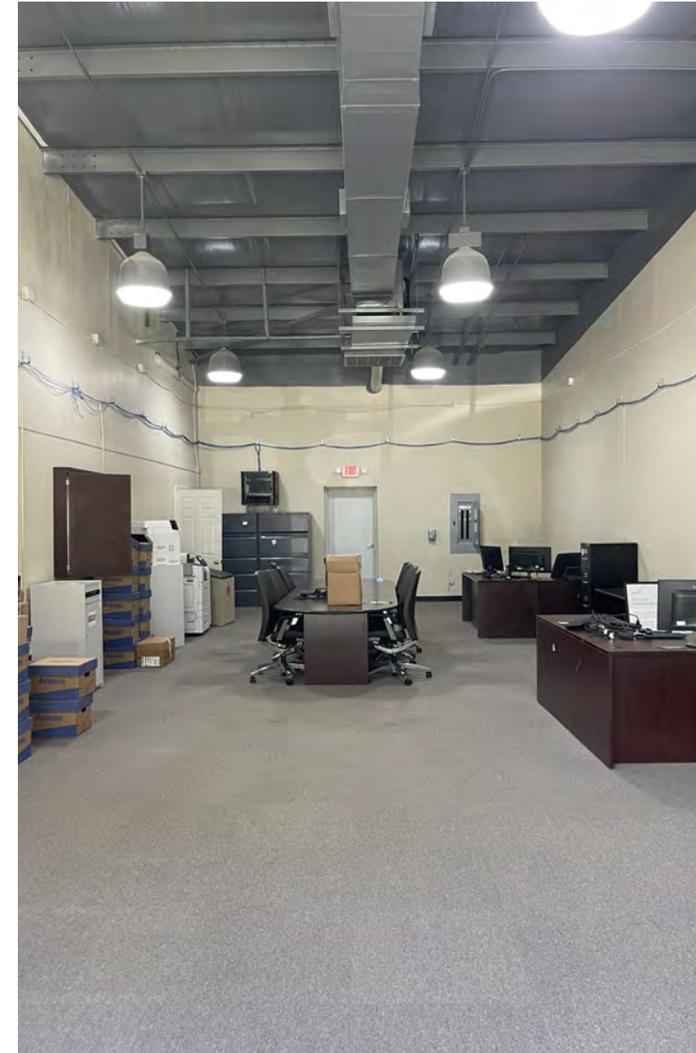
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FOR LEASE: SUITE C

2,080 SF



Leased



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FLOOR PLAN

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Juban Rd.

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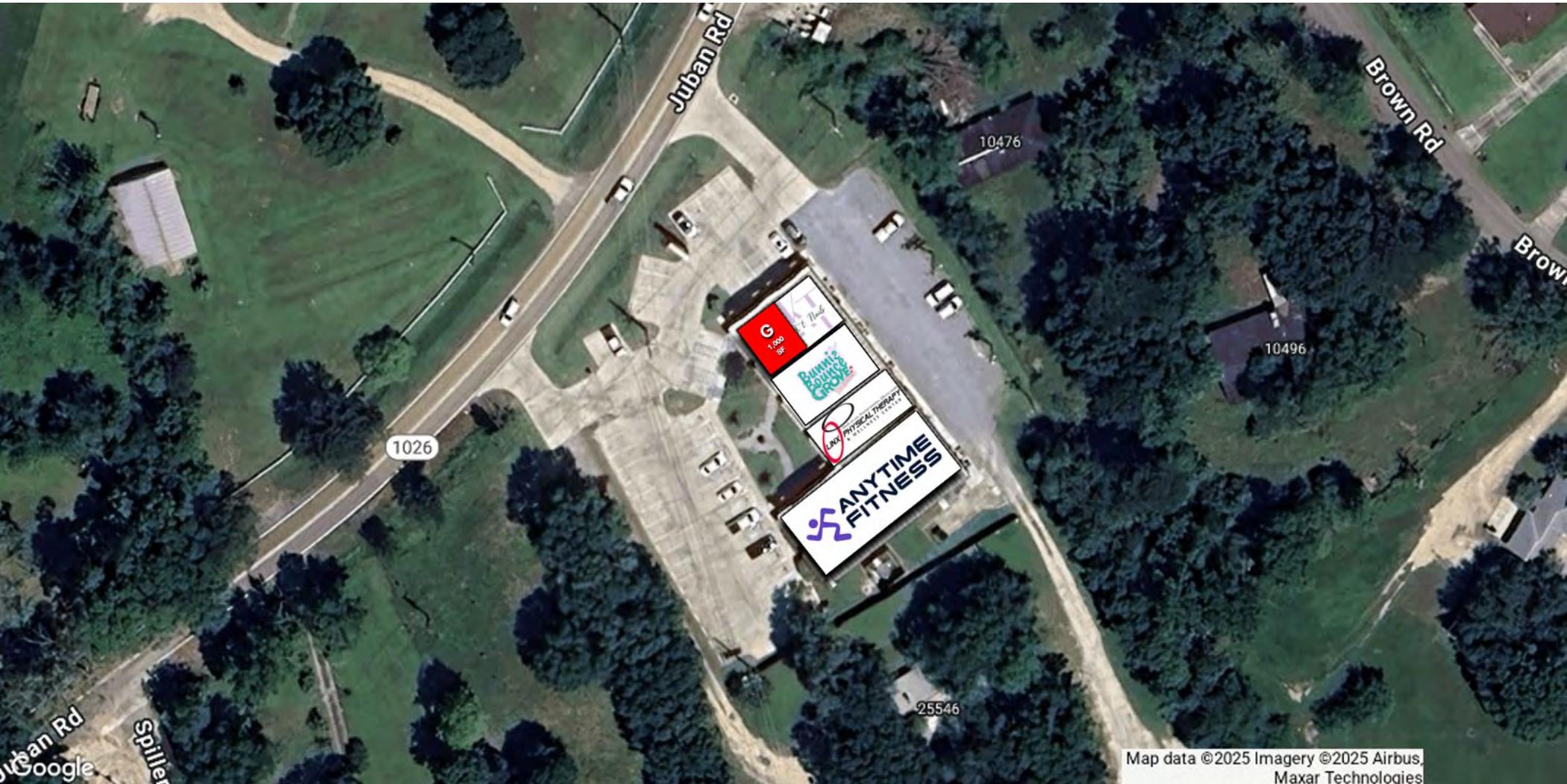
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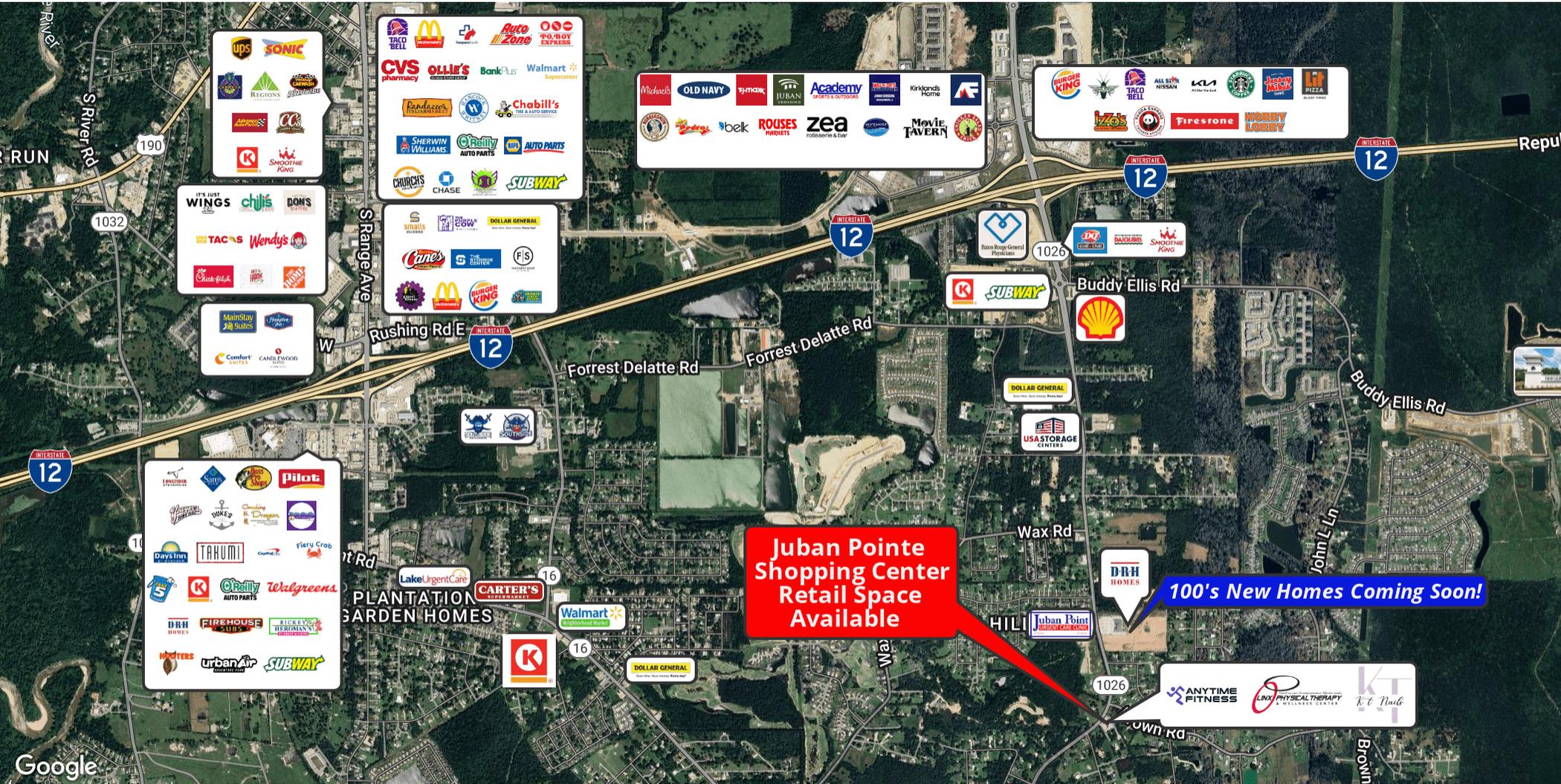


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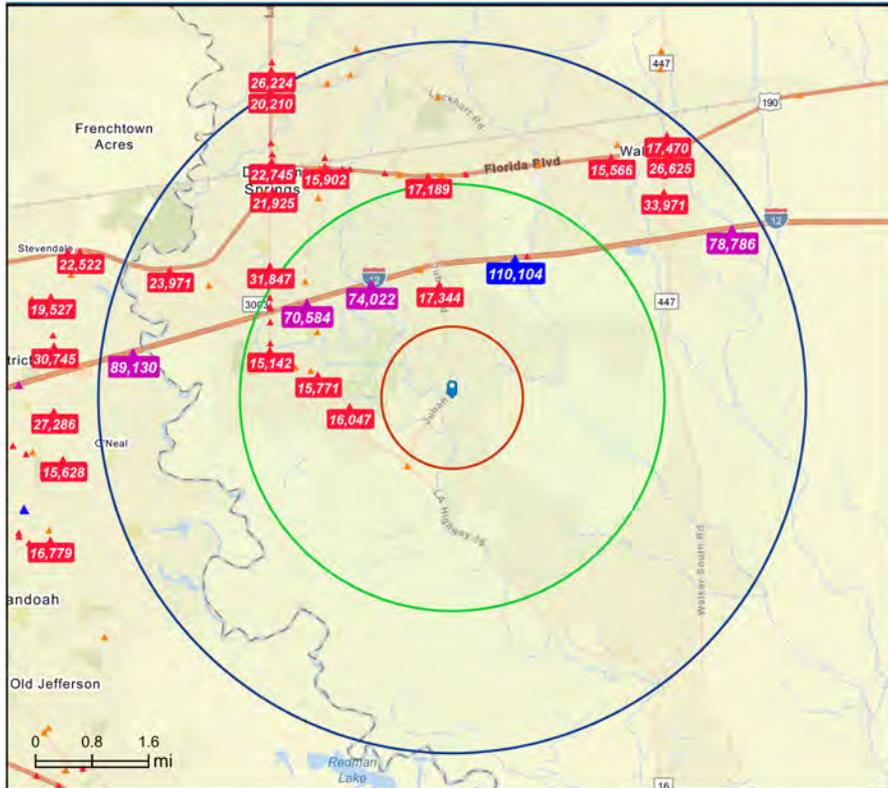
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JUBAN POINTE SHOPPING CENTER – PRIME RETAIL OPPORTUNITY IN GREATER BATON ROUGE

TRAFFIC COUNT MAP

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10,550 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



Source: ©2025 Kalibrate Technologies (Q1 2025).

August 25, 2025

TRAFFIC & INFRASTRUCTURE INSIGHTS

- Interstate 12 sees over 112,000 vehicles per day in this zone
Local traffic: South Range Ave ~21,000 VPD; U.S. 190 ~17,150 VPD
- DOTD plans to widen Juban Road and add roundabouts—enhancing traffic flow and access

DEMOGRAPHICS & TRAFFIC

- Strategically located in Livingston Parish, one of Louisiana’s fastest growing regions, with strong residential and retail expansion
- Situated in the Baton Rouge–Hammond commuter corridor, just minutes from Interstate 12
- Traffic modeling indicates tens of thousands of vehicles per day at Juban Road/I 12 intersection (DOTD infrastructure upgrades underway — widening & signal enhancements underway)
- Surrounding 7-mile trade area boasts over \$2.3 billion in annual consumer spending, underscoring local strength and retail demand
- Growth market — booming demographics, school-focused families, and strong purchasing power
- Ideal for service-oriented tenants like personal care, health, beauty, and medical professionals

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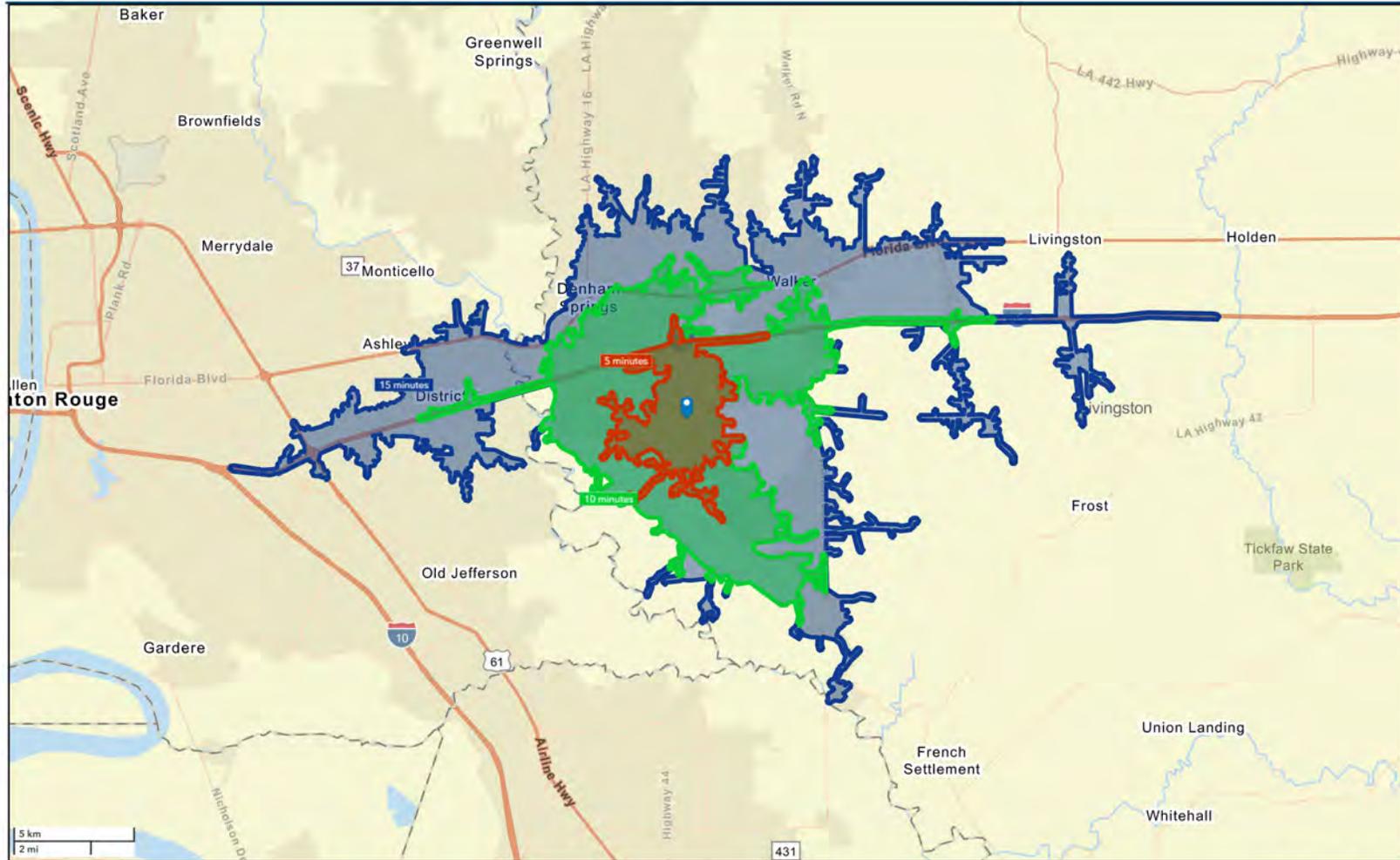
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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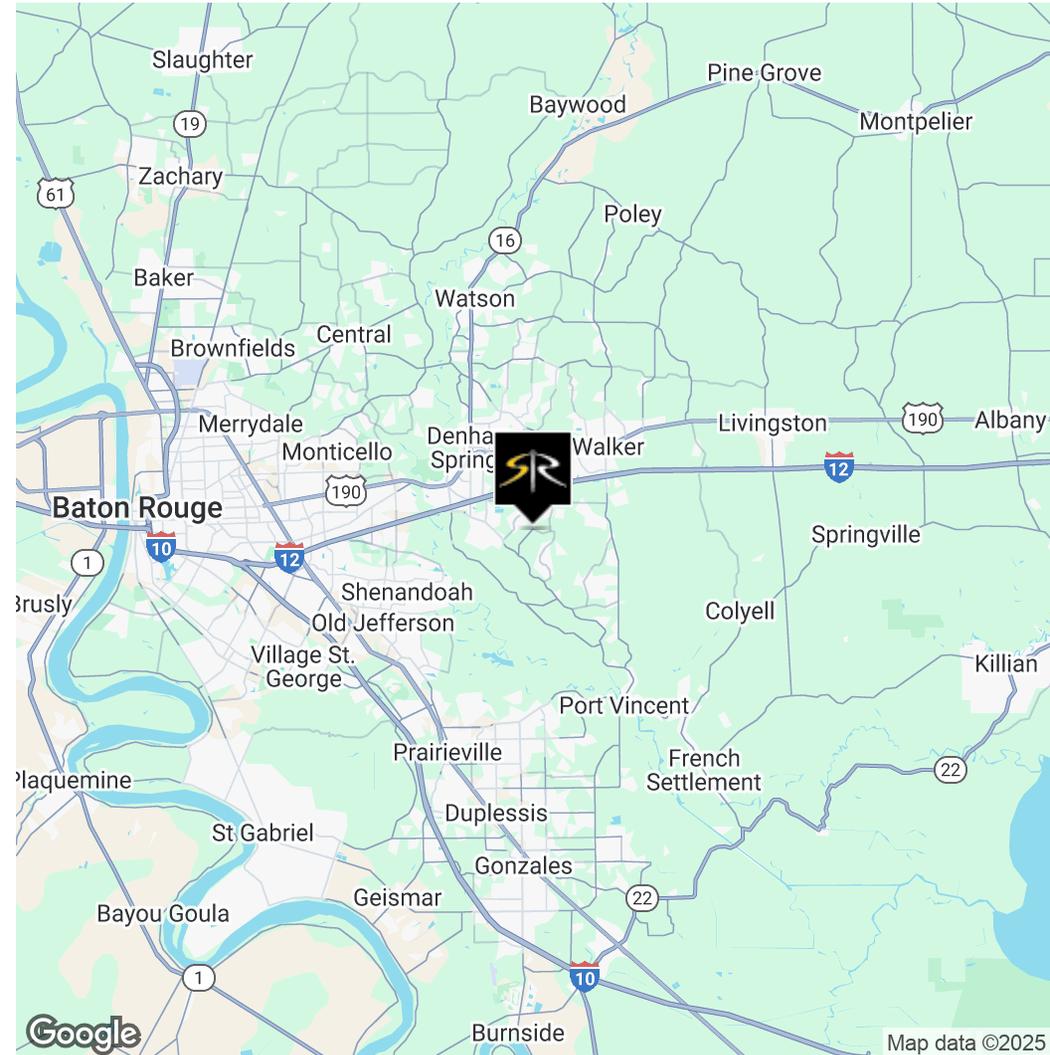
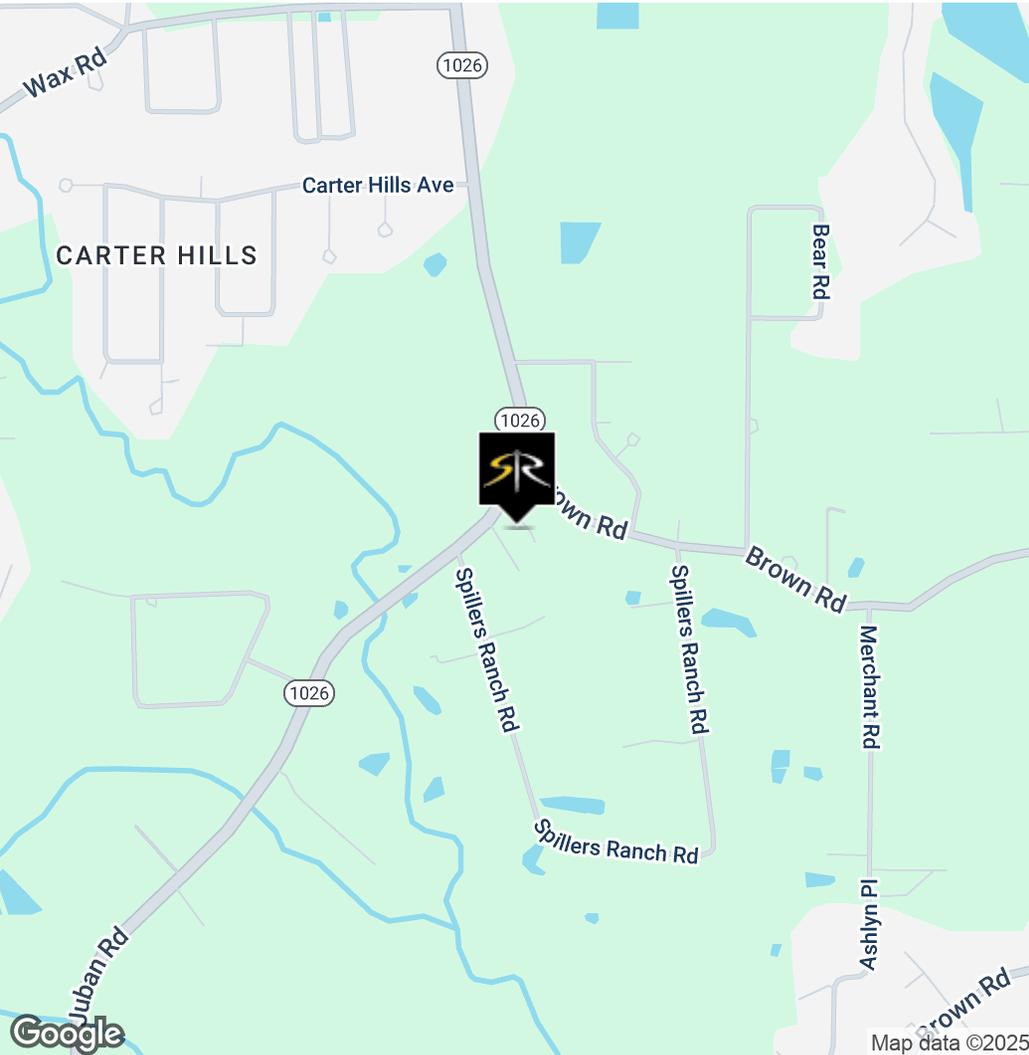
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LOCATION MAPS

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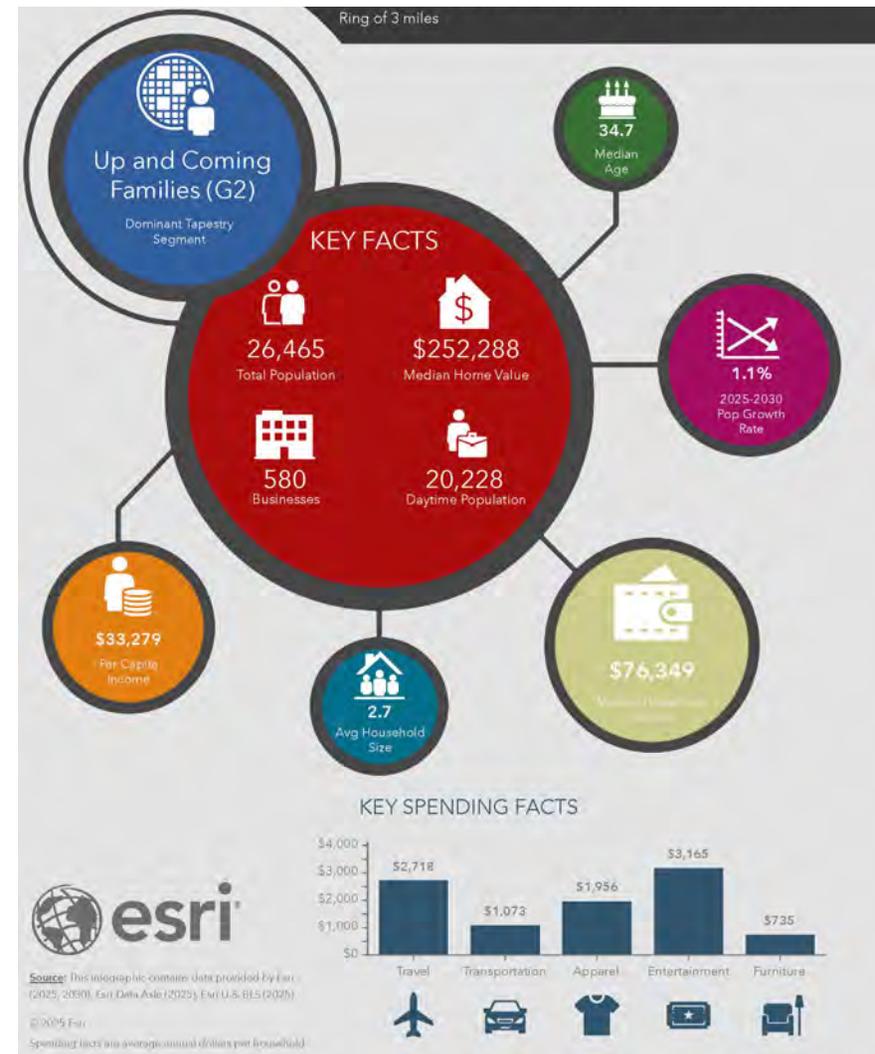
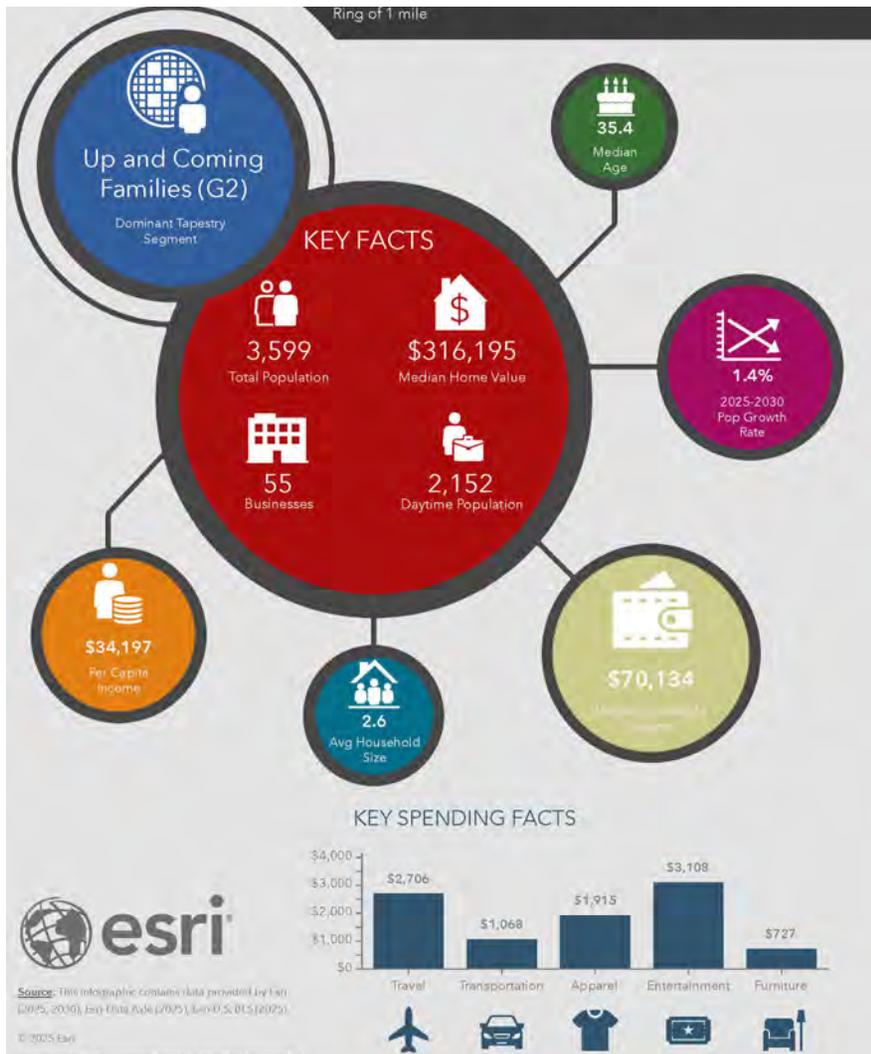
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EXECUTIVE SUMMARY "CALL OUTS" : 1 MILE (LEFT) & 3 MILES (RIGHT)

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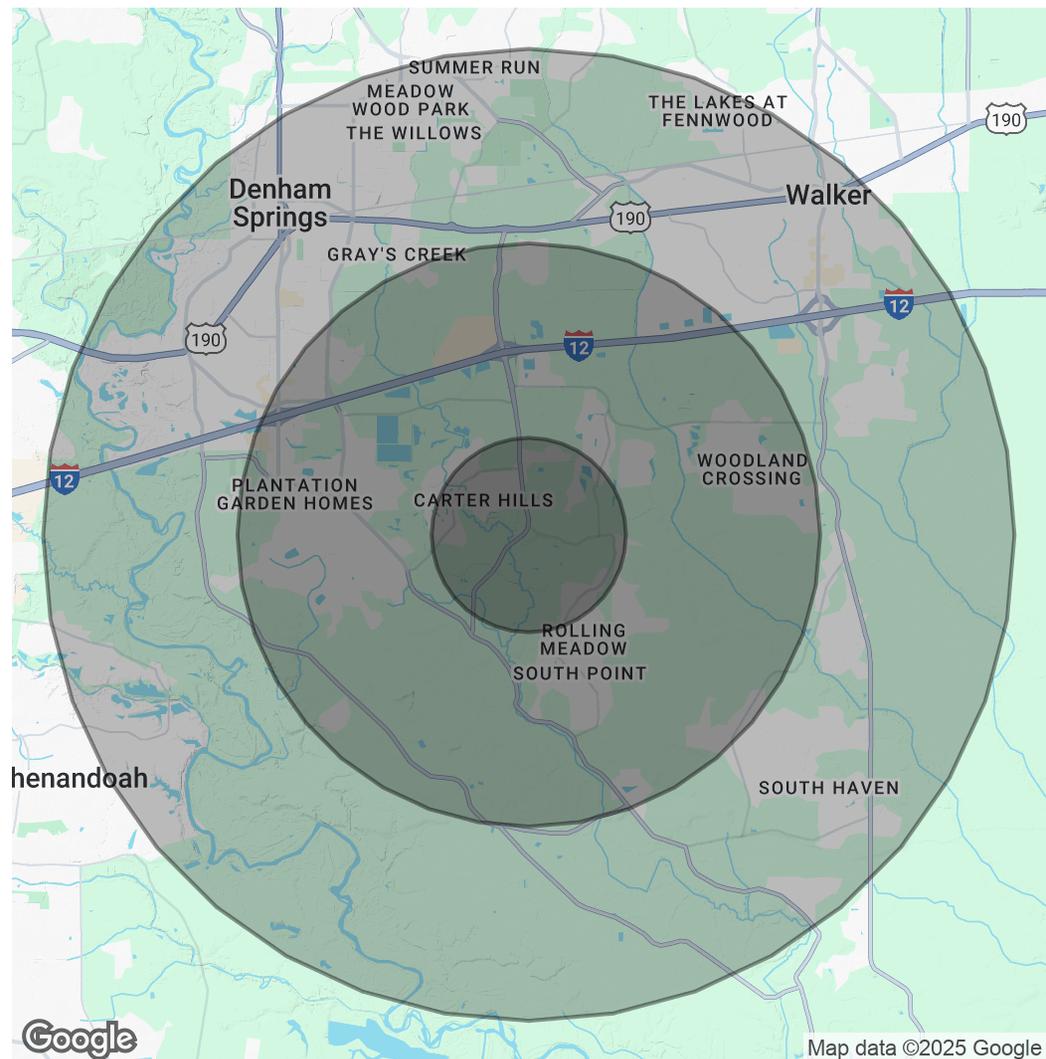
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DEMOGRAPHIC SUMMARY

10,550 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,765	24,836	60,906
Average Age	36	36	38
Average Age (Male)	36	35	36
Average Age (Female)	37	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,372	8,974	22,472
# Of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$125,009	\$114,760	\$109,301
Average House Value	\$317,672	\$295,627	\$287,820

Demographics data derived from AlphaMap



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