



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# FULLY AIR CONDITIONED FLEXIBLE USE BUILDING

1820 S RANGE AVE, DENHAM SPRINGS, LA 70726

FOR LEASE

**10,000 - 23,400 SF**

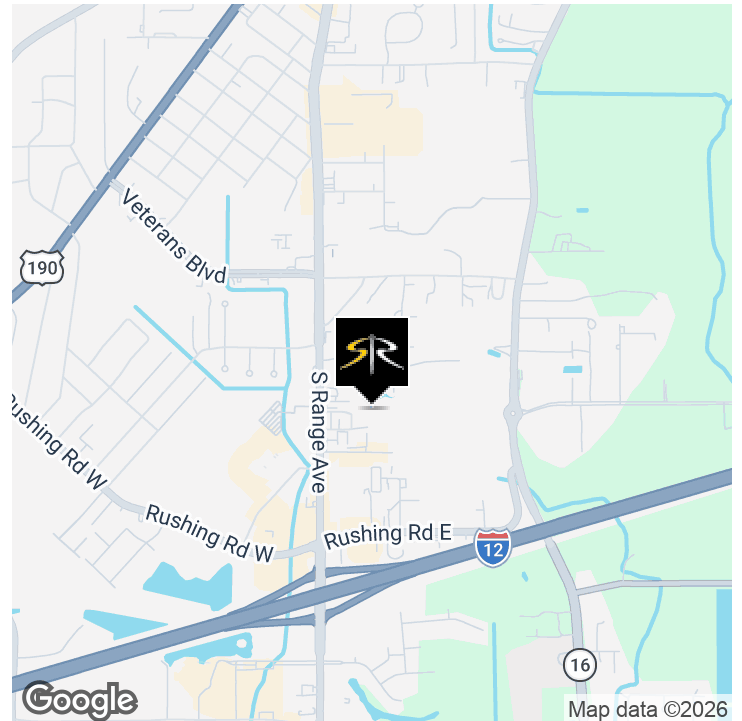


## OFFERING SUMMARY

<b>Lease Rate:</b>	<b>\$10.50 SF/yr (NNN)</b>
<b>Available SF:</b>	<b>10,000 - 23,400 SF</b>
<b>Zoning:</b>	<b>COMMERCIAL</b>

## PROPERTY HIGHLIGHTS

- Showroom Configuration - Open Floor Plan
- Fully Air Conditioned
- Delivery Dock
- 2 Roll-up Doors
- 14' Eave
- Distribution Hub
- Kitchen/Break Room
- Part of DEMCO Business Development Complex
- **\*\*Contact Agents for Access\*\***



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RETAIL MAP 1

10,000 - 23,400 SF



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**10,000 - 23,400 SF**

RETAIL MAP 2



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FOR LEASE

# DRIVE TIME MAP: 3, 5, 10 MINUTES

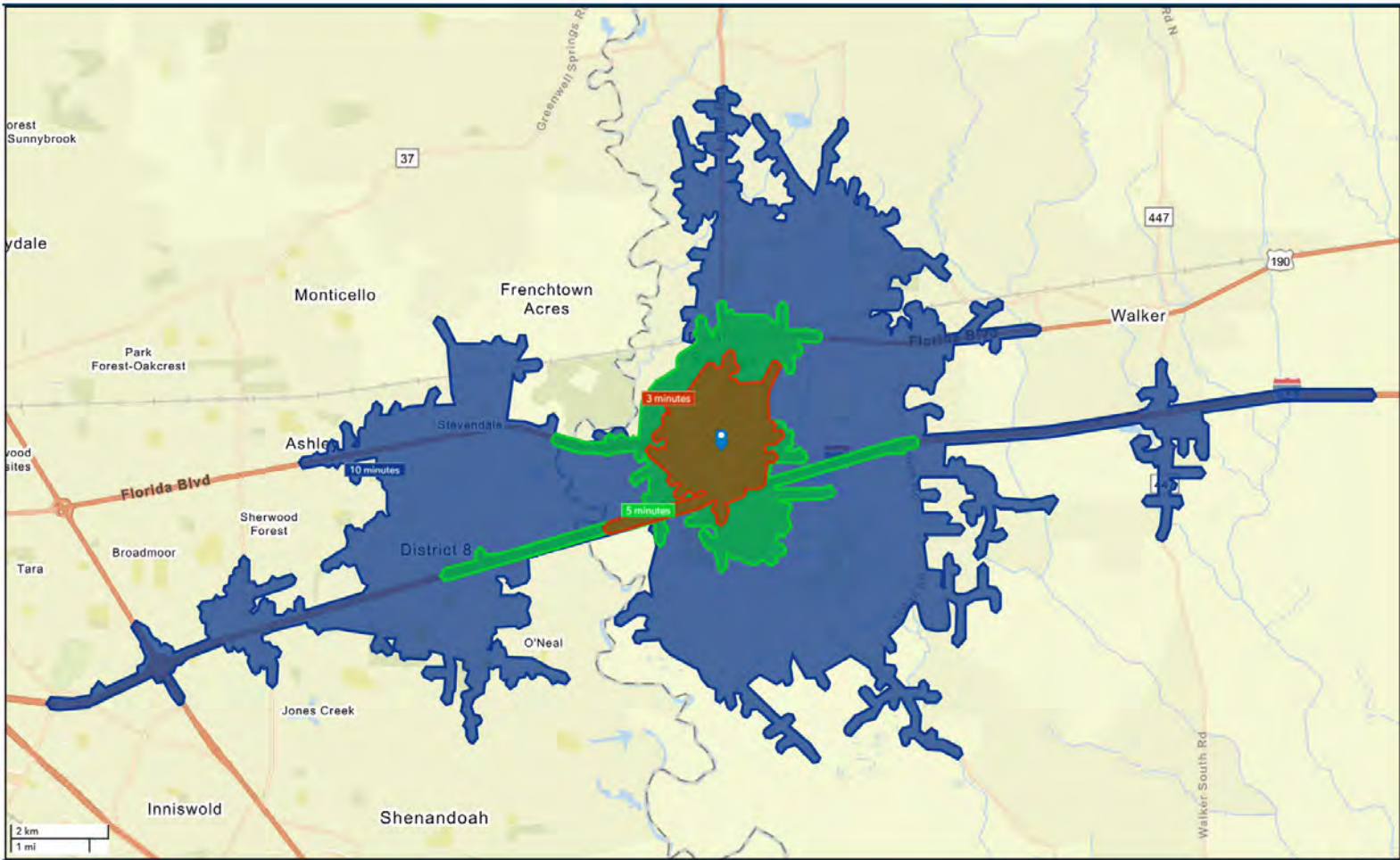
1820 S RANGE AVE, DENHAM SPRINGS, LA 70726

**10,000 - 23,400 SF**



Drive Time Map: 3, 5, 10 Minutes

1814 S. Range Ave., Denham Springs, LA 70726



April 02, 2025

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# DRIVE TIME MAP: 10, 20, 30 MINUTES

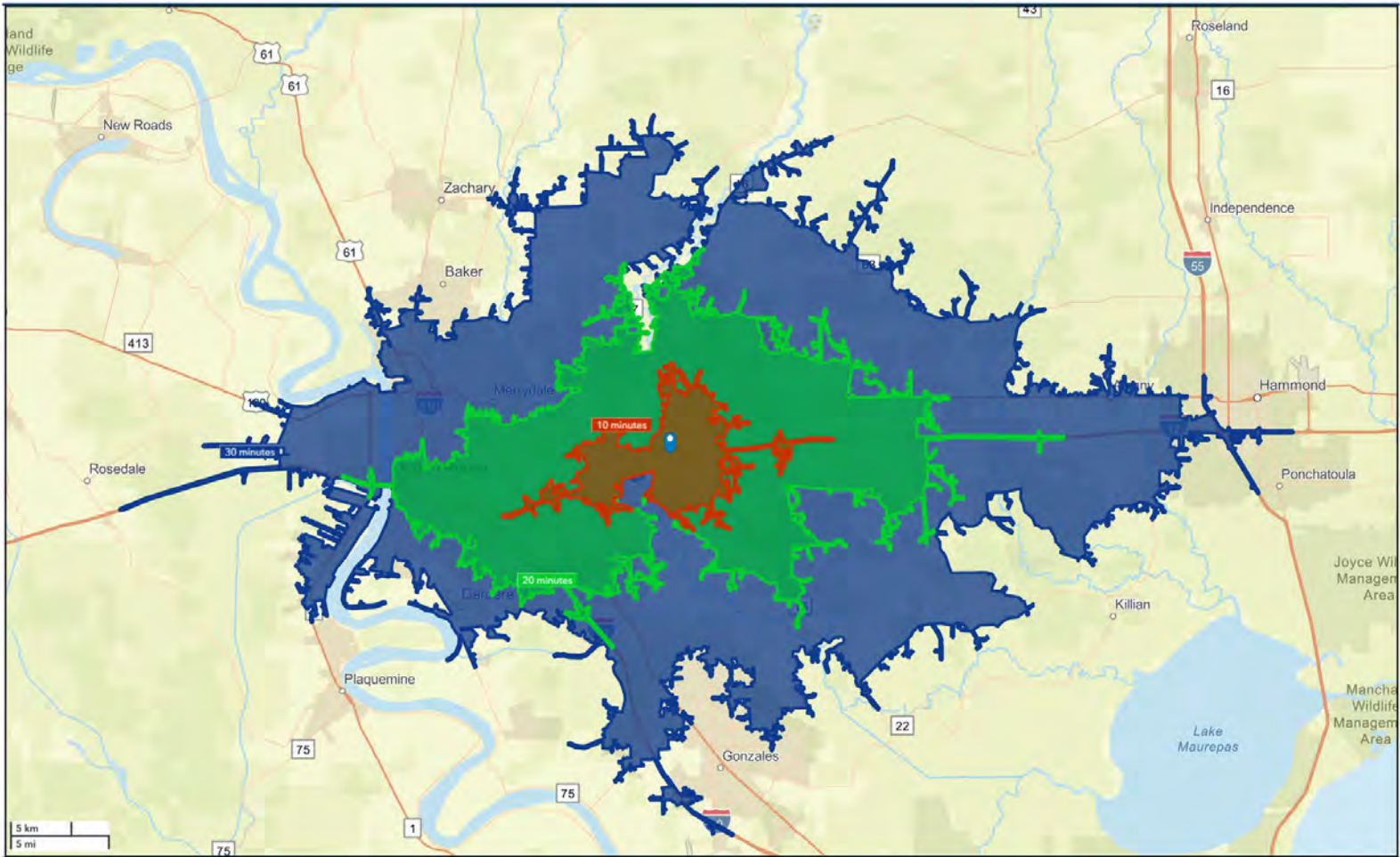
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Drive Time Map: 10, 20, 30 Minutes

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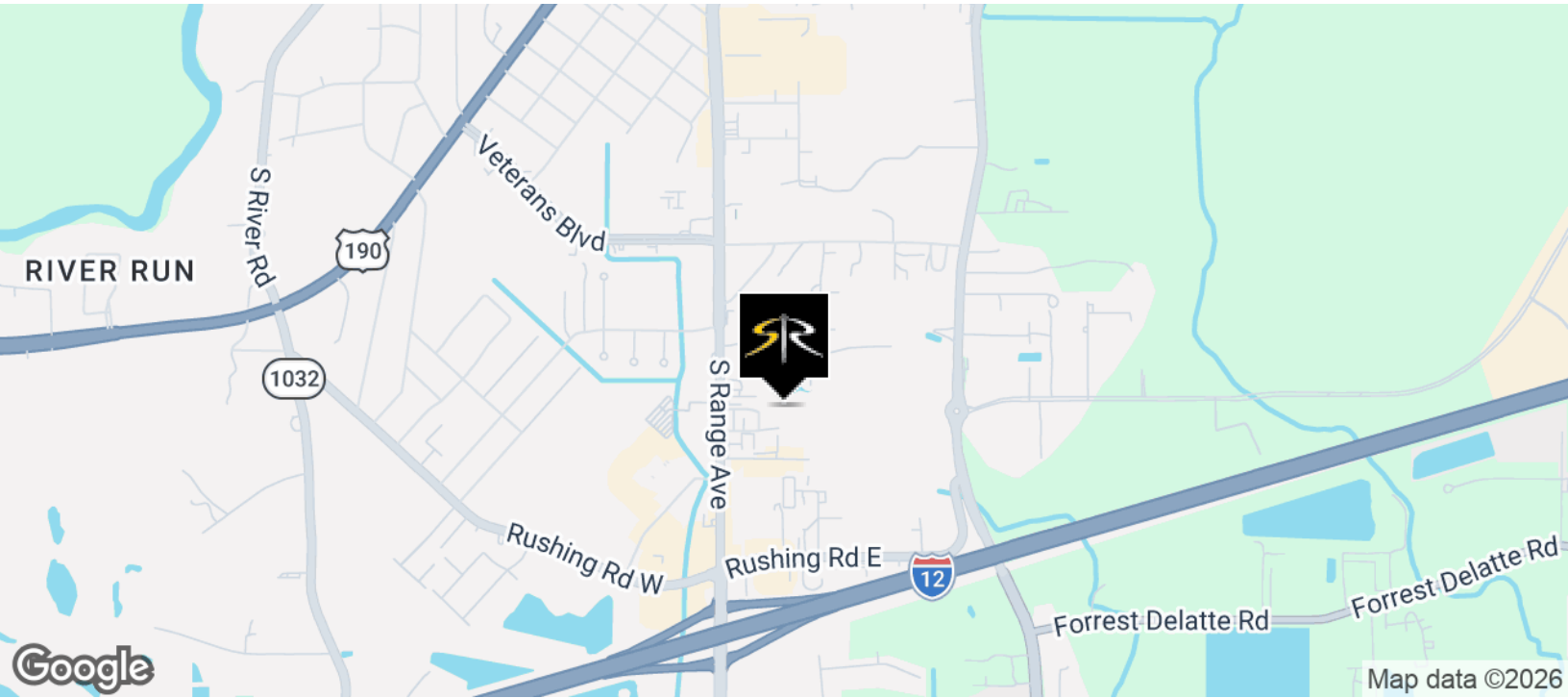
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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,315	28,850	87,469
Average Age	29.3	36.2	35.9
Average Age (Male)	28.5	36.1	34.6
Average Age (Female)	35.9	37.5	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,189	10,786	30,983
# Of Persons Per HH	2.8	2.7	2.8
Average HH Income	\$67,354	\$89,193	\$100,759
Average House Value	\$187,413	\$233,238	\$252,114

\* Demographic data derived from 2010 US Census

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