

For Lease

Property Description

Perfect location on the going home side north of the Interstate 12 through the heart of Denham Springs. Impressive customer traffic exists in this revitalized retail center anchored by Airborne Extreme Trampoline Park, Ollie's Bargain Outlet, and a variety of existing small shop tenants. Excellent location for service, retail, fast-casual family food service with an on-premise alcohol permit.

GLA

- 92,556 SF

Lease Rate

- \$16.00 - \$20.00 PSF year, NNN

Parking Spaces

- 278

Available

- **Building One**
 - Unit 1F (1,130 SF)
 - Unit 1G (1,130 SF)
- **Building Two**
 - Unit 2E (8,963 SF 65'x137')
 - Unit 2F (3,570 SF 55' x 65')
 - Unit 2D (4,000 SF 40' x 100')

Tenants

- Airborne Extreme Trampoline Park
- Ollie's Bargain Outlet
- Sweet Rolls Rolled Ice Cream
- Beta Wireless Mobile
- Off The Top Men's Hair Care
- Oasis Nail Bar & Spa
- Jackson Hewitt Tax Service
- O Poke Restaurant

Traffic Counts (ADT 2018)

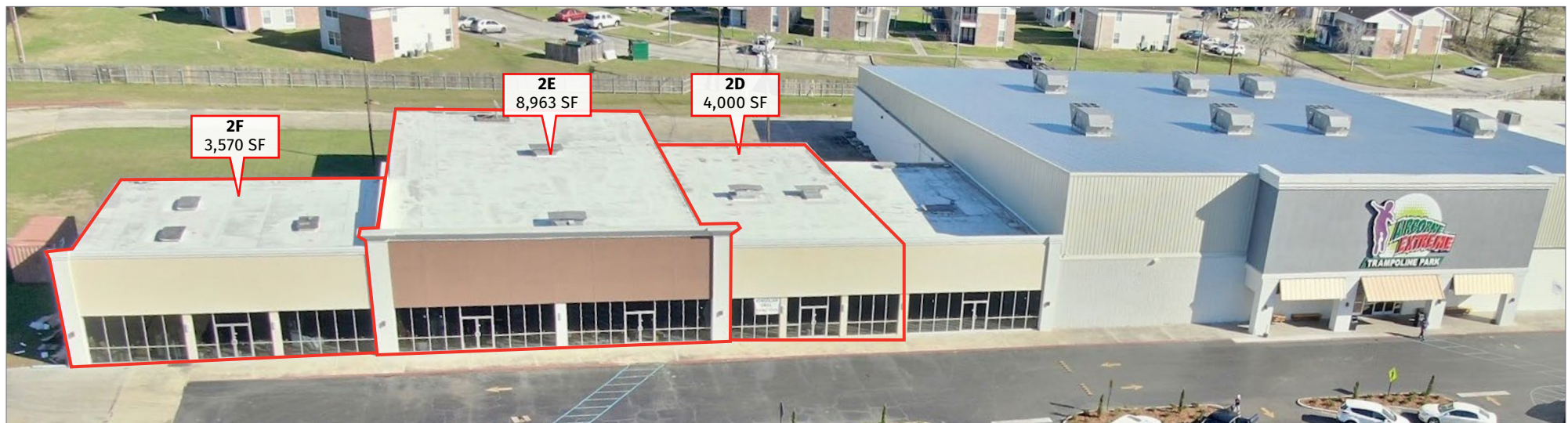
- On South Range Avenue: 22,678
- On Florida Avenue (US 190), north of site: 16,516
- On Interstate 12 south of site: 28,388



Building One



Building Two



Livingston Square Shopping Center

730 South Range Avenue, Denham Springs, LA

Overview

Building 1 & 2

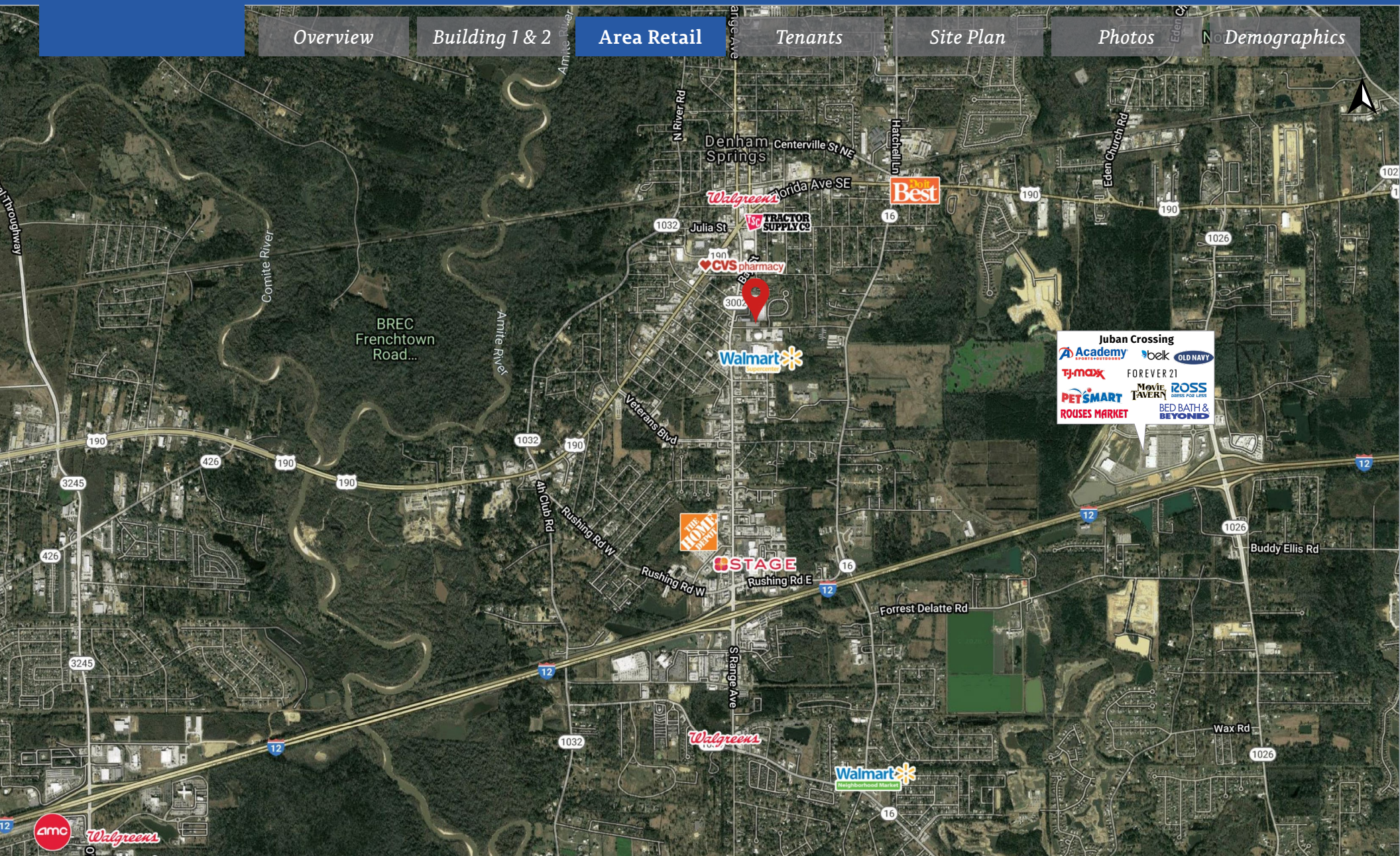
Area Retail

Tenants

Site Plan

Photos

Demographics



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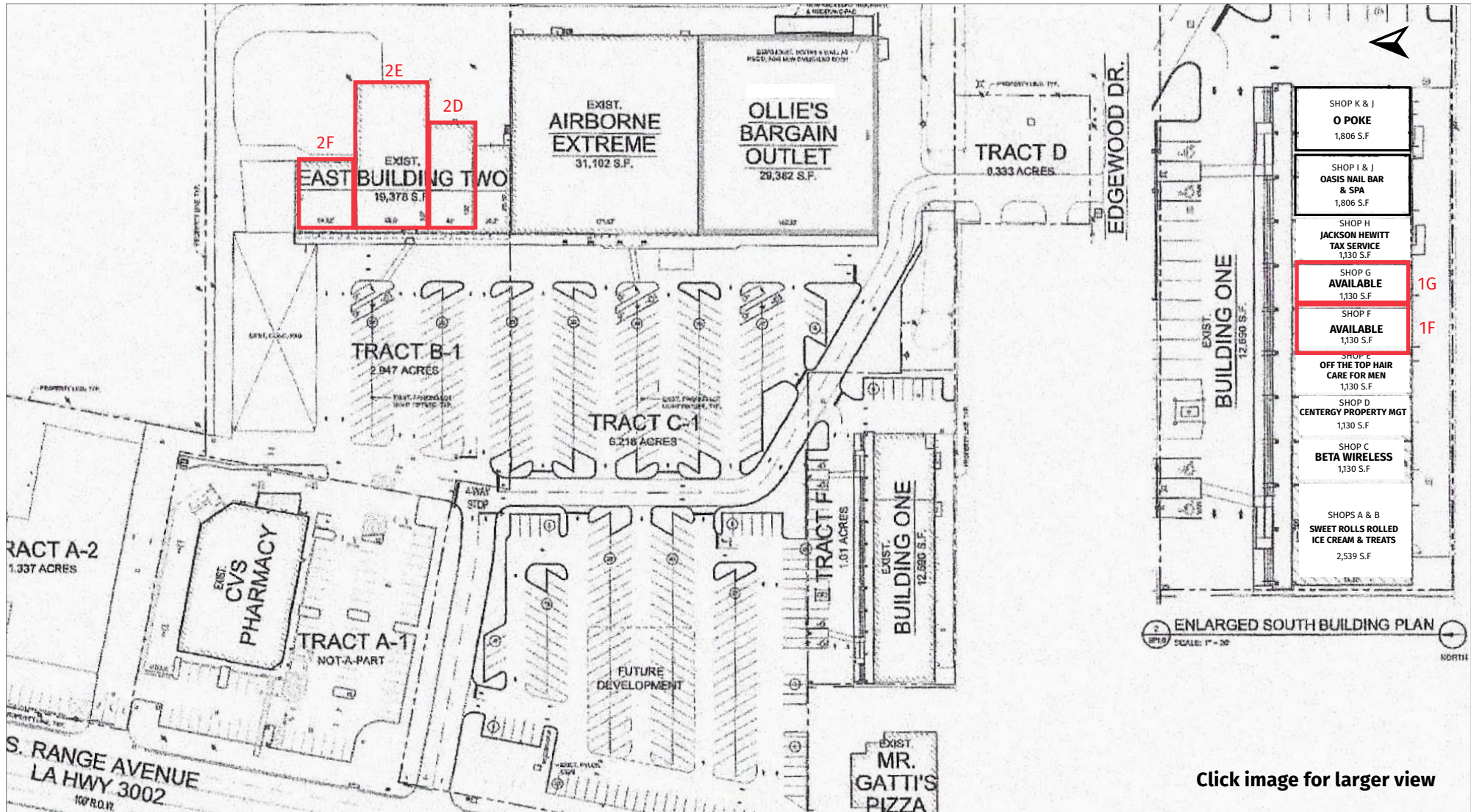
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Click image for larger view

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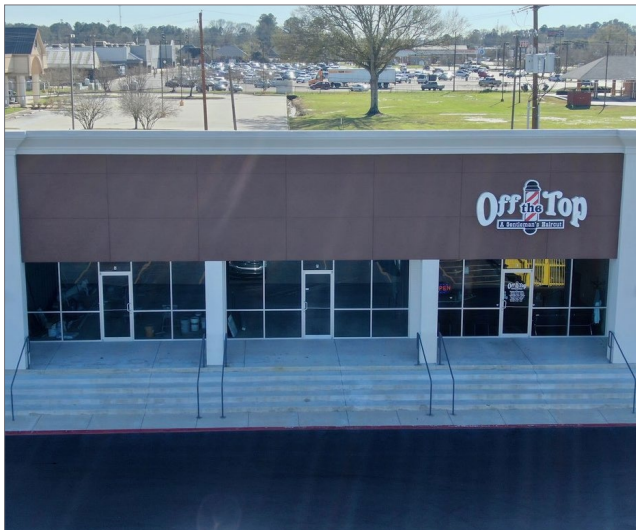
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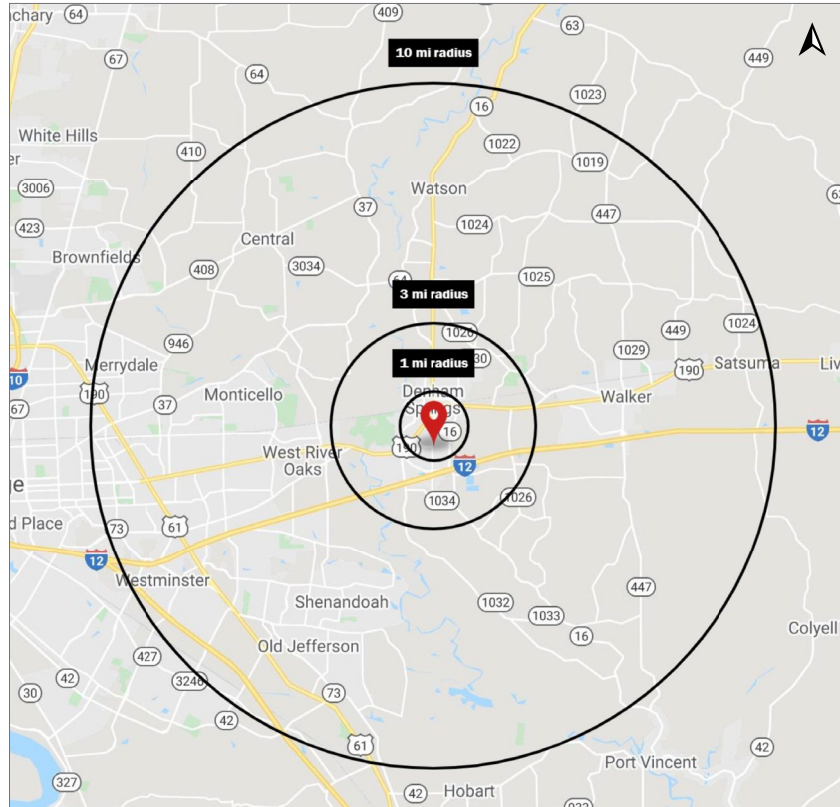
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Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	10 mi.
Population	4,120	25,435	291,489
Avg. HH Income	\$56,592	\$69,316	\$77,893