

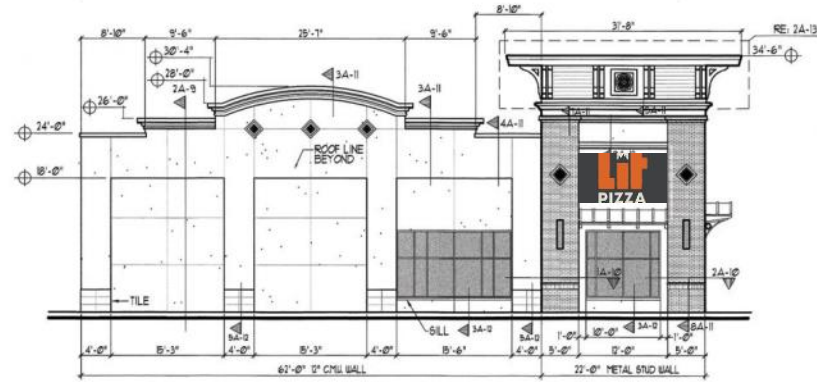
3,080 SF OF RETAIL/COMMERCIAL SPACE WITH UNMATCHED VISIBILITY, ACCESS & PARKING AVAILABLE AT JUBAN SQUARE



FOR LEASING OPPORTUNITIES CONTACT DOUG FERRIS 225-954-4747 doug@dougferris.com

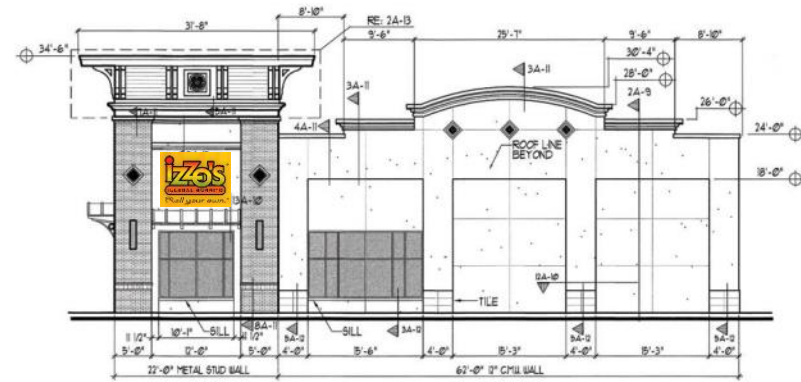
RE/MAX PARTNERS 225-250-4450

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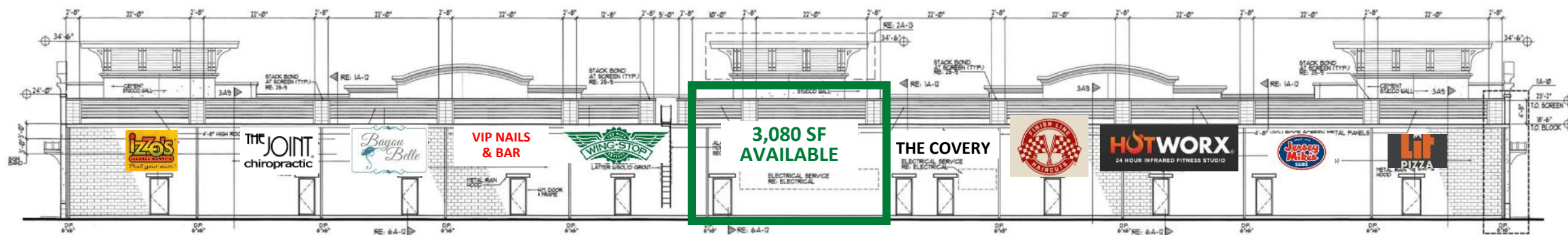


2 LEFT SIDE ELEVATION
SCALE: 3/32" = 1'-0"
NOTE: DIMENSIONS ARE TO FACE OF METAL STUDS.

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3 RIGHT SIDE ELEVATION
SCALE: 3/32" = 1'-0"
NOTE: DIMENSIONS ARE TO FACE OF METAL STUDS.



4 REAR ELEVATION
SCALE: 3/32" = 1'-0"
NOTE: DIMENSIONS ARE TO FACE OF METAL STUDS.

REVISIONS	BY

JUBAN SQUARE SHOPPING CENTER
27800 JUBAN ROAD
DENHAM SPRINGS, LOUISIANA

JAIRO LEON
ARCHITECT

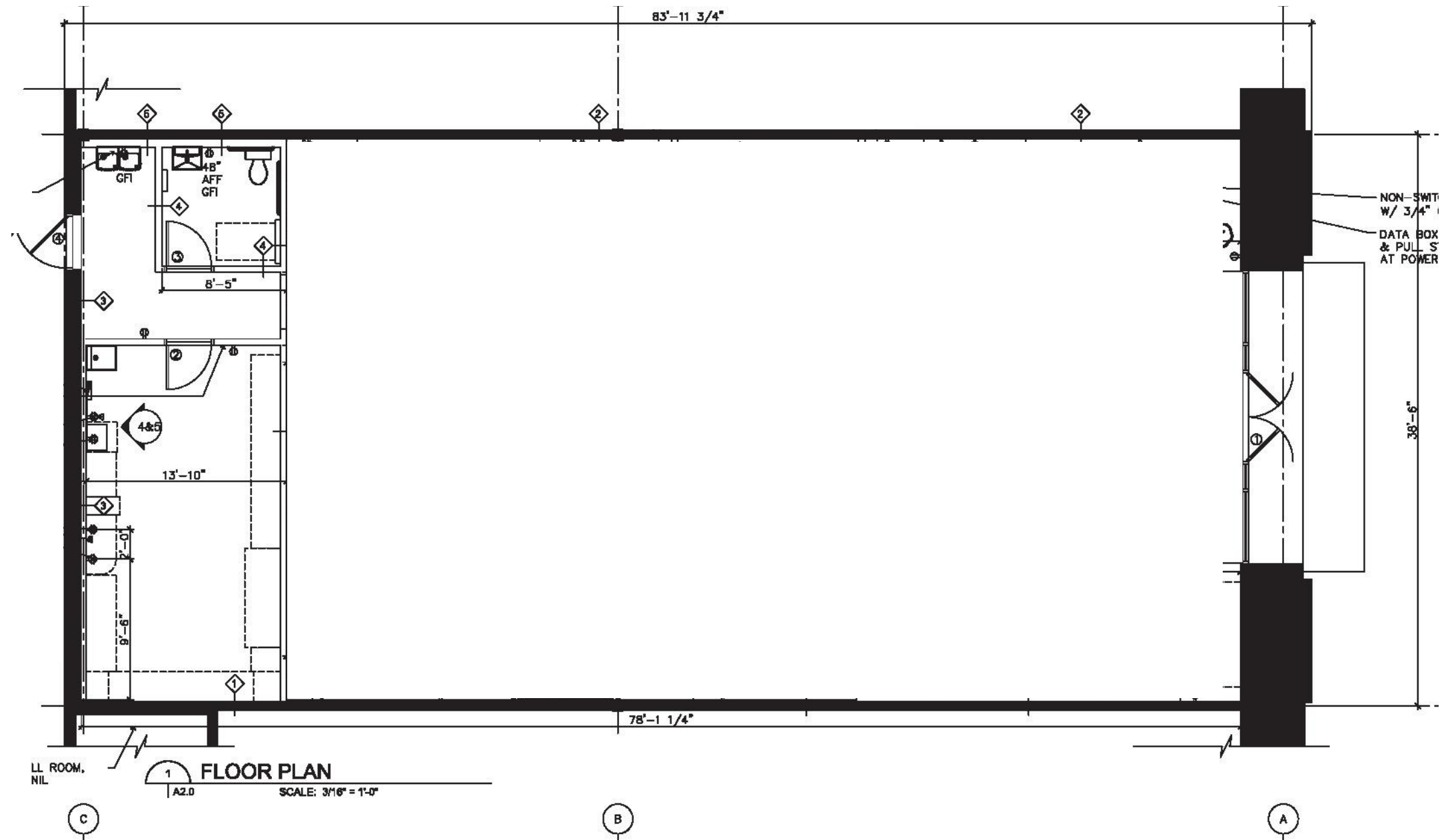
A PROFESSIONAL ARCHITECTURAL CORPORATION
12821 N. OAK HILLS PKWY. - BATON ROUGE, LA. 70810 - TEL: (225) 769-7699

DRAWN
CHECKED
DATE 4-11-19
SCALE
JOB NO. 1623
SHEET A-5

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REAR OF BUILDING



FRONT OF BUILDING

Key Features of existing space: Approximately 3,080 square feet can be configured for retail, office, or medical use.

Existing configuration has double door entry, open floor plan, restroom, and storage area in the rear of the space.

Space is approximately 38'-6" wide x 84' deep.

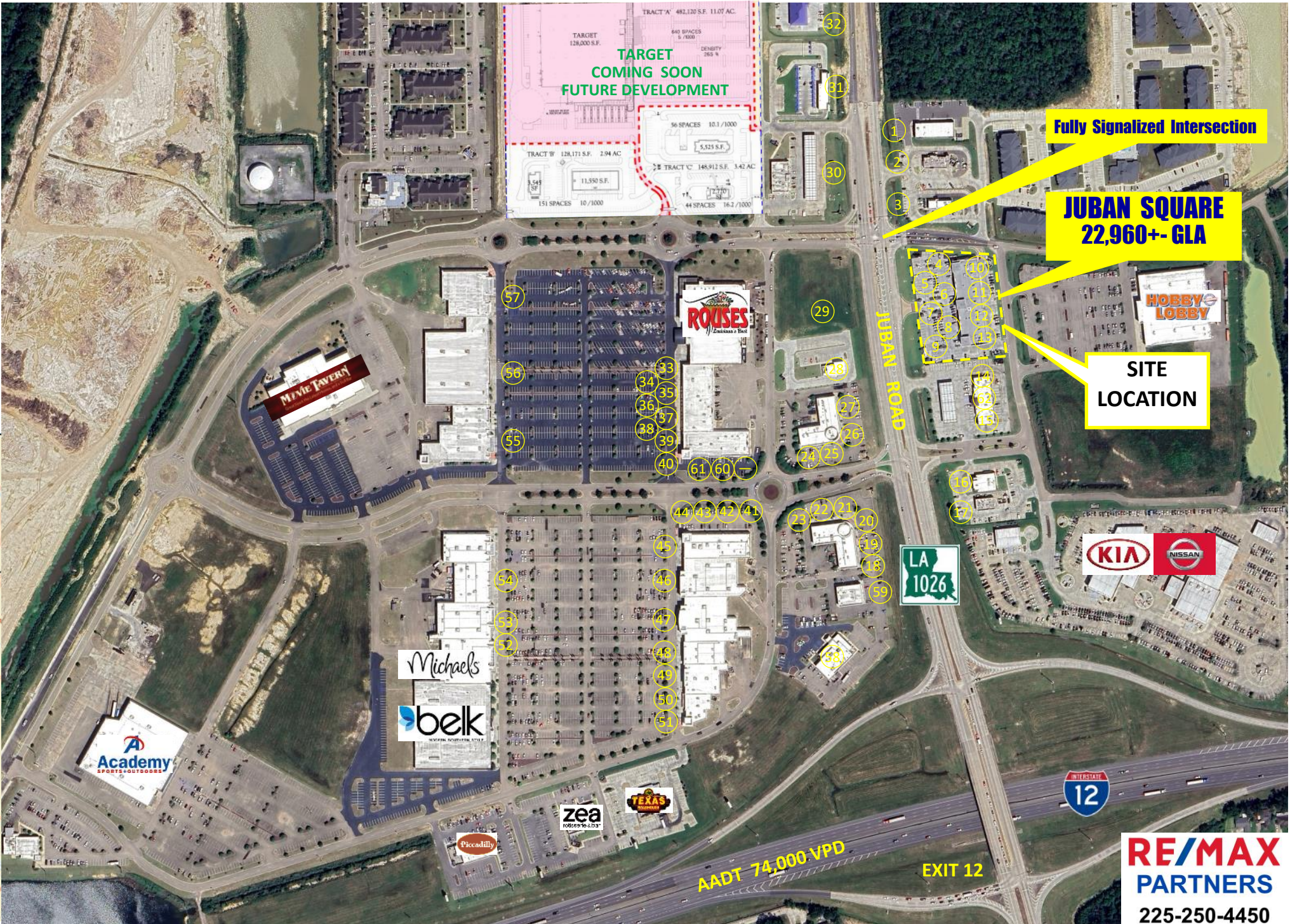
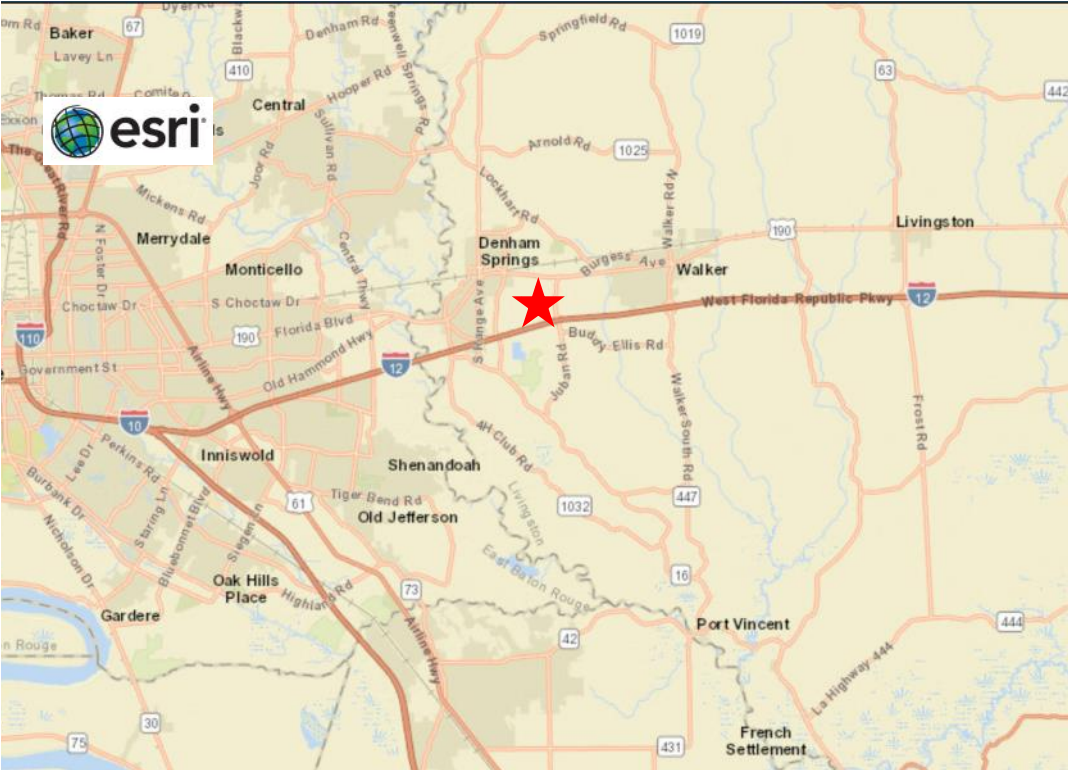
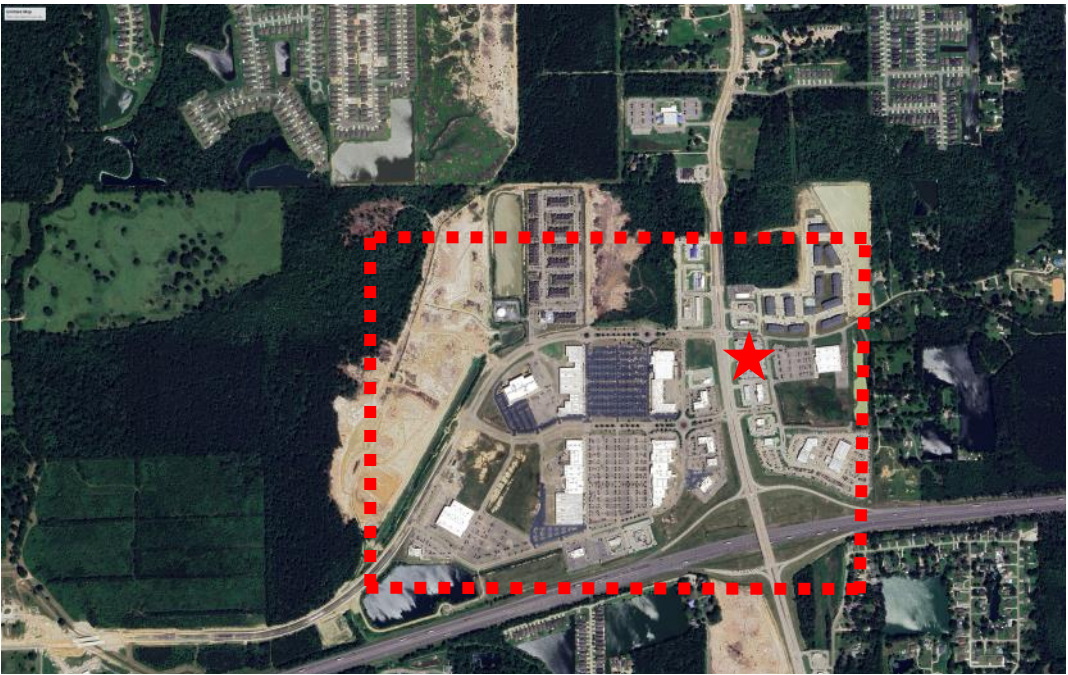
Signage and frontage available on front and rear of space and on existing monument sign on the corner of Juban Road and Cassle Rd/Juban Crossing Boulevard, a fully signalized intersection with unmatched visibility and plenty of parking.

Contact listing agent for leasing opportunities.

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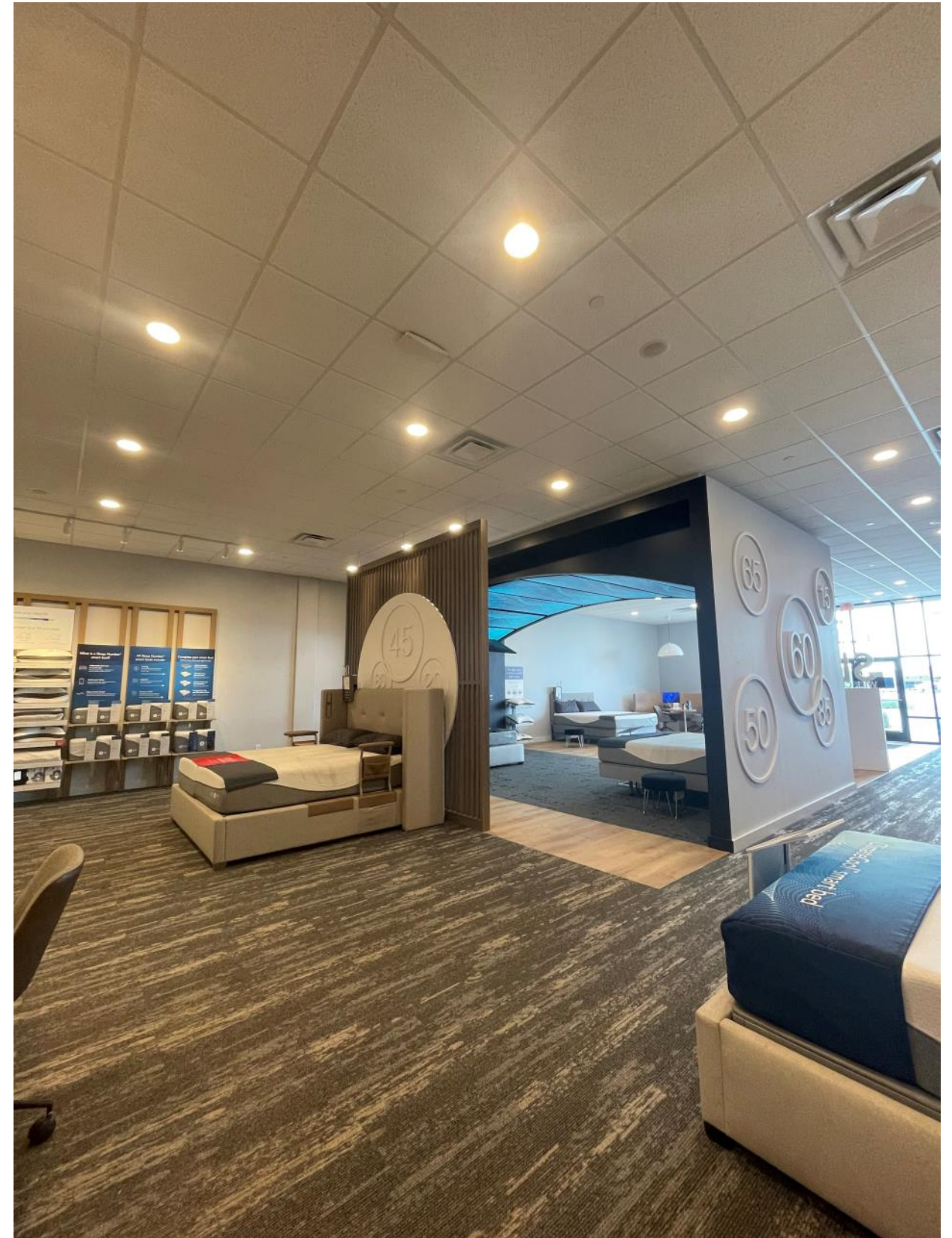
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SNAPSHOT OF JUBAN SQUARE

Juban Square is located in Denham Springs, Louisiana, in the heart of **Juban Crossing** at a fully signalized intersection on the hard corner of Juban Road and Cassle Road. Located at Exit 12 on Interstate 12 at the Juban Road interchange (just a few miles east of Baton Rouge), Juban Crossing is the premier shopping, restaurant, and entertainment destination in Livingston Parish with over 500,000 square feet of retail shopping in phase I anchored by Belk, Academy, Movie Tavern and Rouse's. Junior anchors include TJ Maxx, Ross, Ulta, Michaels, Pet Smart, Shoe Carnival, Lane Bryant, and over 50 other tenants on an overall 500 acre mixed use development site. **Juban Square** possesses **unmatched high visibility and triple access** with exposure to over 74,000 vehicles per day on Interstate 12 at Juban Road. The unique site boasts high end architecture, access to Juban and Cassle Roads at a fully signalized intersection, pylon signage, along with front and rear signage of the tenant's space, and approximately 7 parking spaces per 1000 square feet. Livingston Parish is one of the fastest growing parishes in Louisiana where schools rank in the top five in the state, a tight-knit community with safe neighborhoods, a strong economy, and easy access to newly improved Interstates and roadways.

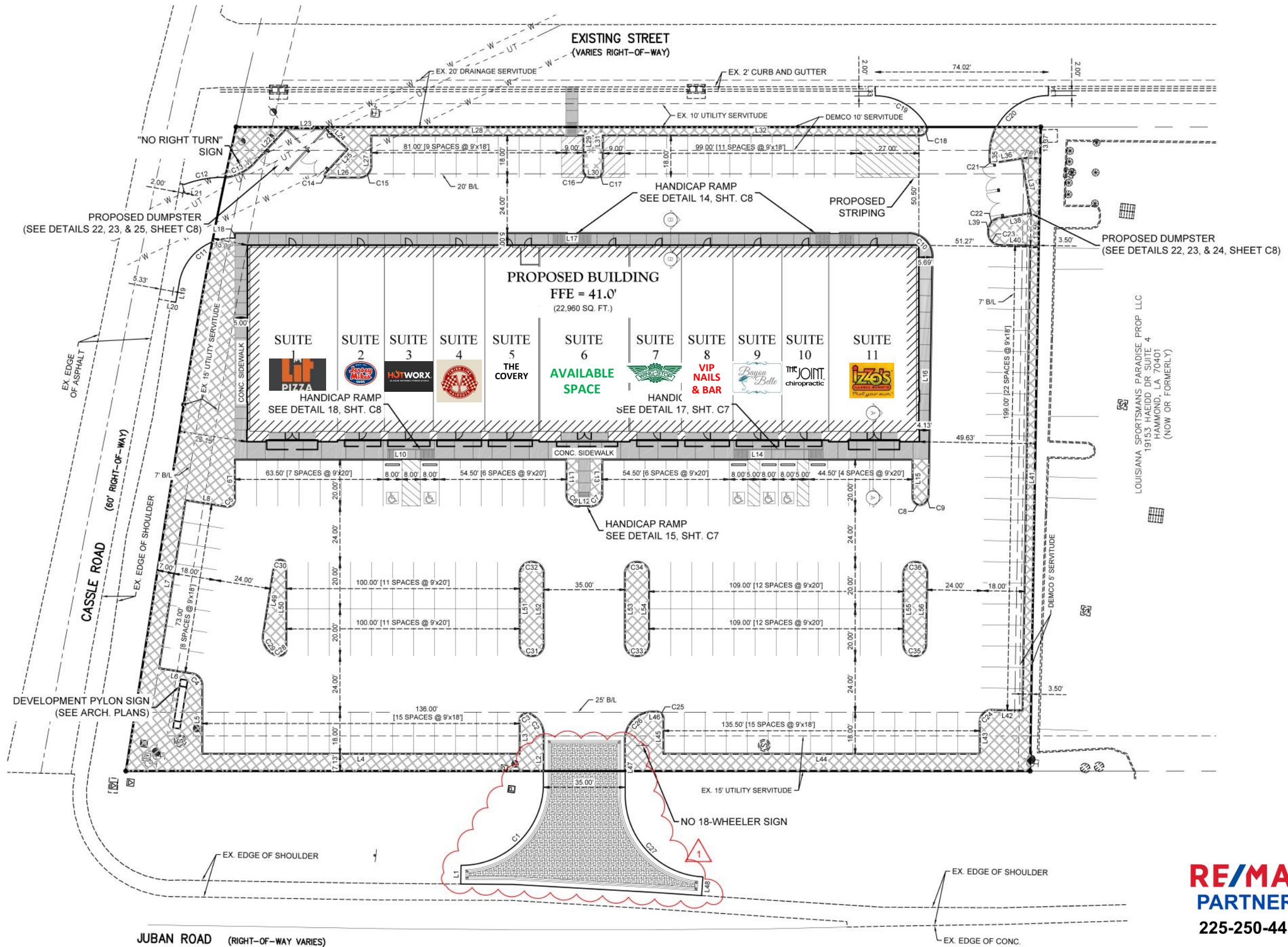
- | | | | |
|--------------------|----------------------------|-----------------------|-------------------------|
| 1. FIRESTONE | 17. PANDA EXPRESS | 32. TAKE 5 OIL CHANGE | 48. SHOE CARNIVAL |
| 2. BURGER KING | 18. CHICKEN SALAD CHICK | 33. OSH KOSH | 49. PET SMART |
| 3. STARBUCKS | 19. GNC | 34. CARTER'S | 50. LANE BRYANT |
| 4. LIT PIZZA | 20. MATTRESS FIRM | 35. EUROPEAN WAX | 51. CRUMBL COOKIES |
| 5. JERSEY MIKES | 21. MARBLE SLAB | 36. SOIRE NAILS | 52. CASSANDI'S |
| 6. HOTWORX | 22. GREAT AMERICAN COOKIES | 37. PEDIATRICS | 53. MAURICES |
| 7. FINISH LINE | 23. MOE'S | 38. TORRID | 54. BATH & BODY WORKS |
| 8. COVERY | 24. POT AND PADDLE | 39. CATO FASHIONS | 55. KIRKLANDS |
| 9. WINGSTOP | 25. LA NAIL SPA | 40. FIVE BELOW | 56. KID STRONG |
| 10. VIP NAIL SALON | 26. VERIZON | 41. JC DENTISTRY | 57. VACANT |
| 11. BAYOU BELLE | 27. BURGERSMITH | 42. CELL PHONE REPAIR | 58. PEDRO'S |
| 12. THE JOINT | 28. ANDY'S FROZEN | 43. FLOURISH | 59. AT&T |
| 13. IZZO'S | 29. MCDONALDS | 44. STATE FARM | 60. KAY JEWELERS |
| 14. TACO BELL | 30. RACETRAC | 45. ULTA | 61. HAND & STONE |
| 15. DAQUIRIS | 31. WHITEWATER EXPRESS | 46. BARNES & NOBLE | 62. LOUISIANA SPORTSMAN |
| 16. D.S. DENTAL | | 47. ROSS | |



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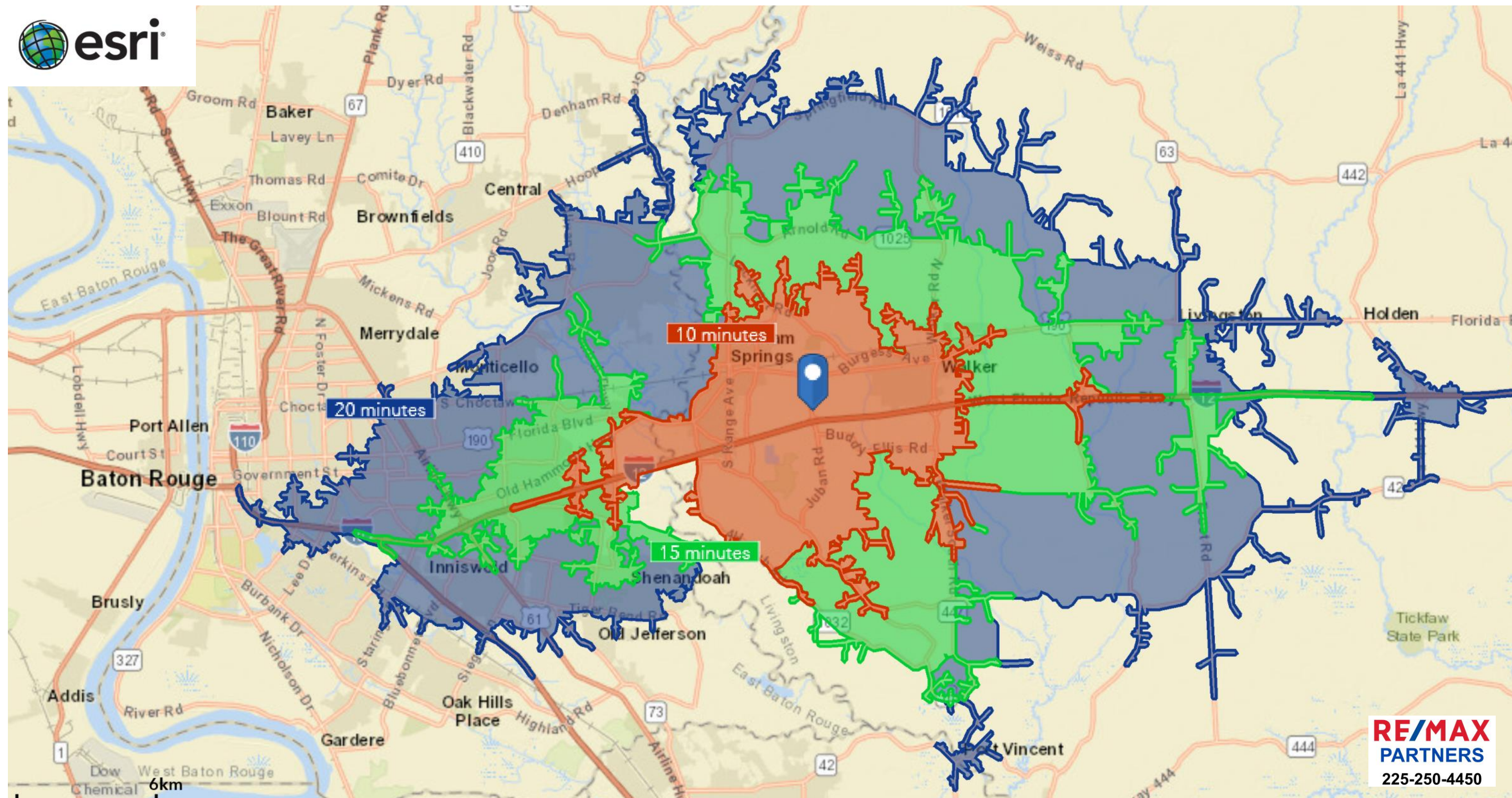
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TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	10 minutes	15 minutes	20 minutes
2025 Population	37,999	135,210	251,338
2025 Median Household Income	\$73,658	\$74,552	\$74,061
2025 Average Household Income	\$88,812	\$92,288	\$98,633

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