

21.1+- PRIME DEVELOPMENT ACRES ON NEWLY CONSTRUCTED COOK ROAD EXTENSION - DENHAM SPRINGS, LA 70726



FOR MORE INFORMATION CONTACT



985-665-5600

MIKE WILLIAMS

985-634-0035

mikewilliams1@remax.net

DOUG FERRIS

225-954-4747

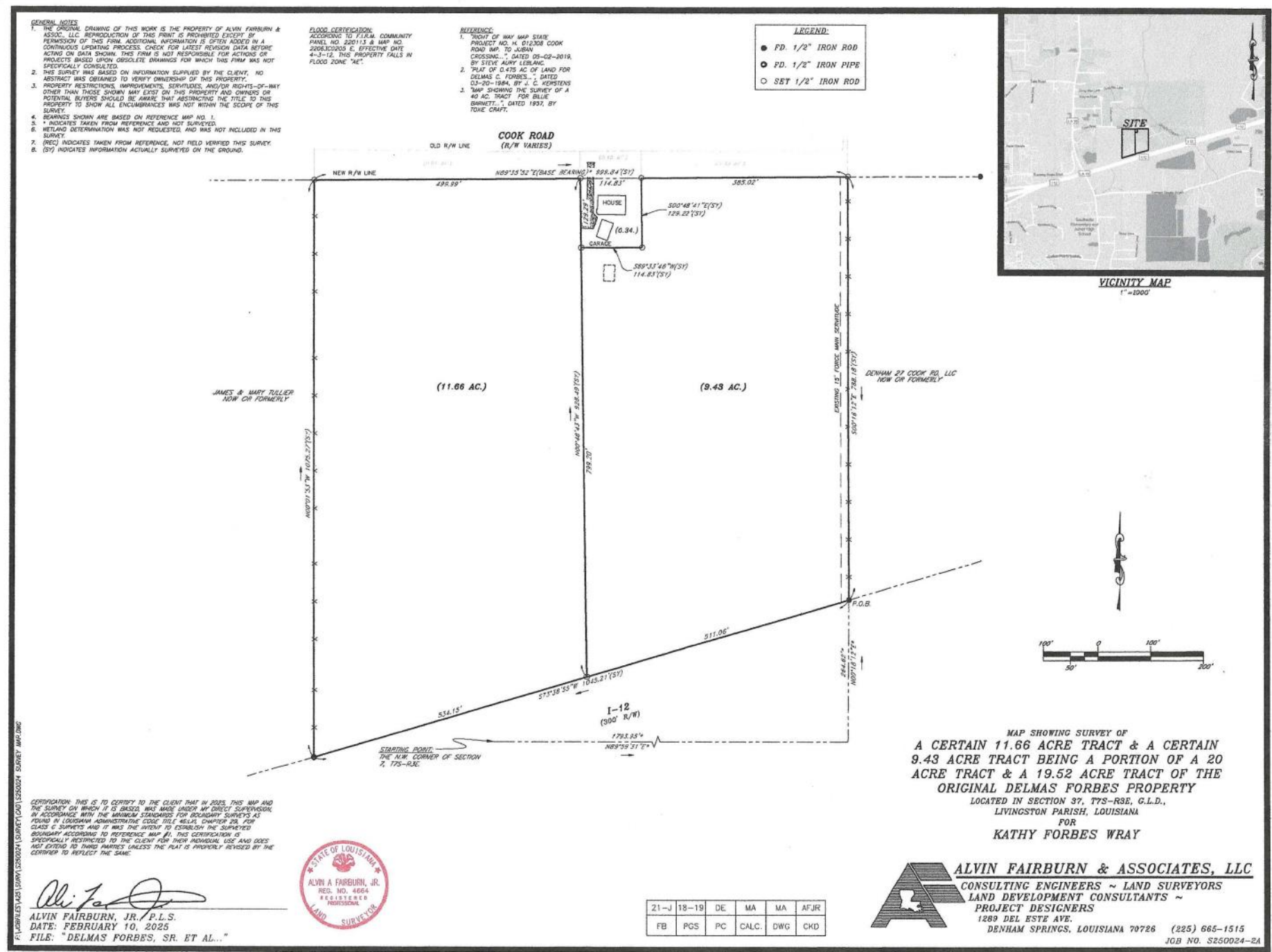
doug@dougferris.com



225-250-4450

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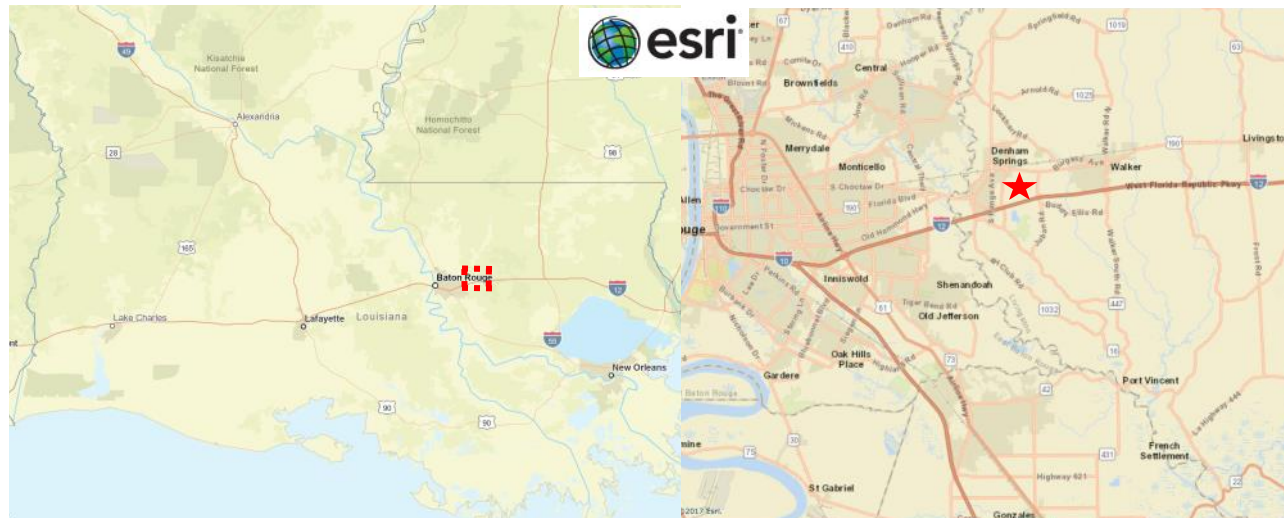
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PARTNERS**
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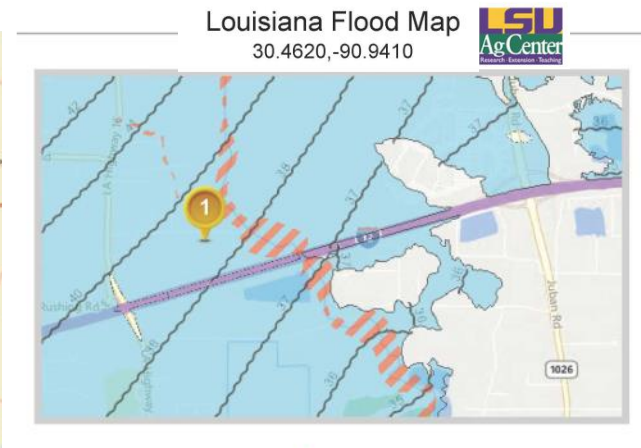


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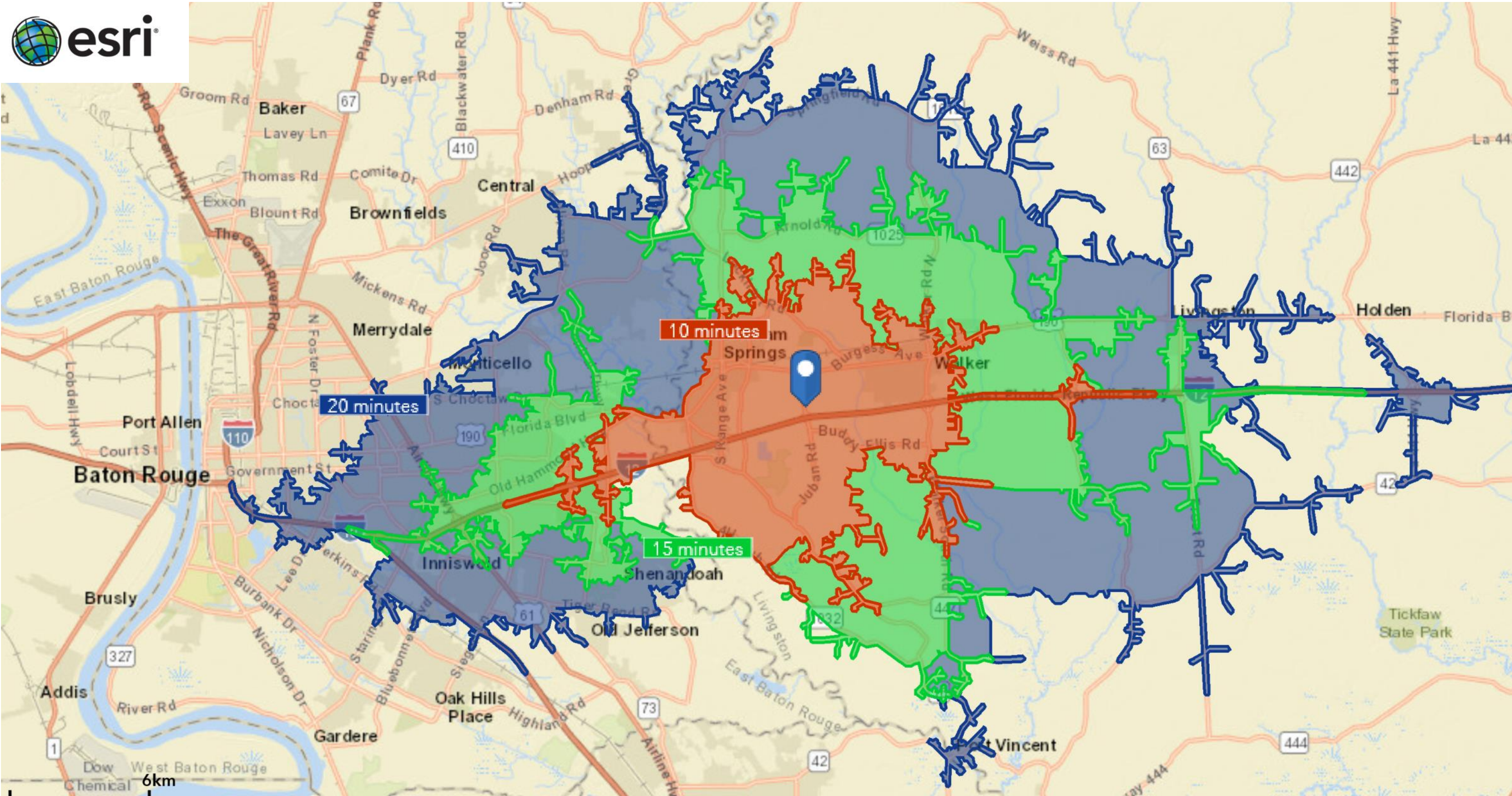
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225-250-4450



SNAPSHOT OF 8924 COOK ROAD

8924 Cook Road is located in Denham Springs, Louisiana, just 1-1/2 miles west of **Juban Crossing's** only fully signalized intersection on Juban Road. Located on the north side of I-12 between Exit 10 and Exit 12 on Interstate 12 and located just west of Juban Crossing's 600,000 square feet of retail shopping anchored by Belk, Academy, Movie Tavern and Rouse's. Junior anchors include TJ Maxx, Old Navy, Ross, Ulta, Bed Bath and Beyond, Michaels, Pet Smart, Shoe Carnival, Lane Bryant, and other tenants on an overall 500 acre mixed use development site. 8924 Cook Road possesses **unmatched visibility and easy access** with exposure to over 74,000 vehicles per day on Interstate 12. The unique site boasts dual frontage, over 1,045 feet of frontage on I-12 and approximately 1000 feet of frontage on the new Cook Road Extension.



TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	10 minutes	15 minutes	20 minutes
2024 Population	39,084	134,272	254,523
2024 Median Household Income	\$75,773	\$73,359	\$71,991
2024 Average Household Income	\$91,395	\$90,503	\$94,123

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