



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

FOR LEASE

# BROADWAY PLACE SHOPPING CENTER

7755 MAGNOLIA BEACH RD., DENHAM SPRINGS, LA 70726

1,344 - 3,050 SF

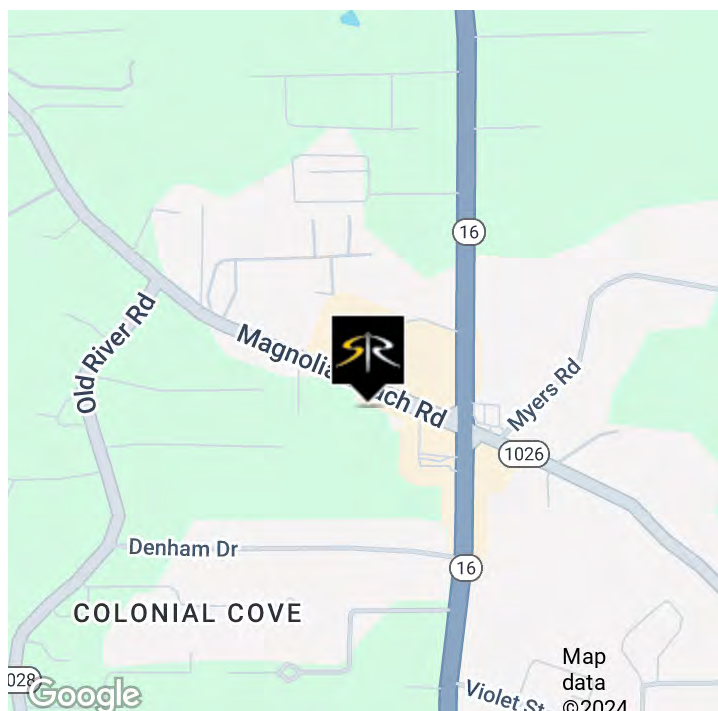


## OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Shopping Center Size:	42,689 SF
Available SF:	1,344 - 3,050 SF

## PROPERTY HIGHLIGHTS

- Retail Space Available, including End Cap with Drive-Thru in Broadway Place Shopping Center in Denham Springs, LA
- Excellent Trade Area with Strong Demographics
- Corner of two major thoroughfares with access to Denham Springs, Watson, and Central
- Ample Parking with Easy Access from Magnolia Beach Rd. & Hwy. 16
- Build to Suit Outparcels Available with Drive-thru Potential
- Great Visibility with High Traffic Counts
- Join Girl Boss Boutique, Lewy Physical Therapy, Mexican Market and more
- Area retailers include Raising Cane's, Starbucks, Taco Bell, McDonald's, and Burger King



**CARMEN AUSTIN, MBA, CCIM, SIOR**  
Associate Broker & Retail Specialist  
(D)225.930.6256 | (C)225.328.1778  
carmen@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
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225.766.0000 | sauragerotenberg.com

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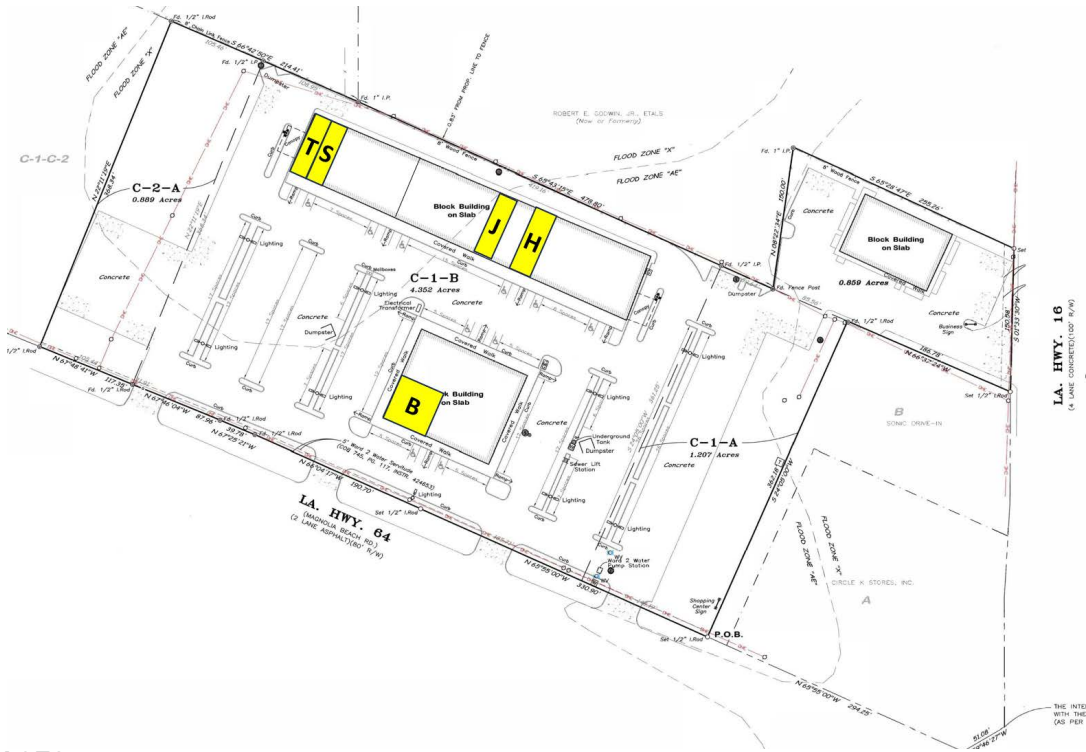
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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	Available	3,050 SF	NNN	\$12.00 SF/yr	CAM: \$3.50 SF/yr (Former Wise Guys Pizza)
Suite H	Available	1,572 SF	NNN	\$12.00 SF/yr	CAM \$3.50 SF/yr (Former Nutrition 4:13)
Suite J	Available	1,800 SF	NNN	\$12.00 SF/yr	CAM: \$3.50 SF/yr (Former Church)
Suite S	Available	1,344 SF	NNN	\$13.00 SF/yr	CAM: \$3.50 SF/yr (Zoned C-AB-2)
Suite T	Available	1,572 SF	NNN	\$15.00 SF/yr	CAM: \$3.50 SF/yr (End Cap w Drive Thru)

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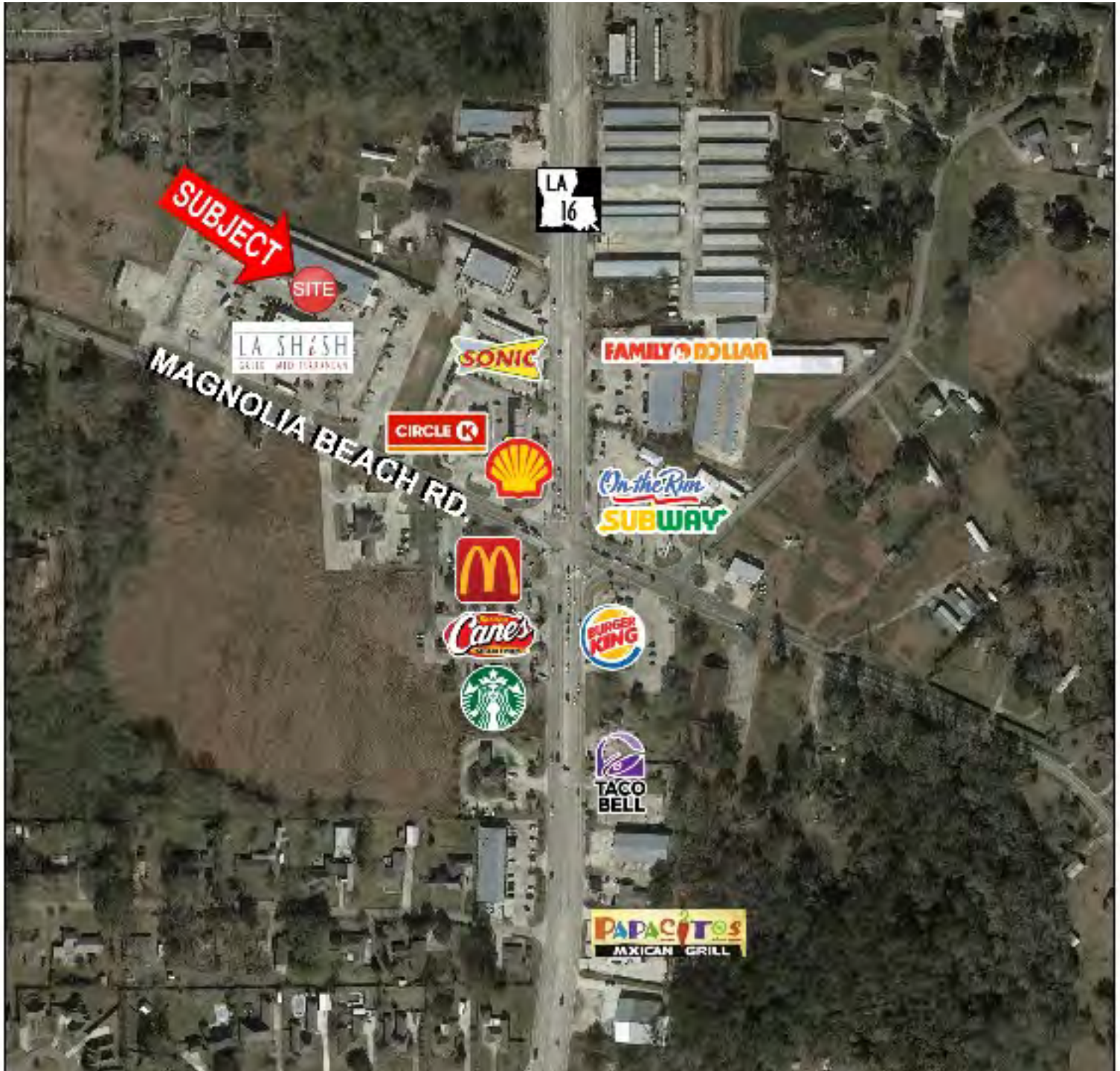
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# FORMER FAMILY APPLIANCE

7755 MAGNOLIA BEACH RD., DENHAM SPRINGS, LA 70726

**SUITE A | 4,660 SF**



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## FORMER WISE GUYS

7755 MAGNOLIA BEACH RD., DENHAM SPRINGS, LA 70726

**SUITE B | 3,050 SF**



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## FORMER CHURCH

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**SUITE G | 2,016 SF**



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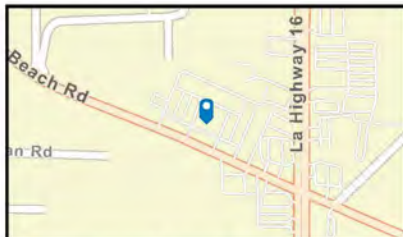
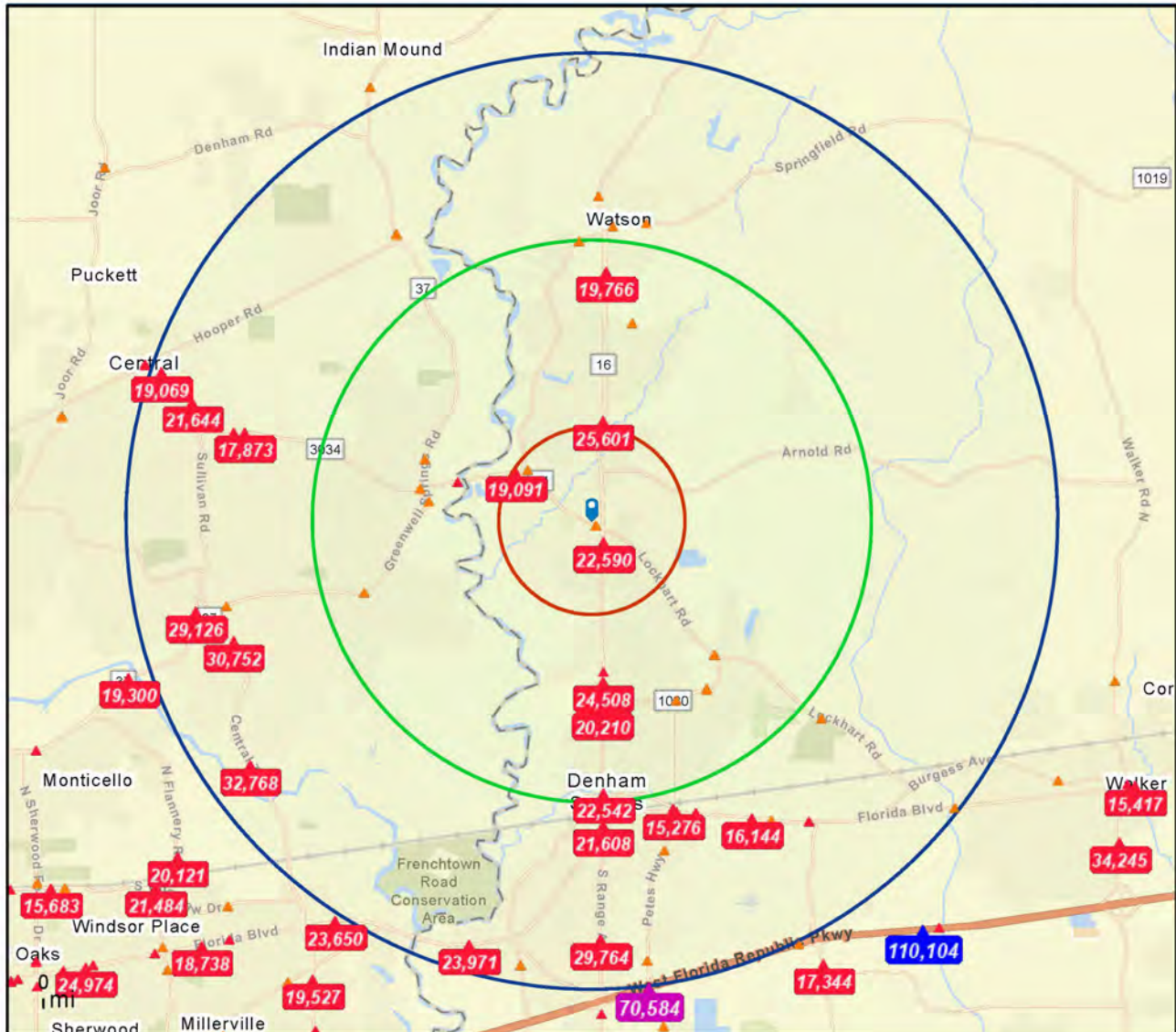
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# TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

## BROADWAY PLACE SHOPPING CENTER

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1,344 - 3,050 SF



Source: ©2023 Kalibrate Technologies (Q3 2023).

**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



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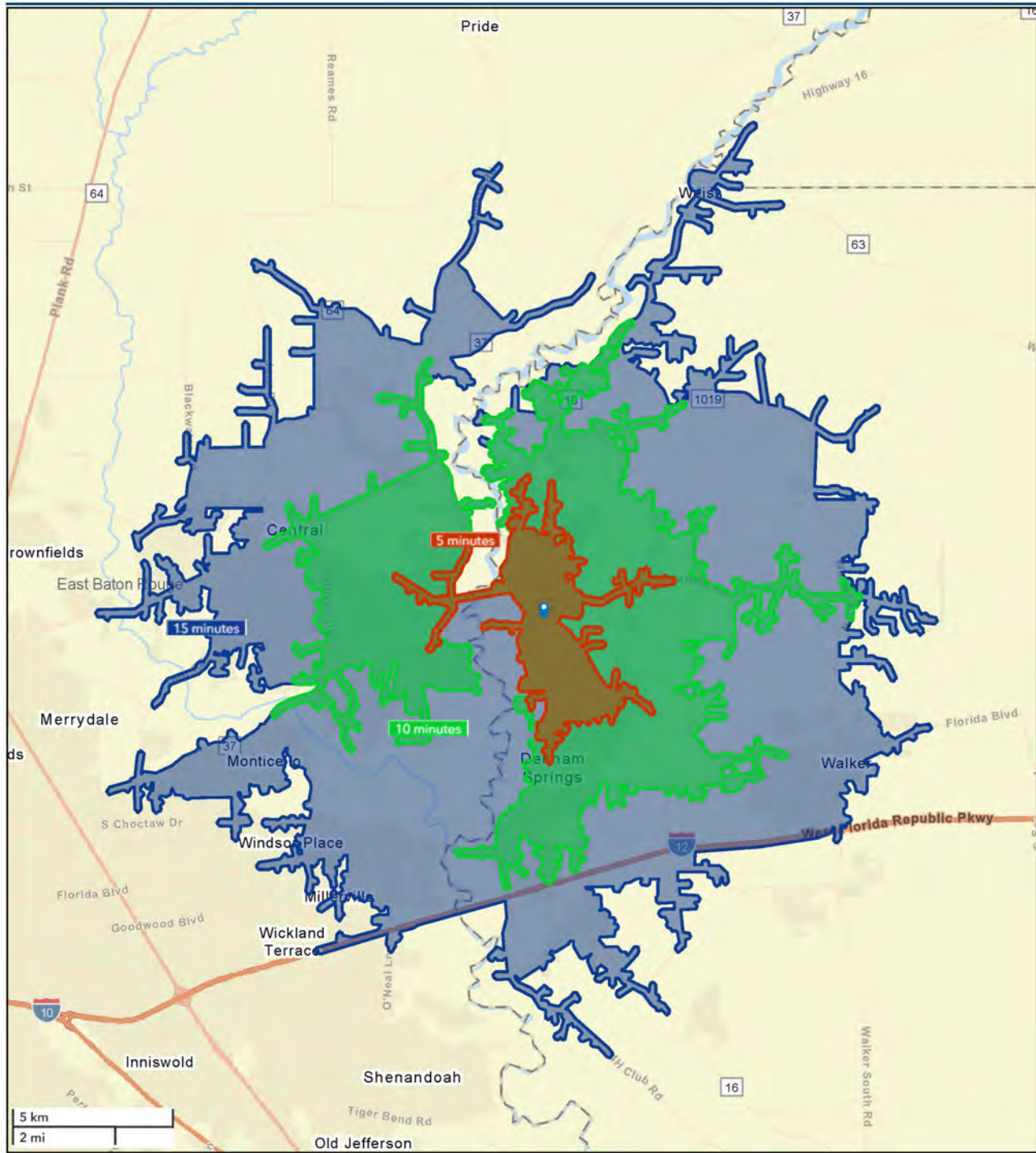
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# DRIVE TIME MAP: 5, 10, 15 MINUTES

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## Demographic and Income Profile

7755 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 30.52940  
Longitude: -90.95811

Summary	Census 2010	Census 2020	2023	2028
Population	3,062	3,092	3,206	3,221
Households	1,175	1,261	1,322	1,345
Families	874	847	948	961
Average Household Size	2.61	2.45	2.42	2.39
Owner Occupied Housing Units	833	827	942	970
Renter Occupied Housing Units	342	434	380	374
Median Age	32.7	33.7	36.5	37.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.09%	-0.02%	0.30%
Households	0.35%	0.18%	0.49%
Families	0.27%	0.08%	0.44%
Owner HHs	0.59%	0.36%	0.66%
Median Household Income	2.81%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	48	3.6%	45	3.3%
\$15,000 - \$24,999	102	7.7%	84	6.2%
\$25,000 - \$34,999	185	14.0%	164	12.2%
\$35,000 - \$49,999	253	19.1%	242	18.0%
\$50,000 - \$74,999	195	14.8%	193	14.3%
\$75,000 - \$99,999	127	9.6%	132	9.8%
\$100,000 - \$149,999	249	18.8%	272	20.2%
\$150,000 - \$199,999	98	7.4%	131	9.7%
\$200,000+	65	4.9%	81	6.0%

Median Household Income	\$57,373	\$65,894
Average Household Income	\$86,488	\$98,295
Per Capita Income	\$33,907	\$38,996

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	239	7.8%	218	7.1%	208	6.5%	214	6.6%
5 - 9	242	7.9%	201	6.5%	227	7.1%	222	6.9%
10 - 14	239	7.8%	231	7.5%	226	7.0%	238	7.4%
15 - 19	236	7.7%	206	6.7%	194	6.1%	199	6.2%
20 - 24	193	6.3%	250	8.1%	173	5.4%	152	4.7%
25 - 34	498	16.3%	496	16.0%	497	15.5%	462	14.3%
35 - 44	479	15.6%	398	12.9%	492	15.3%	525	16.3%
45 - 54	408	13.3%	357	11.5%	424	13.2%	410	12.7%
55 - 64	283	9.2%	369	11.9%	360	11.2%	355	11.0%
65 - 74	146	4.8%	227	7.3%	258	8.0%	266	8.3%
75 - 84	76	2.5%	117	3.8%	119	3.7%	142	4.4%
85+	25	0.8%	23	0.7%	28	0.9%	37	1.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,826	92.3%	2,398	77.6%	2,448	76.4%	2,393	74.3%
Black Alone	121	4.0%	281	9.1%	299	9.3%	325	10.1%
American Indian Alone	23	0.8%	12	0.4%	13	0.4%	13	0.4%
Asian Alone	24	0.8%	19	0.6%	20	0.6%	22	0.7%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	29	0.9%	201	6.5%	227	7.1%	250	7.8%
Two or More Races	40	1.3%	182	5.9%	199	6.2%	219	6.8%
Hispanic Origin (Any Race)	75	2.4%	323	10.4%	363	11.3%	401	12.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

January 02, 2024



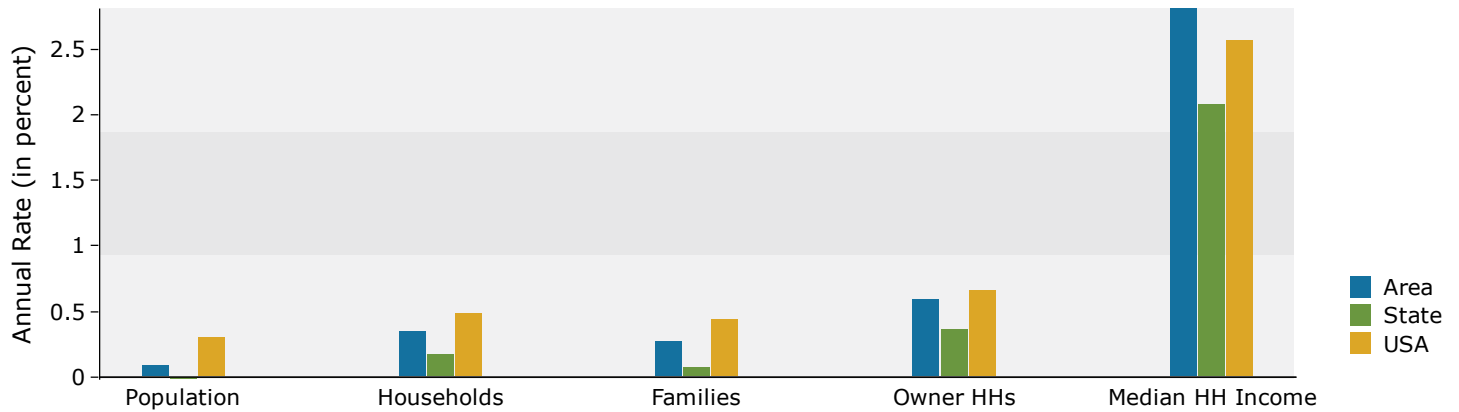


# Demographic and Income Profile

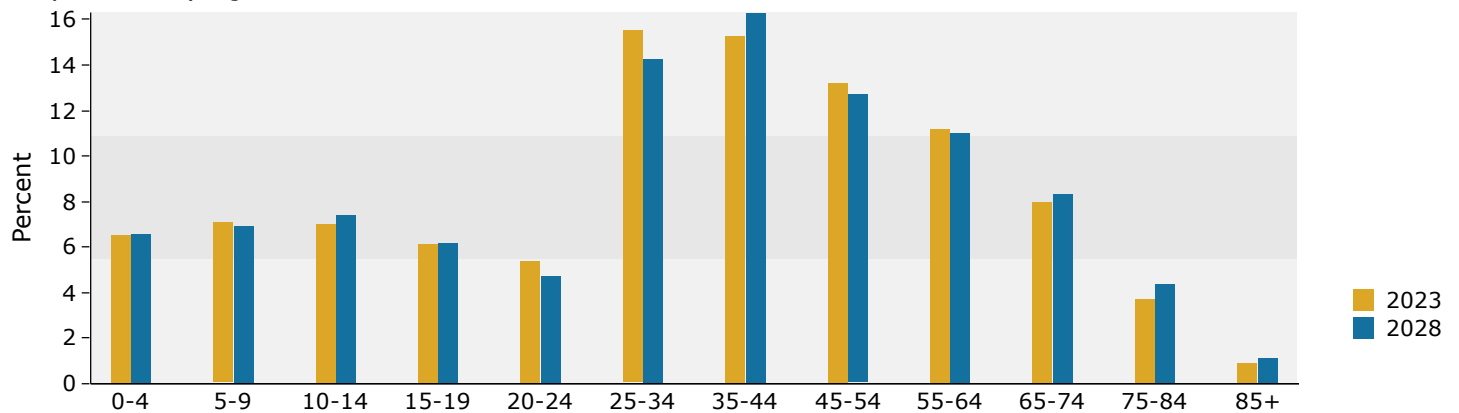
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Ring: 1 mile radius

Prepared by Esri  
Latitude: 30.52940  
Longitude: -90.95811

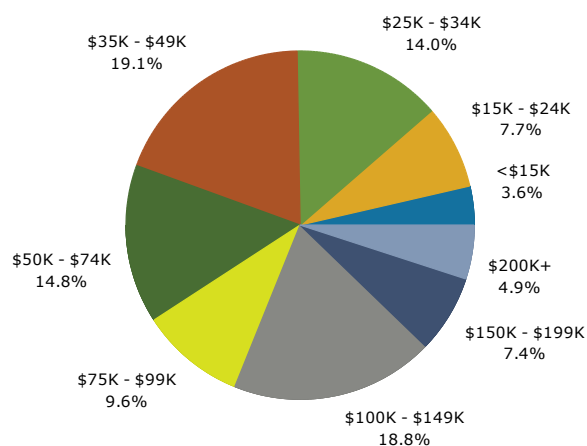
## Trends 2023-2028



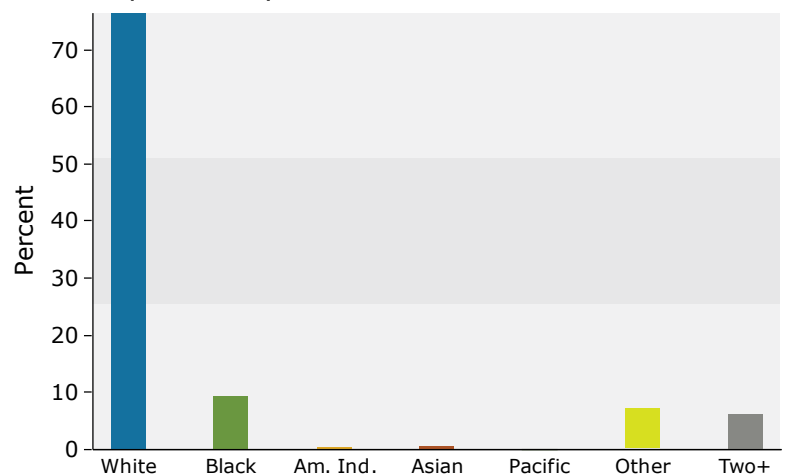
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 11.3%





## Demographic and Income Profile

7755 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 30.52940  
Longitude: -90.95811

Summary	Census 2010	Census 2020	2023	2028
Population	26,148	28,152	29,084	29,447
Households	9,393	10,454	10,849	11,082
Families	7,210	7,714	8,074	8,222
Average Household Size	2.77	2.68	2.67	2.64
Owner Occupied Housing Units	7,531	8,429	9,008	9,257
Renter Occupied Housing Units	1,862	2,025	1,841	1,825
Median Age	35.3	37.5	37.9	38.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.25%	-0.02%	0.30%
Households	0.43%	0.18%	0.49%
Families	0.36%	0.08%	0.44%
Owner HHs	0.55%	0.36%	0.66%
Median Household Income	2.39%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	496	4.6%	439	4.0%
\$15,000 - \$24,999	447	4.1%	353	3.2%
\$25,000 - \$34,999	896	8.3%	792	7.1%
\$35,000 - \$49,999	1,626	15.0%	1,494	13.5%
\$50,000 - \$74,999	1,675	15.4%	1,573	14.2%
\$75,000 - \$99,999	1,409	13.0%	1,434	12.9%
\$100,000 - \$149,999	2,285	21.1%	2,452	22.1%
\$150,000 - \$199,999	1,236	11.4%	1,603	14.5%
\$200,000+	779	7.2%	943	8.5%

Median Household Income	\$78,994	\$88,894
Average Household Income	\$103,570	\$117,080
Per Capita Income	\$38,854	\$44,306

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,894	7.2%	1,794	6.4%	1,825	6.3%	1,868	6.3%
5 - 9	2,008	7.7%	1,962	7.0%	1,982	6.8%	1,957	6.6%
10 - 14	2,039	7.8%	2,131	7.6%	2,009	6.9%	2,093	7.1%
15 - 19	1,921	7.3%	1,928	6.8%	1,821	6.3%	1,802	6.1%
20 - 24	1,518	5.8%	1,591	5.7%	1,548	5.3%	1,442	4.9%
25 - 34	3,572	13.7%	3,687	13.1%	4,101	14.1%	3,846	13.1%
35 - 44	3,816	14.6%	3,804	13.5%	4,170	14.3%	4,447	15.1%
45 - 54	3,716	14.2%	3,460	12.3%	3,688	12.7%	3,686	12.5%
55 - 64	2,897	11.1%	3,526	12.5%	3,511	12.1%	3,295	11.2%
65 - 74	1,649	6.3%	2,611	9.3%	2,796	9.6%	2,899	9.8%
75 - 84	840	3.2%	1,289	4.6%	1,273	4.4%	1,658	5.6%
85+	278	1.1%	370	1.3%	360	1.2%	453	1.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,346	93.1%	23,348	82.9%	23,848	82.0%	23,648	80.3%
Black Alone	1,042	4.0%	2,017	7.2%	2,146	7.4%	2,323	7.9%
American Indian Alone	122	0.5%	102	0.4%	111	0.4%	117	0.4%
Asian Alone	139	0.5%	227	0.8%	243	0.8%	271	0.9%
Pacific Islander Alone	3	0.0%	5	0.0%	5	0.0%	6	0.0%
Some Other Race Alone	239	0.9%	781	2.8%	891	3.1%	1,005	3.4%
Two or More Races	256	1.0%	1,672	5.9%	1,840	6.3%	2,078	7.1%
Hispanic Origin (Any Race)	630	2.4%	1,734	6.2%	1,966	6.8%	2,220	7.5%

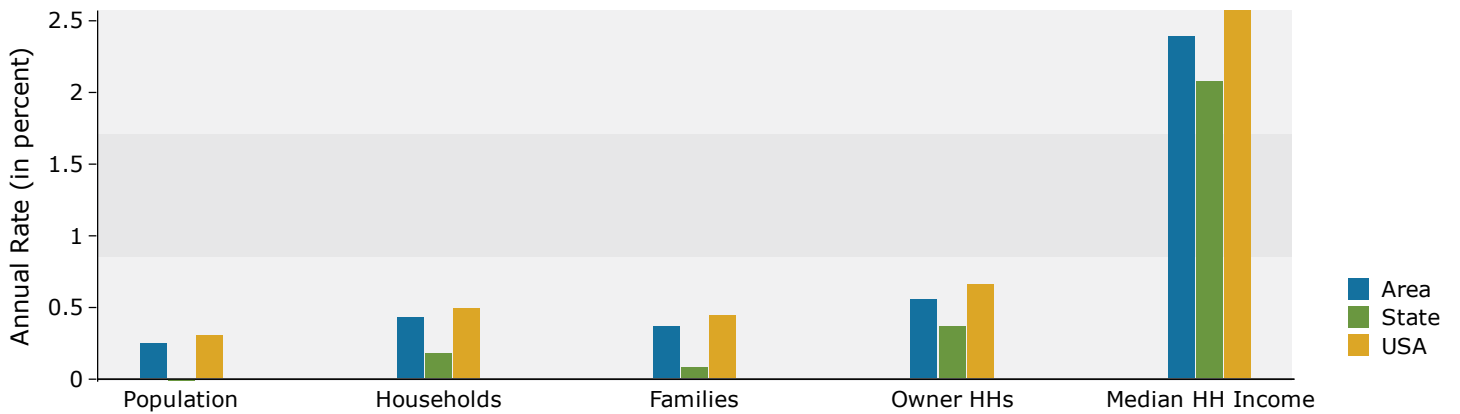
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

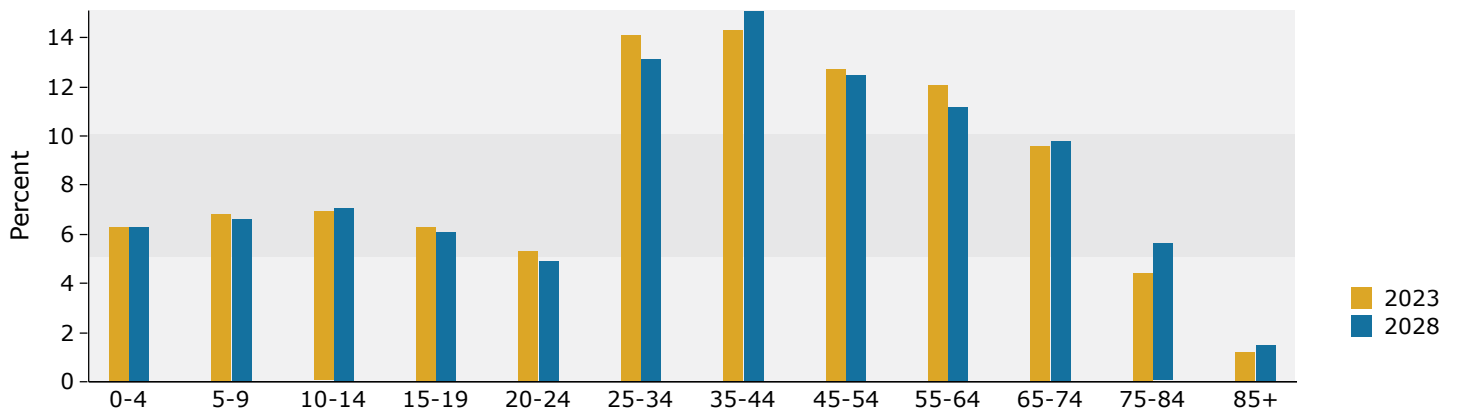
January 02, 2024



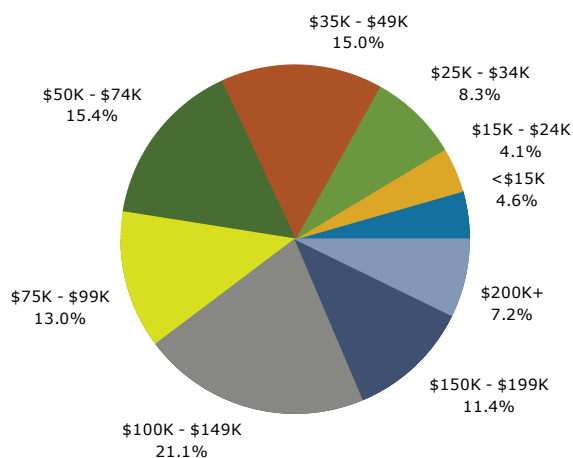
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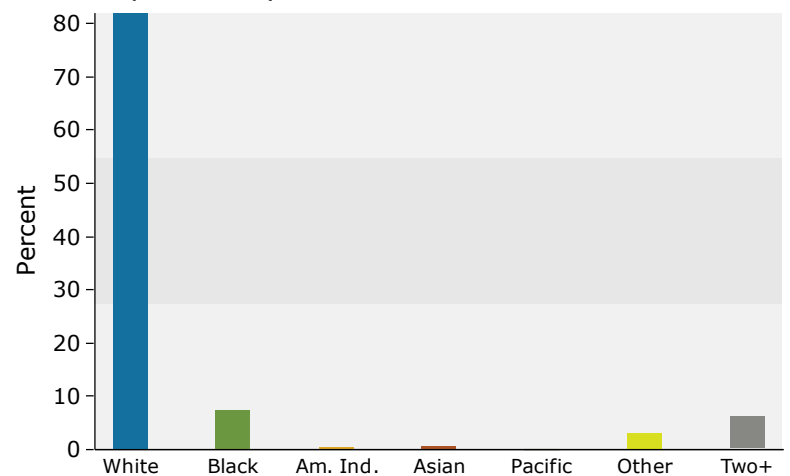
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 6.8%





## Demographic and Income Profile

7755 Magnolia Beach Rd, Denham Springs, Louisiana, 70726  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 30.52940  
Longitude: -90.95811

Summary	Census 2010	Census 2020	2023	2028
Population	58,379	62,830	64,972	65,864
Households	21,097	23,210	24,080	24,613
Families	16,112	17,056	17,838	18,173
Average Household Size	2.75	2.69	2.68	2.66
Owner Occupied Housing Units	16,660	18,279	19,359	19,915
Renter Occupied Housing Units	4,438	4,931	4,721	4,698
Median Age	34.8	37.1	37.7	38.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.27%	-0.02%	0.30%
Households	0.44%	0.18%	0.49%
Families	0.37%	0.08%	0.44%
Owner HHs	0.57%	0.36%	0.66%
Median Household Income	2.19%	2.08%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,225	5.1%	1,088	4.4%
\$15,000 - \$24,999	1,132	4.7%	898	3.6%
\$25,000 - \$34,999	1,642	6.8%	1,435	5.8%
\$35,000 - \$49,999	3,613	15.0%	3,346	13.6%
\$50,000 - \$74,999	3,908	16.2%	3,728	15.1%
\$75,000 - \$99,999	3,123	13.0%	3,254	13.2%
\$100,000 - \$149,999	4,916	20.4%	5,247	21.3%
\$150,000 - \$199,999	2,775	11.5%	3,515	14.3%
\$200,000+	1,747	7.3%	2,102	8.5%

Median Household Income	\$78,263	\$87,206
Average Household Income	\$103,449	\$116,495
Per Capita Income	\$38,257	\$43,433

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,295	7.4%	3,969	6.3%	4,116	6.3%	4,180	6.3%
5 - 9	4,513	7.7%	4,536	7.2%	4,455	6.9%	4,374	6.6%
10 - 14	4,608	7.9%	4,889	7.8%	4,478	6.9%	4,665	7.1%
15 - 19	4,368	7.5%	4,518	7.2%	4,058	6.2%	4,043	6.1%
20 - 24	3,416	5.9%	3,540	5.6%	3,578	5.5%	3,325	5.0%
25 - 34	8,186	14.0%	8,023	12.8%	9,165	14.1%	8,662	13.2%
35 - 44	8,391	14.4%	8,642	13.8%	9,363	14.4%	9,768	14.8%
45 - 54	8,195	14.0%	7,734	12.3%	8,025	12.4%	8,276	12.6%
55 - 64	6,456	11.1%	7,615	12.1%	7,768	12.0%	7,287	11.1%
65 - 74	3,587	6.1%	5,746	9.1%	6,250	9.6%	6,475	9.8%
75 - 84	1,802	3.1%	2,753	4.4%	2,861	4.4%	3,750	5.7%
85+	562	1.0%	865	1.4%	857	1.3%	1,059	1.6%

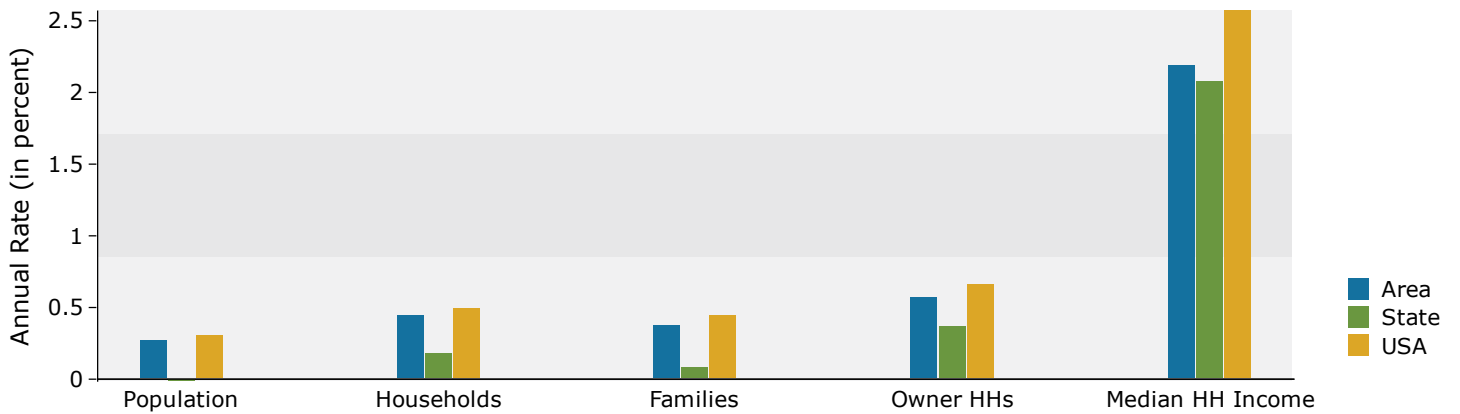
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	51,985	89.0%	49,485	78.8%	50,644	77.9%	50,197	76.2%
Black Alone	4,529	7.8%	6,584	10.5%	6,881	10.6%	7,276	11.0%
American Indian Alone	255	0.4%	232	0.4%	253	0.4%	266	0.4%
Asian Alone	363	0.6%	604	1.0%	639	1.0%	698	1.1%
Pacific Islander Alone	9	0.0%	10	0.0%	10	0.0%	11	0.0%
Some Other Race Alone	585	1.0%	1,918	3.1%	2,158	3.3%	2,470	3.8%
Two or More Races	654	1.1%	3,998	6.4%	4,388	6.8%	4,946	7.5%
Hispanic Origin (Any Race)	1,734	3.0%	4,304	6.9%	4,843	7.5%	5,485	8.3%

**Data Note:** Income is expressed in current dollars.

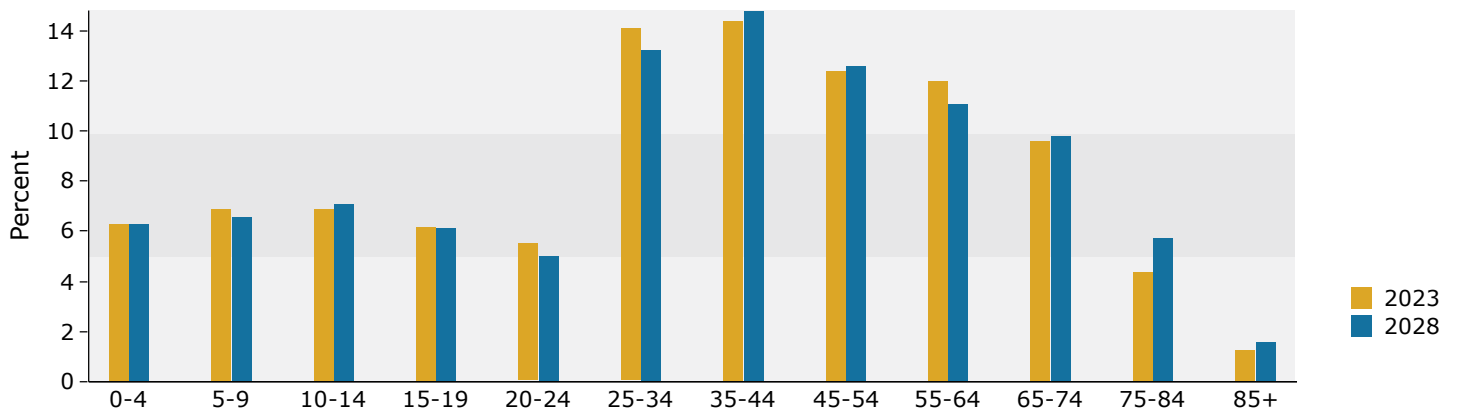
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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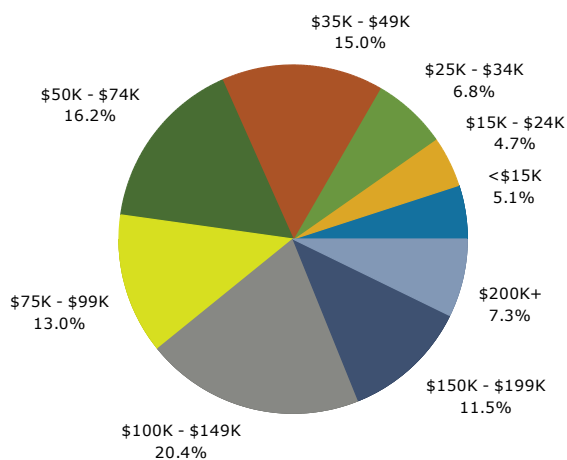
## Trends 2023-2028



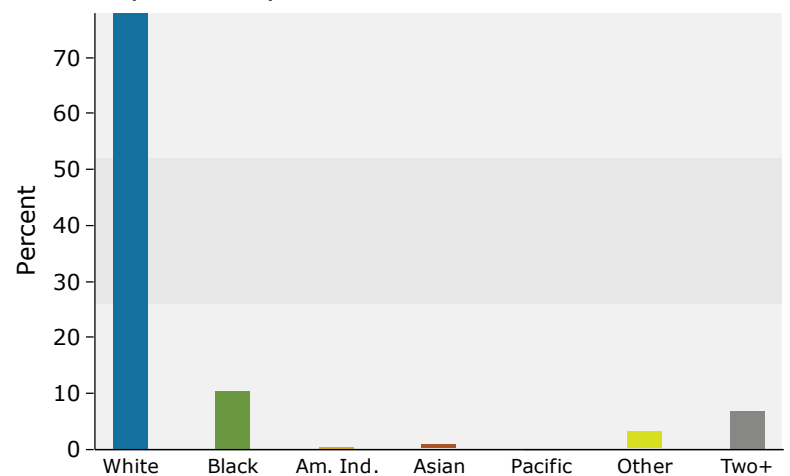
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 7.5%