

RETAIL PROPERTY FOR LEASE  
AVAILABLE 4TH QTR 2025

# JUBAN CENTRE

28046 JUBAN ROAD  
DENHAM SPRINGS, LA



**stirling**



## PROPERTY DESCRIPTION

PLANS ARE APPROVED! This proposed retail center anticipated for February 2025 Ground Breaking will sit along the highly traveled Juban Road corridor and offer a variety of configurations for retail and restaurant use, including drive-thru.

Subject property is located on a high-visibility site situated just north of the Juban Rd / Interstate 12 intersection which has a daily traffic count of ±70,000 VPD. It is surrounded by various retail business and is less than 1500 ft. from Juban Crossing, a 500 acre mixed use development attracting nearly 6M visitors per year. Nearby tenants include Academy Sports + Outdoors, TJ Maxx, Belk, as well as Walk-On's, Texas Roadhouse, Movie Tavern and many more. The Baton Rouge General Medical Center just recently announced a \$50M Neighborhood Hospital at I-12 and Juban scheduled for early 2025 groundbreaking. Juban Crossing recently announced a new SFR development comprising 500 new homes scheduled for a 2025 groundbreaking. There is a right-in/right out driveway providing access to northbound traffic connecting two traffic circles to the north and south of the property allowing for seamless unfettered access in both directions. Delivery timeline is approximately November 2025 and LL will finish buildout to a vanilla box or deliver in cold dark shell with a buildout allowance equivalent to a vanilla box. For further info contact Steve Legendre (Owner/Agent) and Gabrielle Adams.

Learn

## LOCATION DESCRIPTION

Located just north of Juban Crossing, the 12th most visited Shopping Center in the state of LA and 4th in the Baton Rouge MSA drawing over 6M visitors each year. Juban Centre located at 28058 Juban Road in Denham Springs, LA is a proposed 16,924 SF Neighborhood Shopping Center projected to begin construction in February of 2025.. The immediate trade area offers a prime retail location with high visibility and easy access. The area continues to draw regional visitors from Baton Rouge, St. George, Hammond and beyond. Positioned alongside national retailers and local businesses alike, Juban Centre provides an ideal opportunity for your next location to capitalize on the area's dynamic energy and steady traffic.



## BUILDING DESCRIPTION

The project is a 16,924 SF retail center at 28058 Juban Road, Denham Springs, LA. Key materials include cast-in-place concrete, concrete masonry units, and face brick. The structure incorporates pre-engineered metal building systems with a standing seam metal roof and fiber cement siding. Thermal and moisture protection systems include continuous insulation boards, liquid-applied air barriers, and sheet metal flashing. Openings are finished with hollow metal doors, aluminum storefront systems, and architectural glass. Finishes include non-structural metal framing and painting. Site work encompasses earthwork, concrete paving, and storm drainage installation.

**STEVE LEGENDRE, CCIM**

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**GABRIELLE ADAMS**

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## Lease Rate

**\$33.00 - 35.00 SF/YR**

## LOCATION INFORMATION

Building Name	Juban Centre
Street Address	28046 Juban Road
City, State, Zip	Denham Springs, LA 70726
County	Livingston
Side of the Street	East
Road Type	Four Lane Highway (Completion Fall 2025)
Market Type	Medium
Nearest Highway	Interstate 12

## BUILDING INFORMATION

Building Size	16,924 SF
Ceiling Height	18 ft
Minimum Ceiling Height	14.8 ft
Year Built	2025
Gross Leasable Area	16,924 SF
Construction Status	Proposed
Roof	Standing Seam Metal Roof on Truss
Free Standing	Yes
Number of Buildings	1

## PROPERTY INFORMATION

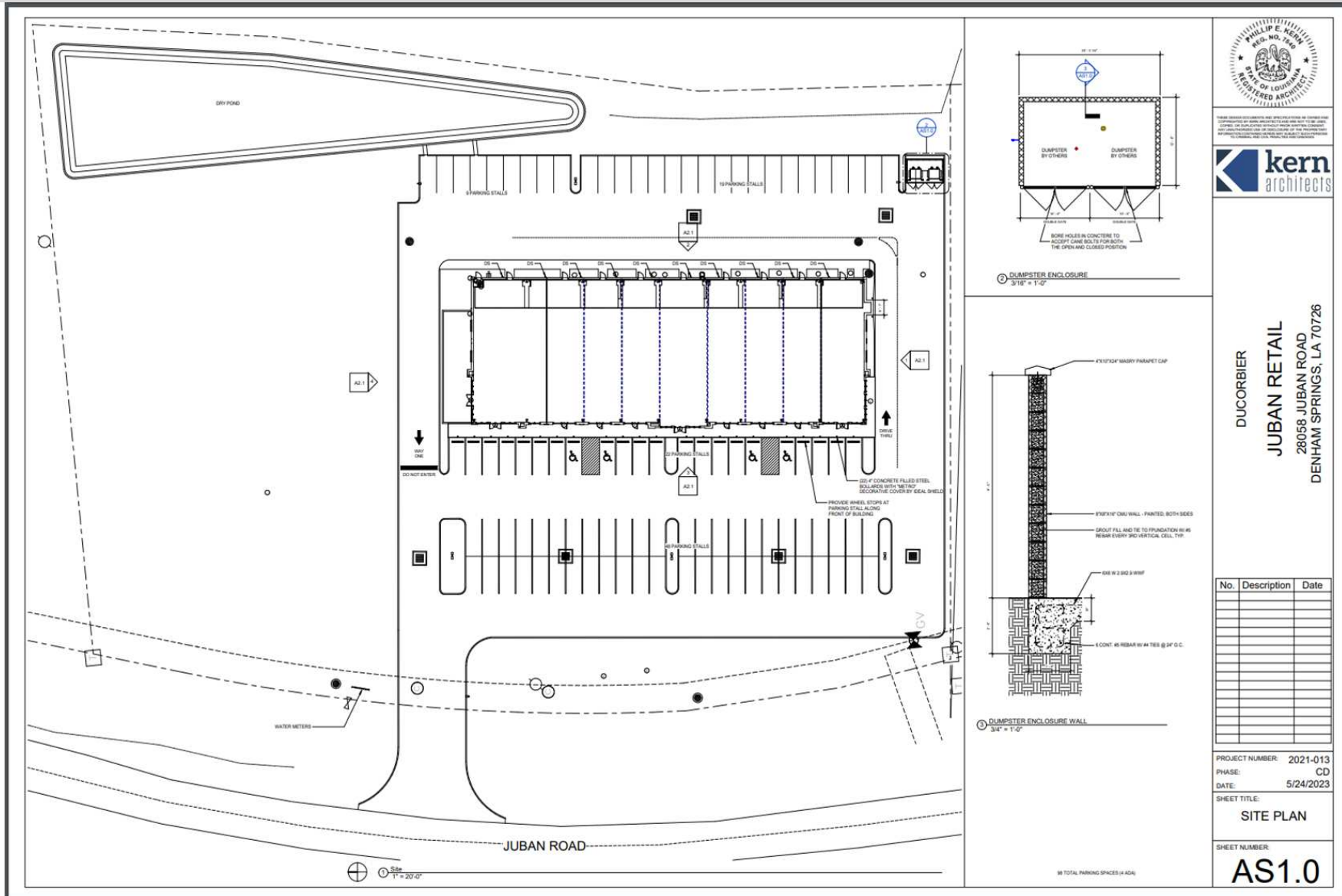
Property Type	Retail
Property Subtype	Neighborhood Center
Zoning	Commercial
Lot Size	2.12 Acres
Power	Yes
Flood Zone	X (100 Year)

## PARKING & TRANSPORTATION

Parking Ratio	6.0
Number of Parking Spaces	99

## UTILITIES & AMENITIES

Electricity	Entergy/DEMCO
Telephone	Cox/AT&T
Water District	Ward 2 Water
Sewer District	No. 8
Gas	City of Walker
Sewer	Collection System to Connect to District System
Fire District	No. 5



DUCORBIER  
**JUBAN RETAIL**  
 28058 JUBAN ROAD  
 DENHAM SPRINGS, LA 70726

No.	Description	Date

PROJECT NUMBER: 2021-013  
 PHASE: CD  
 DATE: 5/24/2023  
 SHEET TITLE: **SITE PLAN**  
 SHEET NUMBER: **AS1.0**



REGISTERED PROFESSIONAL ENGINEER - CIVIL  
 LICENSE NO. 746  
 STATE OF LOUISIANA  
 REGISTERED ARCHITECT



DUCORBIER  
**JUBAN RETAIL**  
 28058 JUBAN ROAD  
 DENHAM SPRINGS, LA 70726

No.	Description	Date

PROJECT NUMBER: 2021-013  
 PHASE: CD  
 DATE: 5/24/2023

SHEET TITLE:  
**FLOOR PLAN**

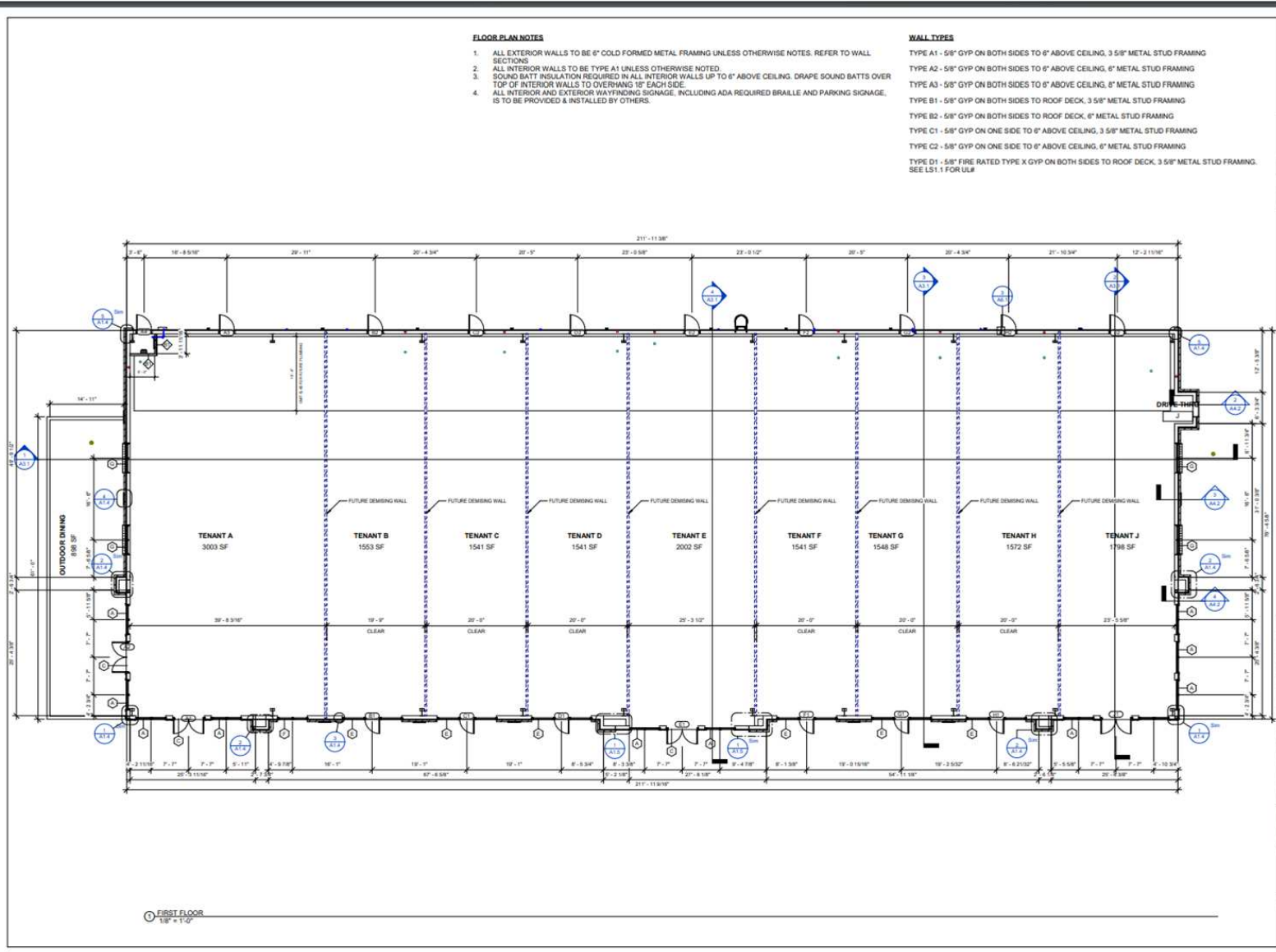
SHEET NUMBER:  
**A1.1**

#### FLOOR PLAN NOTES

- ALL EXTERIOR WALLS TO BE 6" COLD FORMED METAL FRAMING UNLESS OTHERWISE NOTES. REFER TO WALL SECTIONS
- ALL INTERIOR WALLS TO BE TYPE A1 UNLESS OTHERWISE NOTED.
- SOUND BATT INSULATION REQUIRED IN ALL INTERIOR WALLS UP TO 6" ABOVE CEILING. DRAPE SOUND BATTS OVER TOP OF INTERIOR WALLS TO OVERHANG 1" EACH SIDE.
- ALL INTERIOR AND EXTERIOR WAYFINDING SIGNAGE, INCLUDING ADA REQUIRED BRAILLE AND PARKING SIGNAGE, IS TO BE PROVIDED & INSTALLED BY OTHERS.

#### WALL TYPES

- TYPE A1 - 5/8" GYP ON BOTH SIDES TO 6" ABOVE CEILING, 3 5/8" METAL STUD FRAMING
- TYPE A2 - 5/8" GYP ON BOTH SIDES TO 6" ABOVE CEILING, 6" METAL STUD FRAMING
- TYPE A3 - 5/8" GYP ON BOTH SIDES TO 6" ABOVE CEILING, 8" METAL STUD FRAMING
- TYPE B1 - 5/8" GYP ON BOTH SIDES TO ROOF DECK, 3 5/8" METAL STUD FRAMING
- TYPE B2 - 5/8" GYP ON BOTH SIDES TO ROOF DECK, 6" METAL STUD FRAMING
- TYPE C1 - 5/8" GYP ON ONE SIDE TO 6" ABOVE CEILING, 3 5/8" METAL STUD FRAMING
- TYPE C2 - 5/8" GYP ON ONE SIDE TO 6" ABOVE CEILING, 6" METAL STUD FRAMING
- TYPE D1 - 5/8" FIRE RATED TYPE X GYP ON BOTH SIDES TO ROOF DECK, 3 5/8" METAL STUD FRAMING. SEE LS1.1 FOR UL#



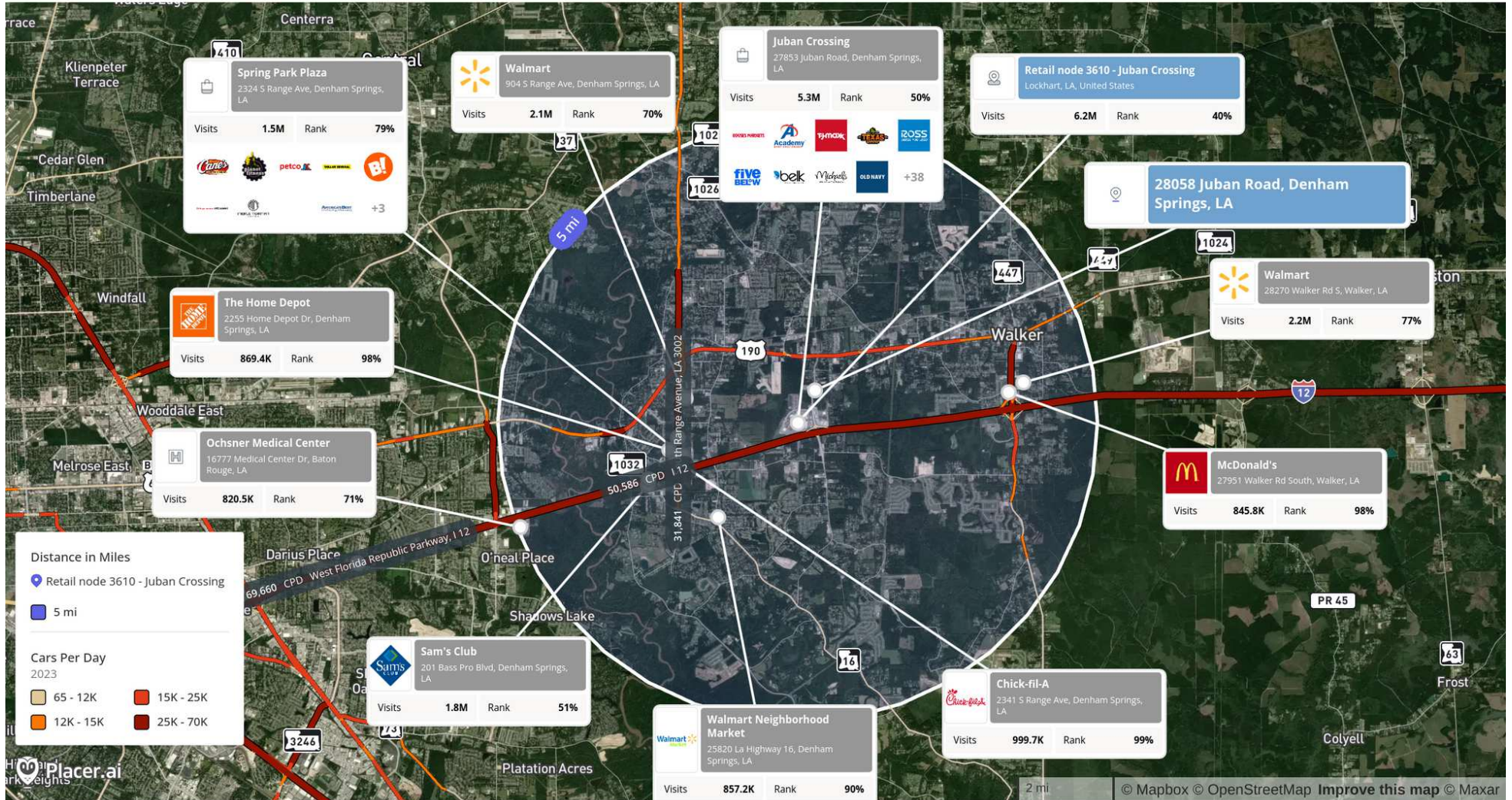
FIRST FLOOR  
 15' x 15'

## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,541 - 16,924 SF	<b>Lease Rate:</b>	\$33.00 - \$35.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	3,003 - 16,924 SF	NNN	\$35.00 SF/yr	39' - 8 3/16"W x 78' - 4 5/8"D Endcap with area for covered outdoor dining patio.
Suite B	Available	1,553 - 16,924 SF	NNN	\$33.00 SF/yr	19' - 9"W x 78' - 4 5/8"D
Suite C	Available	1,541 - 16,924 SF	NNN	\$33.00 SF/yr	20' - 0"W x 78' - 4 5/8"D
Suite D	Available	1,541 - 16,924 SF	NNN	\$33.00 SF/yr	20' - 0"W x 78' - 4 5/8"D
Suite E	Available	2,002 - 16,924 SF	NNN	\$33.00 SF/yr	25' - 3 1/2"W x 78' - 4 5/8"D
Suite F	Available	1,541 - 16,924 SF	NNN	\$33.00 SF/yr	20' - 0"W x 78' - 4 5/8"D
Suite G	Available	1,548 - 16,924 SF	NNN	\$33.00 SF/yr	19' - 9"W x 78' - 4 5/8"D
Suite H	Available	1,572 - 16,924 SF	NNN	\$33.00 SF/yr	20' - 0"W x 78' - 4 5/8"D
Suite J	Available	1,798 - 16,924 SF	NNN	\$35.00 SF/yr	Southern Endcap with Drive-Thru 23' - 5 5/8"W x 78' - 4 5/8"D



Nov 1, 2023 - Oct 31, 2024. Ranking listed in callouts are based on Category - State, Category - Nationwide.  
Data provided by Placer Labs Inc. (www.placer.ai)





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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,289	33,832	71,345
Average Age	36	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	40	39

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	941	12,685	26,519
Persons per HH	2.4	2.7	2.7
Average HH Income	\$91,346	\$102,876	\$106,650
Average House Value	\$251,940	\$269,242	\$285,162
Per Capita Income	\$38,060	\$38,102	\$39,500

### RACE (%)

	1 MILE	3 MILES	5 MILES
Population White (%)	57.40%	68.60%	68.80%
Population Black (%)	27.30%	16.70%	16.20%
Population American Indian (%)	0.40%	0.40%	0.40%
Population Asian (%)	2.50%	1.40%	1.40%
Population Pacific Islander (%)	0%	0%	0%
Population Other (%)	3.40%	4.20%	5.10%

