

115 N College St E

115 N College St E Denham Springs, LA 70726

PROPERTY SUMMARY



Property Description

Versatile 2,400 SF commercial building located on the corner of N Range Ave and N College St in Denham Springs, LA. Currently configured as a ± 575 SF suite with patio and drive thru, along with a $\pm 1,825$ SF suite with 2 drive-thru bays and an office/waiting area, ideal for vehicle service or inspection.

The lot is .415 acres with 3 points of ingress/egress and full access from N Range Ave. 11 parking spaces + 1 handicap space (5 / 1,000 SF). The building was constructed in 2020 and is built above Base Flood Elevation.

Currently 100% occupied by Olivia's Snowballs and Platinum Window Tint. The Site is situated in a growing area of Denham Springs fronting N Range Ave, which is the primary traffic corridor seeing over 32,000 vehicles per day. C1 zoning.

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Offering Summary

Sale Price:	\$525,000
Building Size:	2,400 SF
Lot Size:	.415 Acres / 18,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,828	10,456	30,476
Total Population	4,716	27,545	81,309
Average HH Income	\$108,373	\$102,360	\$101,527



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SITE AERIAL



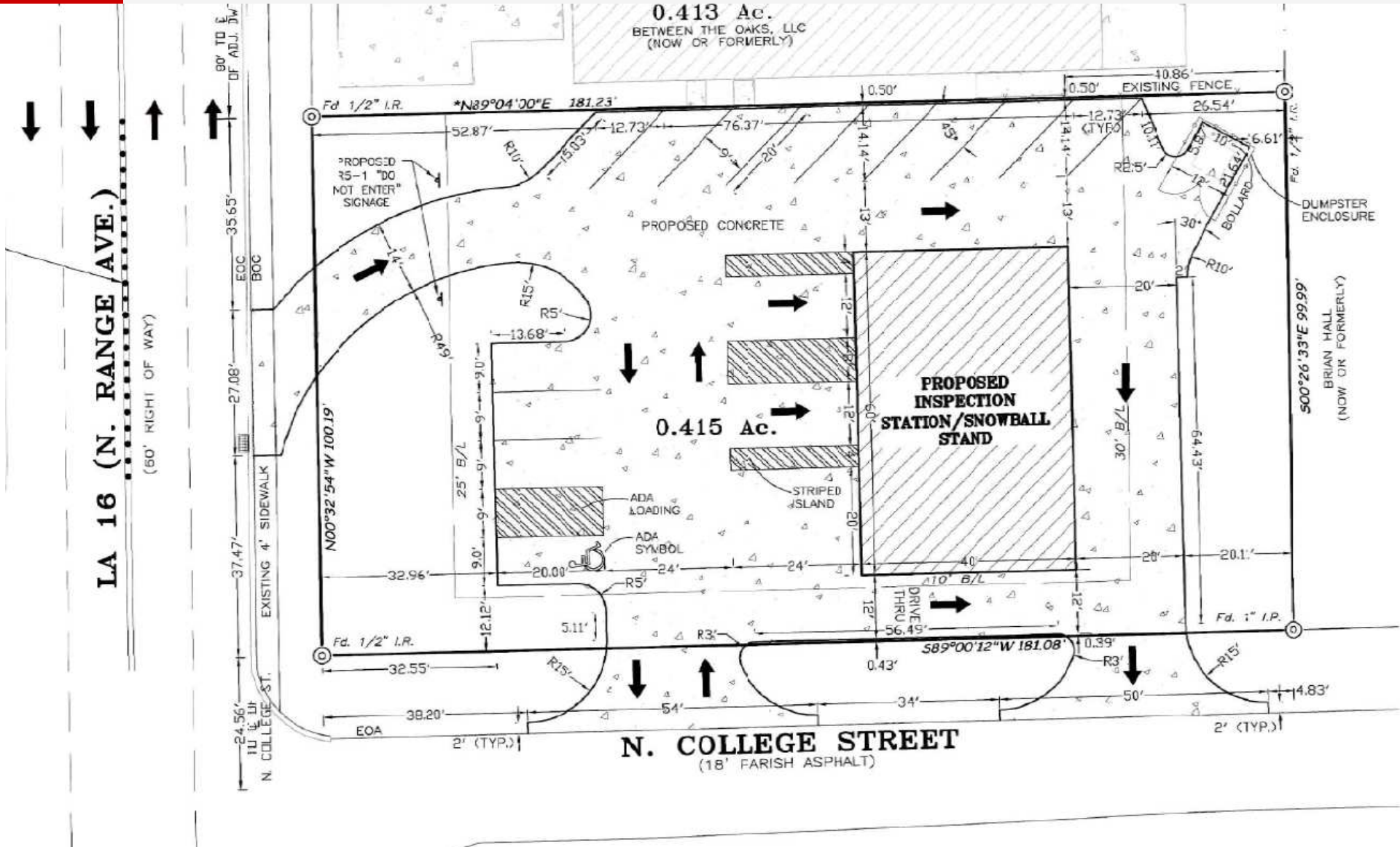
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SITE PLAN



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ADDITIONAL PHOTOS



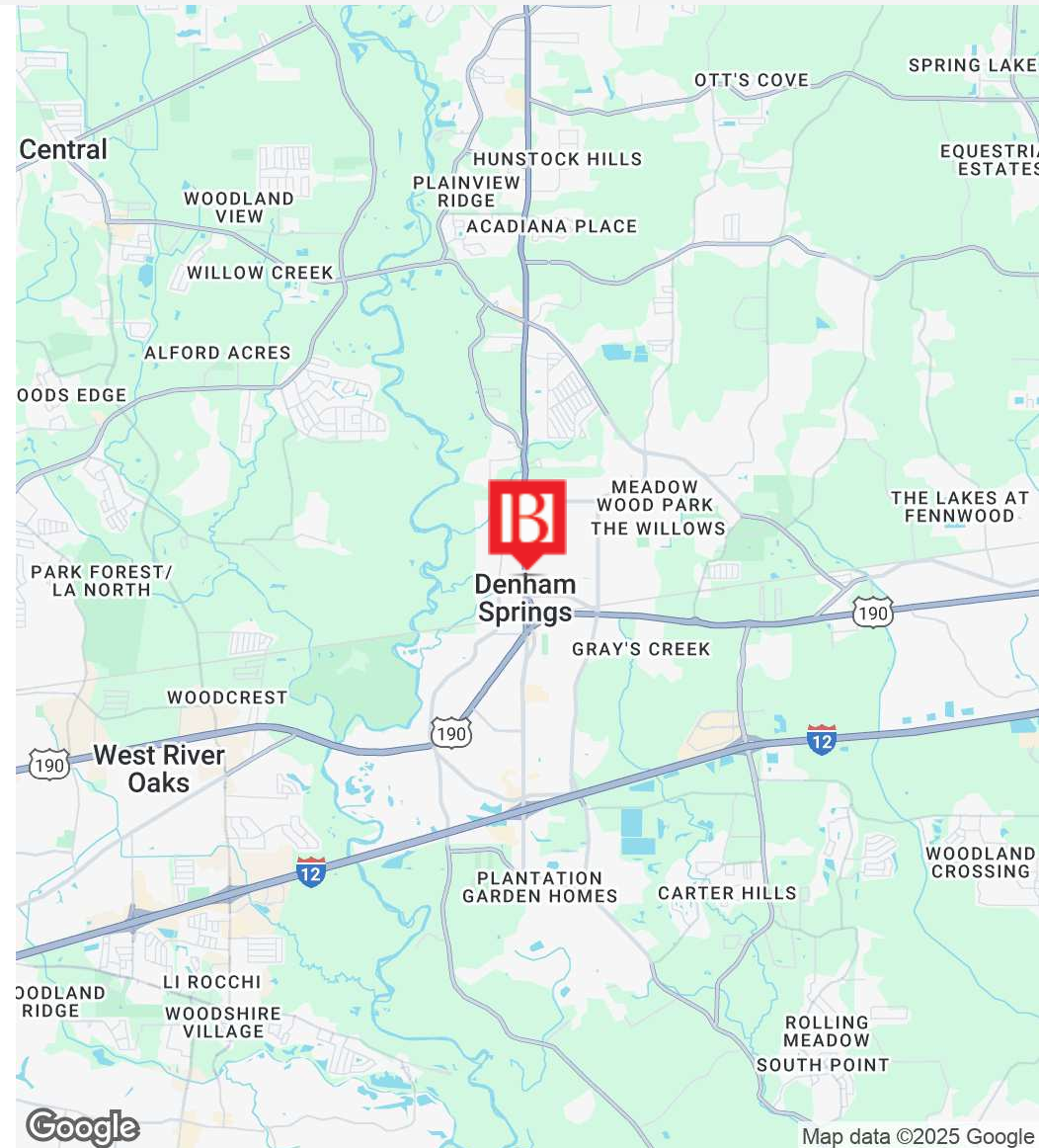
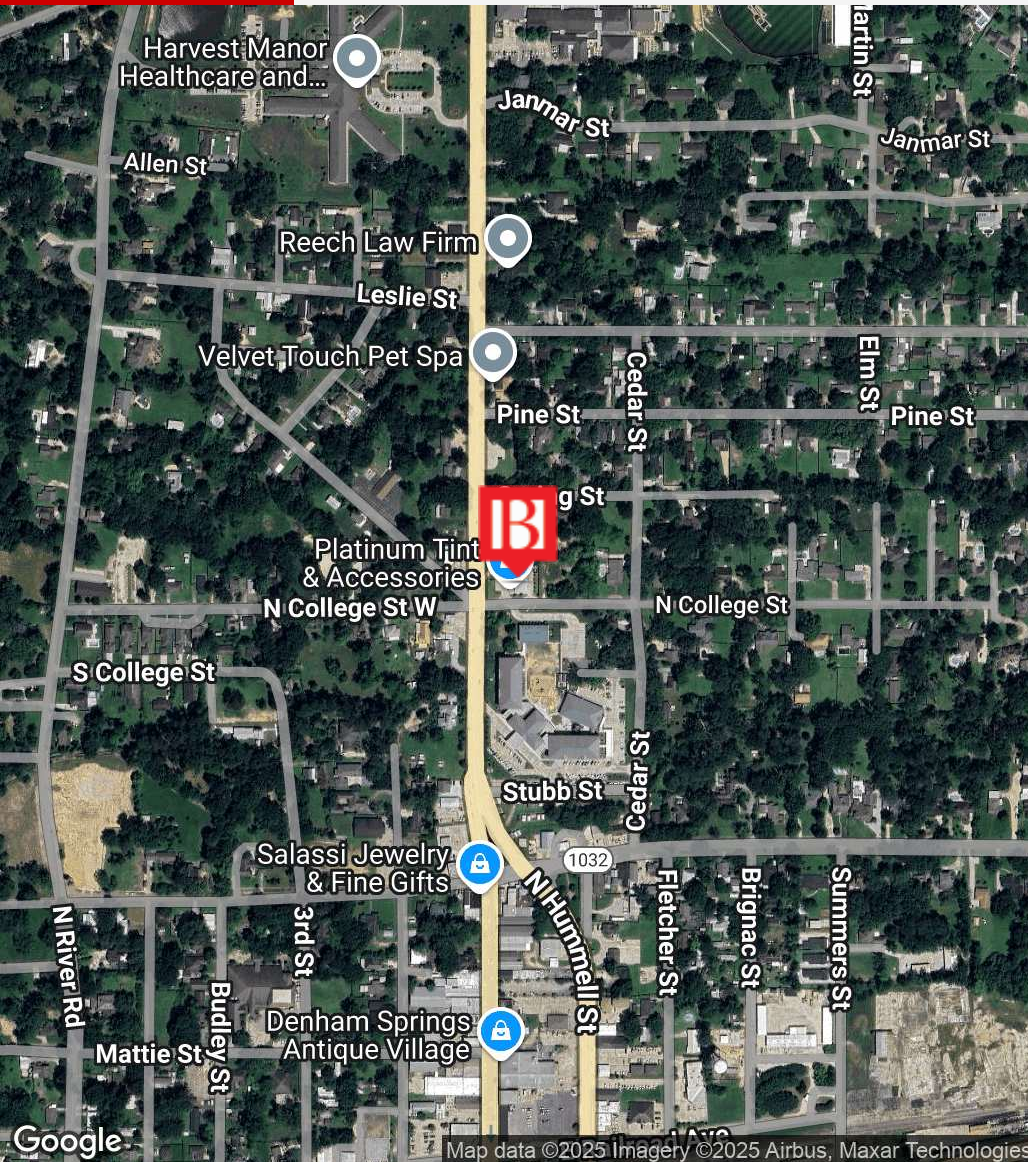
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LOCATION MAP



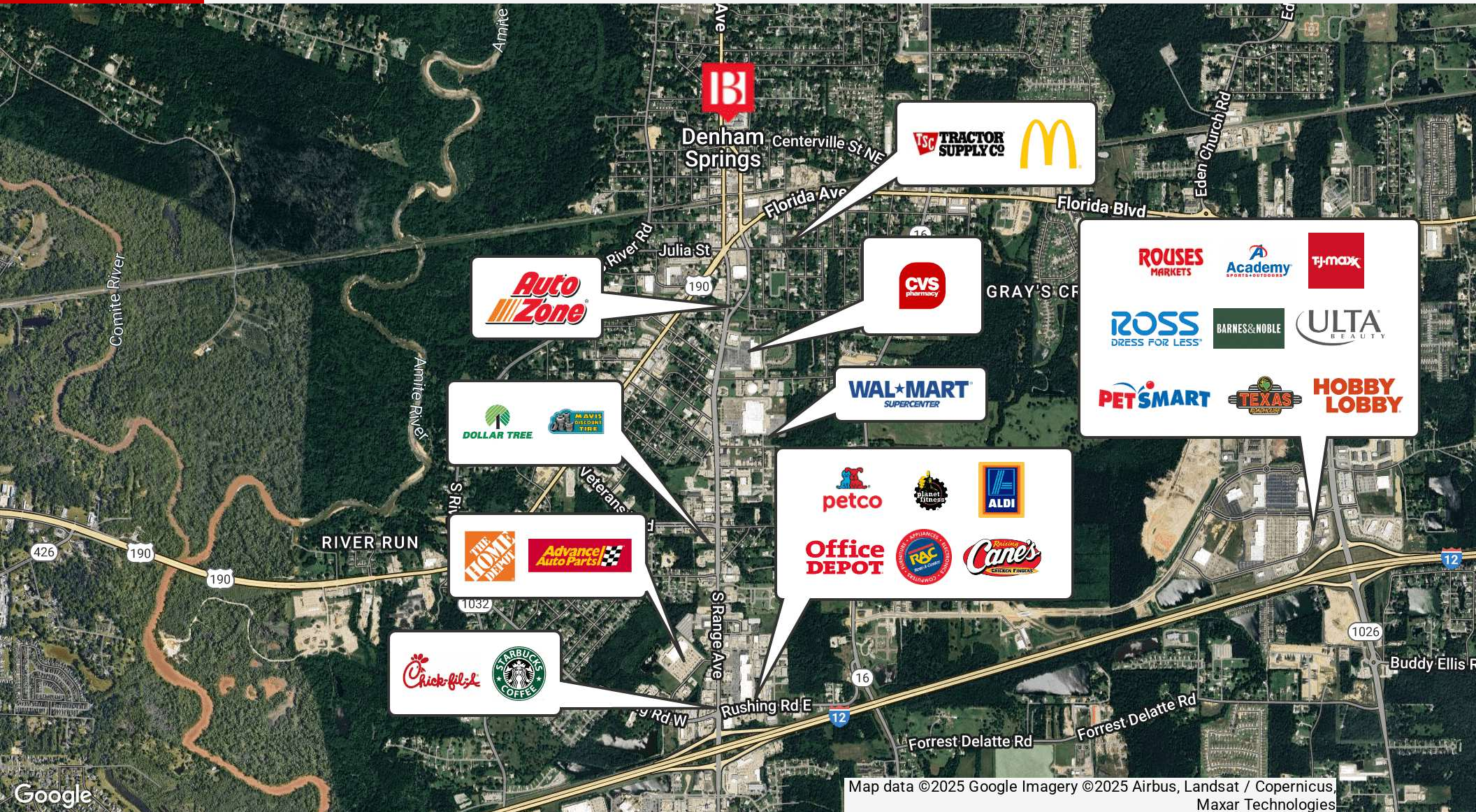
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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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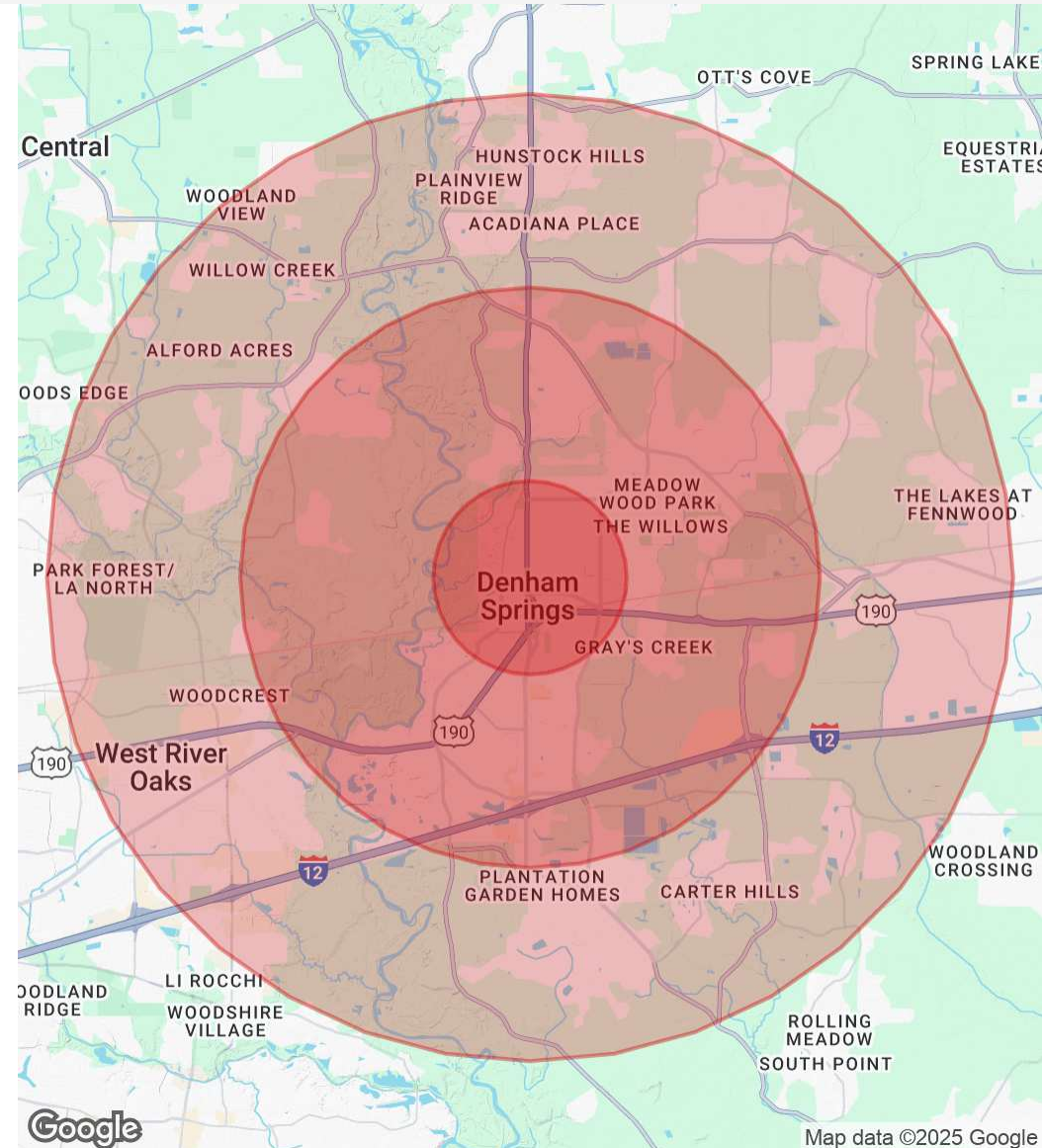
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,716	27,545	81,309
Average Age	43	39	38
Average Age (Male)	40	38	37
Average Age (Female)	45	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,828	10,456	30,476
# Of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$108,373	\$102,360	\$101,527
Average House Value	\$255,225	\$281,578	\$289,654

Demographics data derived from AlphaMap



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