



FRONT

Vicari Strip Center

27131 Juban Rd, Denham Springs, Louisiana 70726

Property Highlights

- 1,300 or 2,600 sqft
- Brand new construction
- Drive-thru available
- High Traffic Counts (Juban and I-12)
- Located at I-12 on/off ramp
- Going-To-Work side of street

Lease Rate

\$32.00 SF/yr (NNN)



CALL OR EMAIL FOR MORE INFORMATION

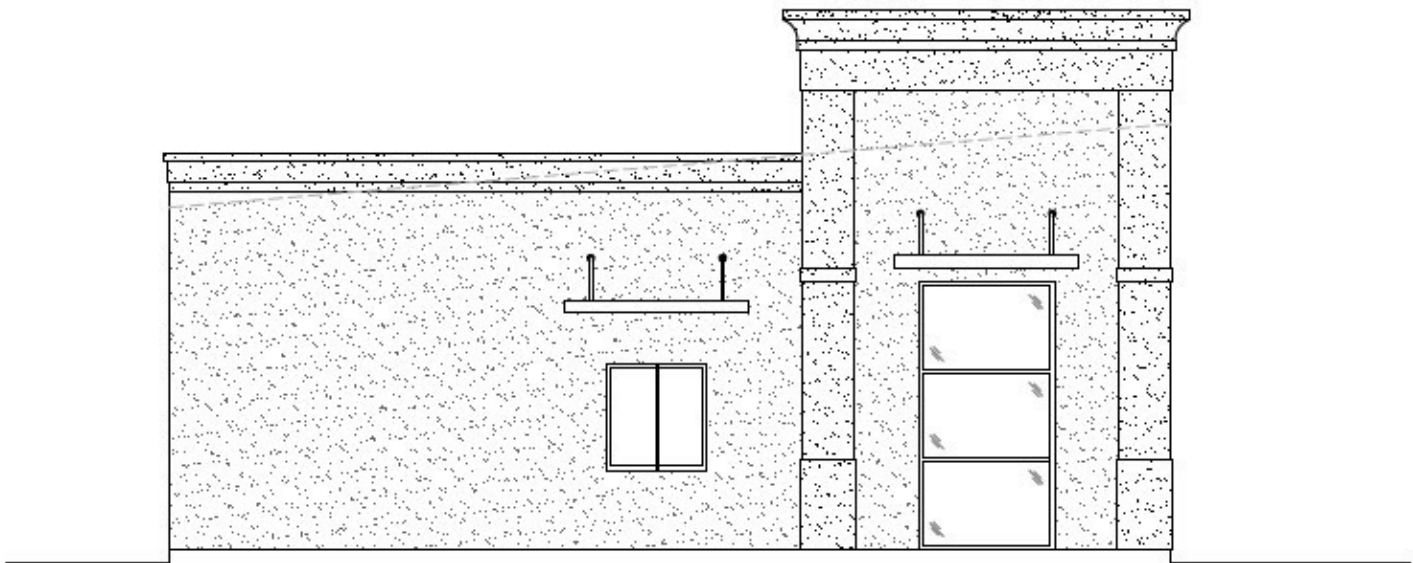
For more information

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LEFT SIDE

| | |
|----------------|---------------------|
| AVAILABLE SF: | 1,300 - 2,600 SF |
| LEASE RATE: | \$32.00 SF/yr (NNN) |
| LOT SIZE: | 0.37 Acres |
| BUILDING SIZE: | 2,600 SF |
| YEAR BUILT: | 2019 |
| PARKING: | Surface, 20 spots |
| DRIVE-THRU | YES |
| MARKET: | Denham Springs |

Property Overview

Looking for the perfect location with excellent visibility, convenience, high traffic counts, interstate traffic on the going-to-work side of the street, with a DRIVE THRU? The subject property is brand new construction located just south of I-12 on Juban Rd between Dairy Queen and Smoothie King. The building will be a total of 2,600 leasable sqft that can serve as one single user or be divided for two tenants. This is a perfect location for a restaurant serving breakfast or coffee shop.

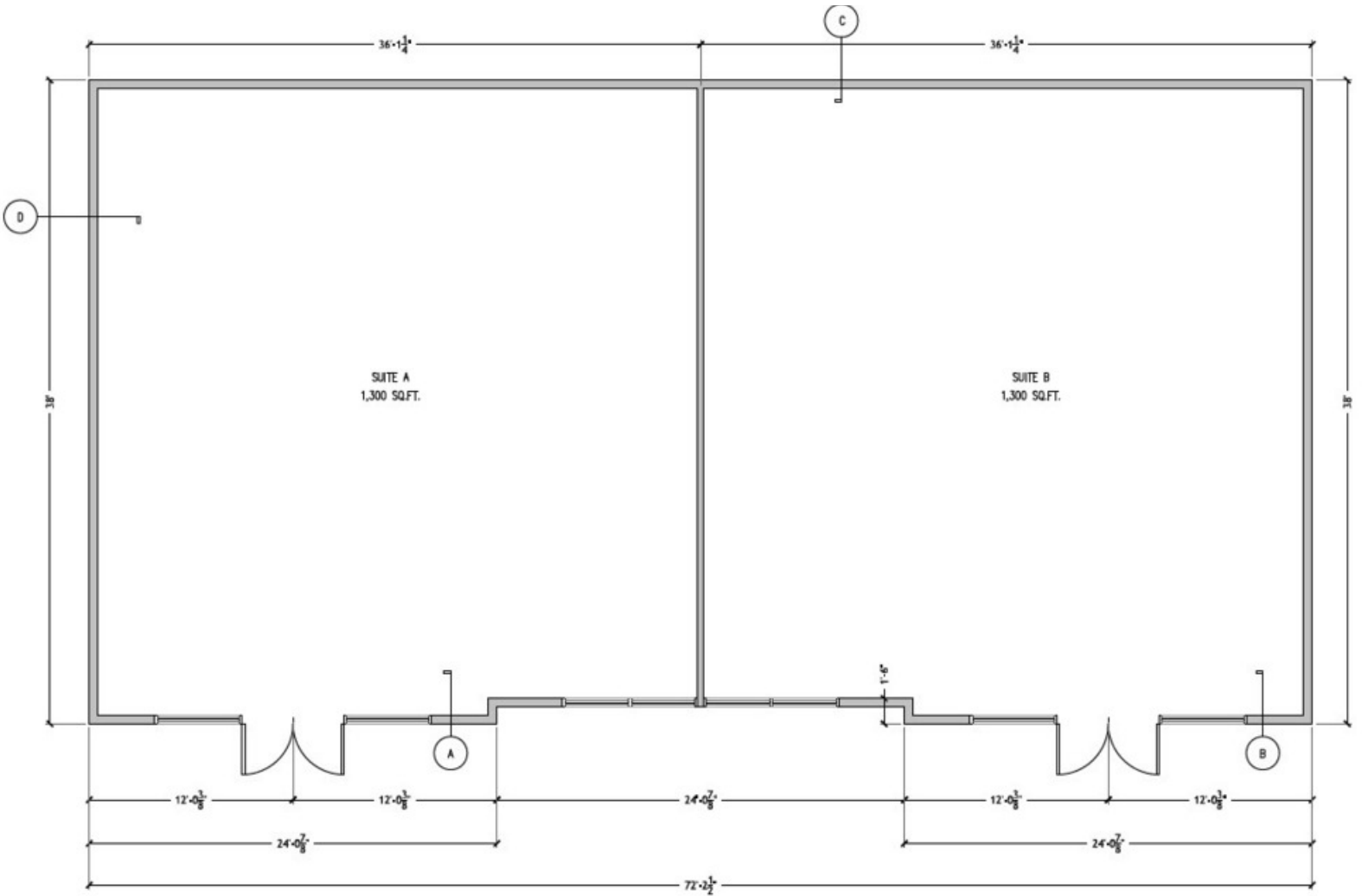
Location Overview

This brand new retail strip development is located at the Southeastern quadrant of the intersection of I-12 and Juban Rd, just east of Louisiana's capital city. It is across the interstate from Juban Crossing, a destination unlike any other in Livingston Parish. Juban Crossing will span over 1.2 million square feet of space, combining four separate districts for work, shopping, play and living. It is and will continue to be a major driver of traffic in one of South Louisiana's most desirable growth areas.

For Lease

Retail

1,300 - 2,600 SF | \$32.00 SF/yr



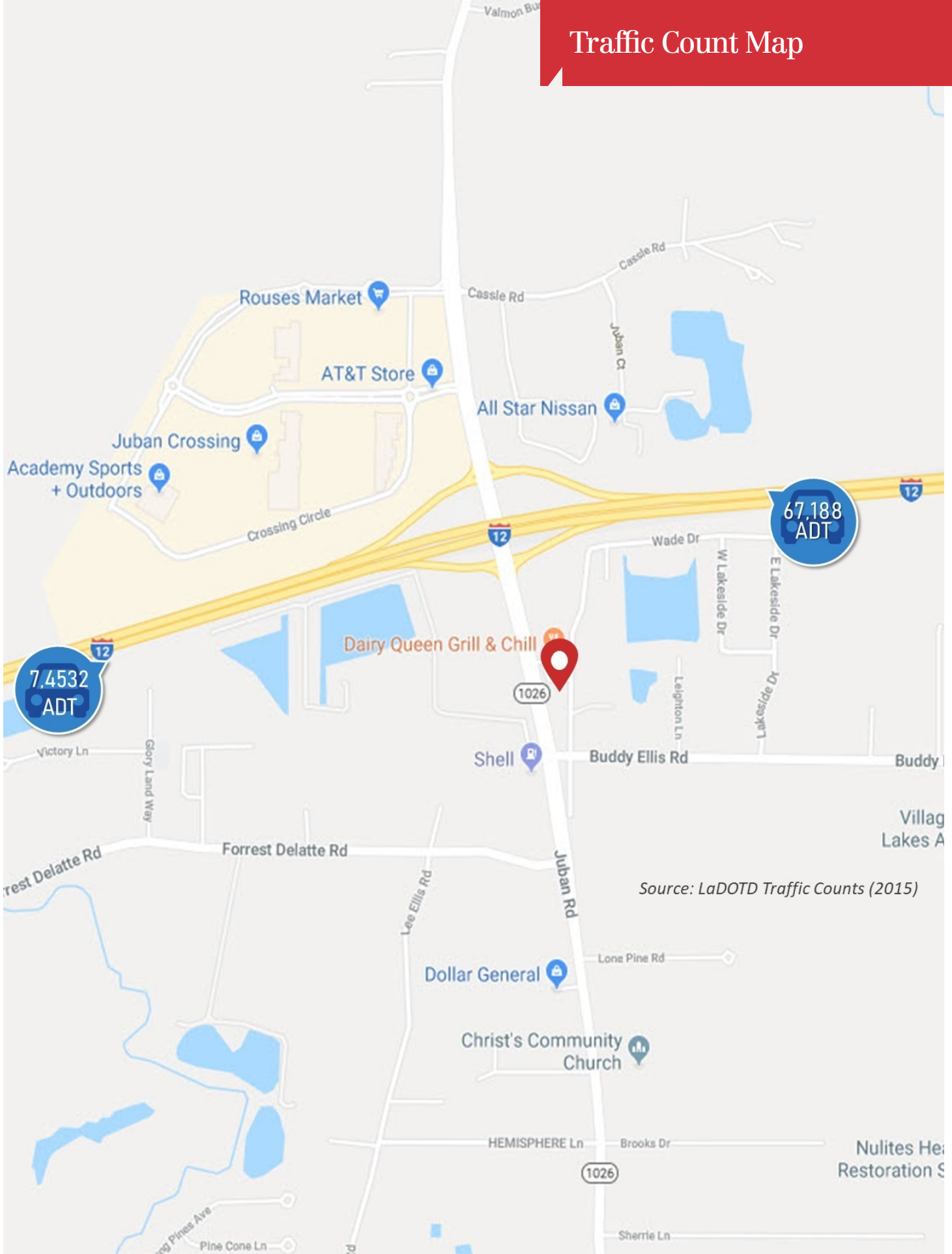
LEASE RATE: \$32.00 SF/YR **TOTAL SPACE:** 1,300 - 2,600 SF
LEASE TYPE: NNN **LEASE TERM:** Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|--------------|---------------|------------|-----------|------------|----------------------|
| A | Strip Center | \$32.00 SF/yr | NNN | 1,300 SF | Negotiable | Drive-thru available |
| B | Strip Center | \$32.00 SF/yr | NNN | 1,300 SF | Negotiable | |

Location Maps



Traffic Count Map



Source: LaDOTD Traffic Counts (2015)

KEY FACTS



3,366

Population

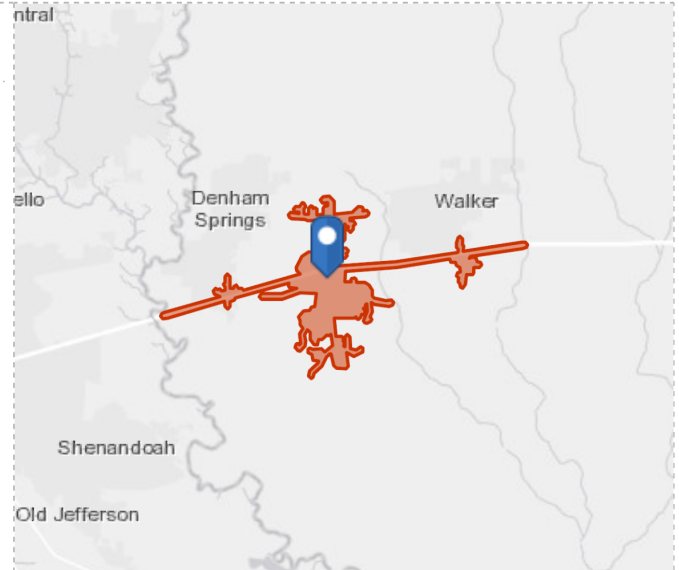
33.5

Median Age



1,219

2018 Total Households



BUSINESS



122

Total Businesses



1,202

Total Employees

INCOME



\$145,367

Median Net Worth



78,300

2018 Average Household Income

EDUCATION



6%

No High School Diploma



35%

High School Graduate



31%

Some College



28%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



61%

White Collar



26%

Blue Collar



12%

Services



6.6%

Unemployment Rate

5-minute drive time

KEY FACTS



47,840

Population



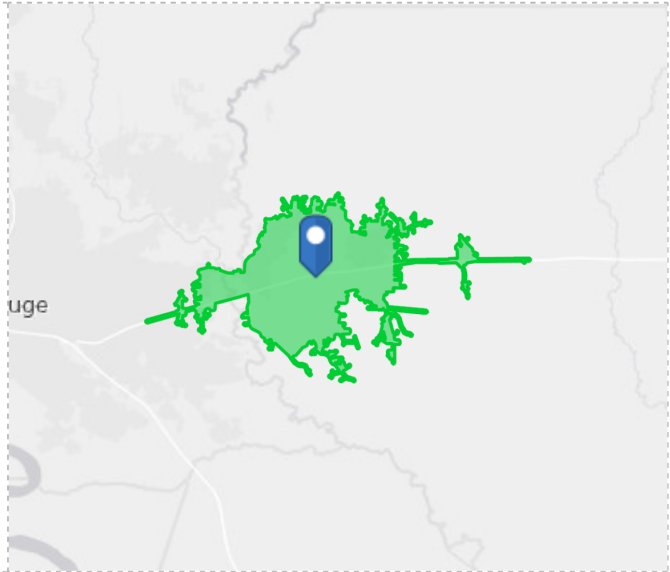
35.6

Median Age



17,980

2018 Total Households



BUSINESS



1,682

Total Businesses



16,800

Total Employees

INCOME



\$95,180

Median Net Worth



70,721

2018 Average Household Income

EDUCATION



12%

No High School Diploma



35%

High School Graduate



29%

Some College



24%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



60%

White Collar



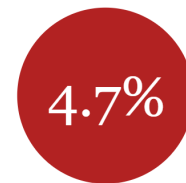
26%

Blue Collar



14%

Services



4.7%

Unemployment Rate

10-minute drive time