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Southwest Florida Avenue

539 SW Florida Avenue, Denham Springs, LA

For Sale/Lease

Property Summary

This shopping center will offer new construction and great visibility from Florida Ave, one of the major corridors connecting Denham Springs and East Baton Rouge. This site is located 8 miles from Baton Rouge, 80 miles from New Orleans and just 2 miles off I-12 in the quaint town of Denham Springs, part of the Baton Rouge Metropolitan Statistical Area. Since 2000 the population in Denham Springs has grown 19.65% and the median household income has grown by 76.34%.

Available

- 2,800 SF

Lease Price

- \$14.00 PSF

Traffic Counts (ADT 2016)

- South Range: 29k
- Florida Avenue: 21k

2018 Demographics

	1 mi.	3 mi.	5 mi.
Population	3,776	28,365	78,070
Avg. HH Income	\$55,244	\$70,648	\$75,500



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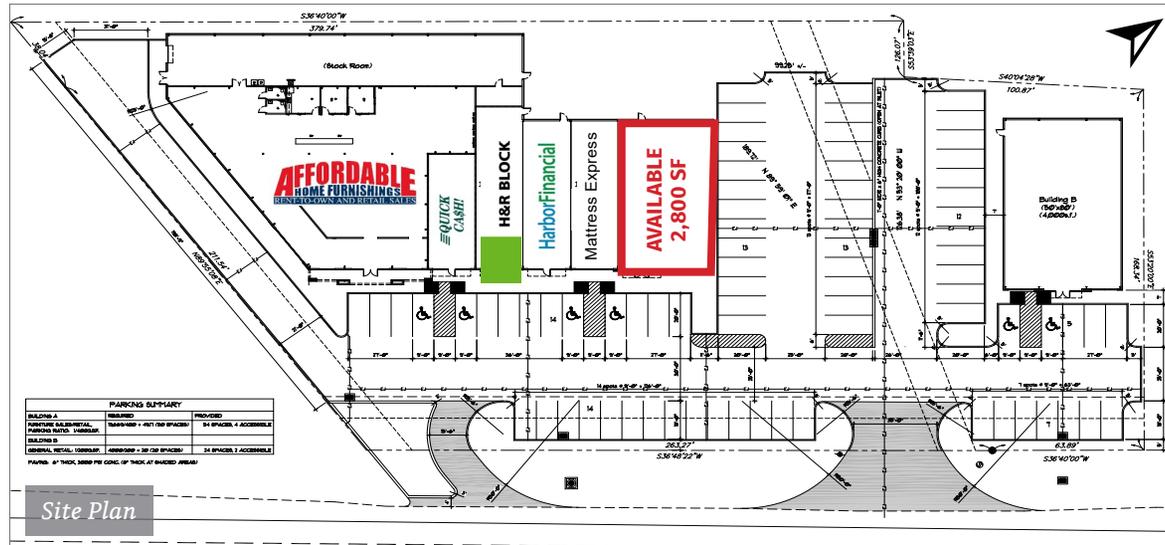
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Site Plan

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Retail Aerial