



Smoothie King Retail Strip Center

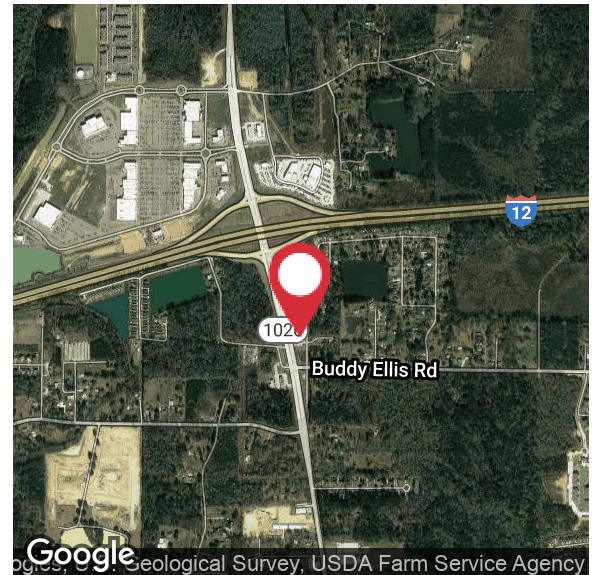
27342 Juban Road, Denham Springs, LA 70726

Property Highlights

- Brand New Retail Development
- Top of the Line Construction
- Near Juban Crossing and easy access to Interstate 12
- 2,548 SF Contiguous
- Owner Willing to Subdivide into 1,261 SF & 1,287 SF Suites
- Four (4) car stack drive thru can be added

Lease Rate

\$29.75 - \$33.75 SF/yr (NNN)



For more information

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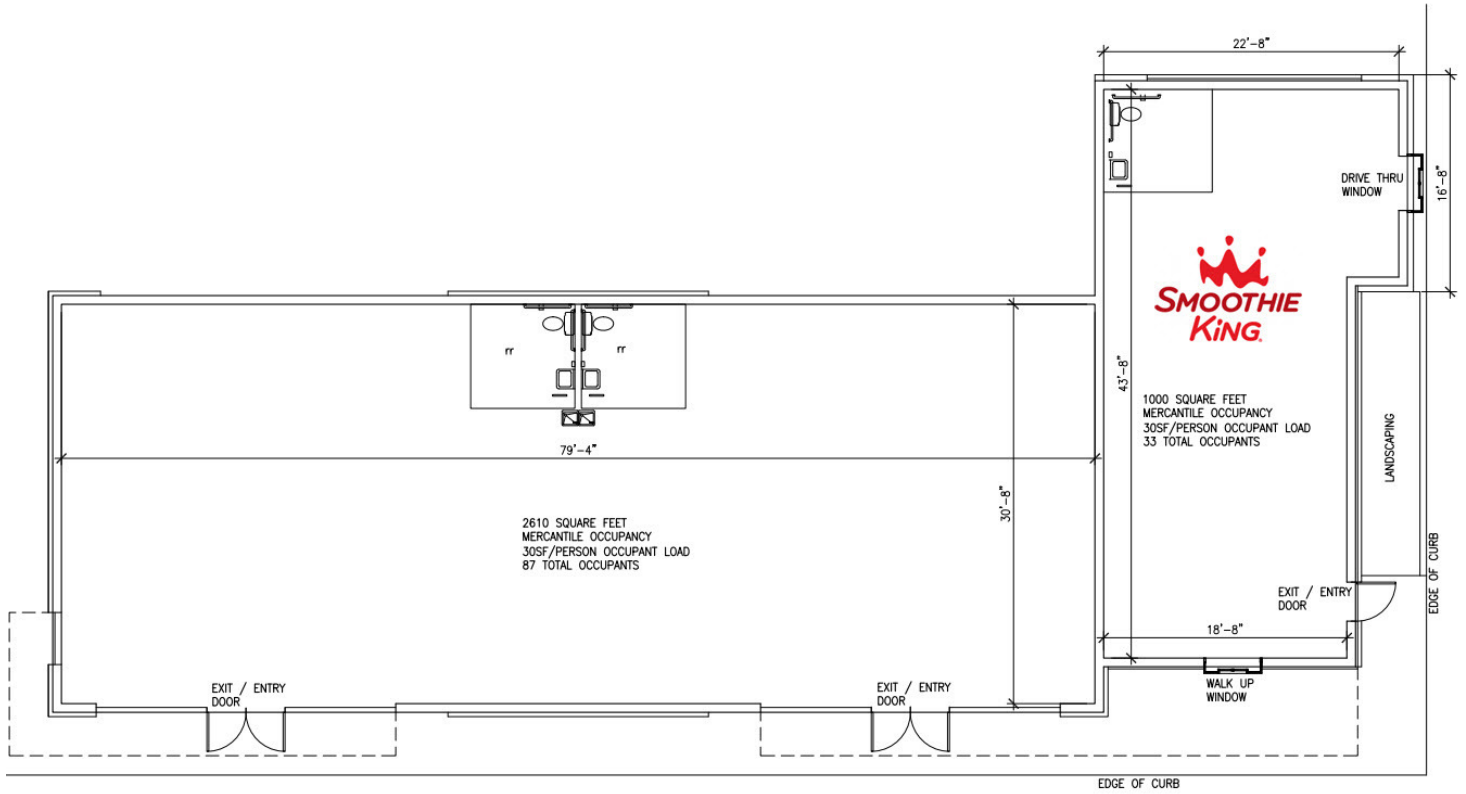
AVAILABLE SF:	1,261 - 2,548 SF
LEASE RATE:	\$29.75 - 33.75 SF/yr (NNN)
LOT SIZE:	0.55 Acres
BUILDING SIZE:	3,610 SF
CEILING HEIGHT:	14.0 FT
YEAR BUILT:	2018
MARKET:	Baton Rouge MSA
SUB MARKET:	Denham Springs
CROSS STREETS:	Juban Rd & I-12

Property Overview

Brand New Retail Development for Lease on Juban Rd. Smoothie King is an end-cap tenant and an additional 2,548 SF will be available for lease. The space can be split into two separate suites: 1,261 SF and 1,287 SF. Four (4) car stack drive thru can be added. Location to be south of Interstate 12 at the Juban Rd exit next door to Dairy Queen. The building will have "dual storefronts" both on Juban Rd and the parking lot side facing Lakefront Drive. Construction of the building is top of the line with metal paneling brick aluminum canopies and glass finishes.

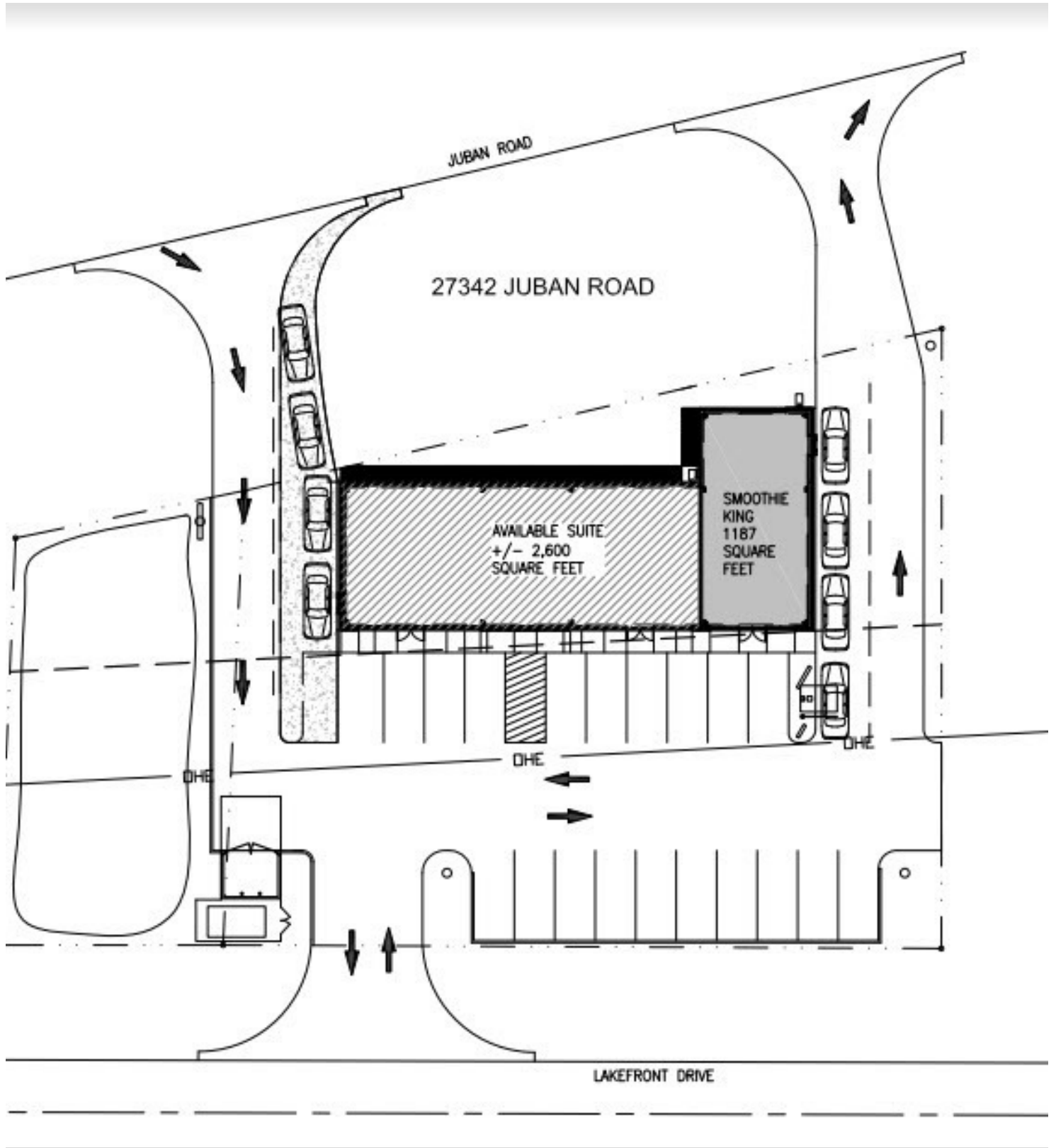
Location Overview

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. Once complete 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.



1 27342 Juban Road
2,610 Square Feet Available

Double Drive Thru



Additional Photos



Retailer Map



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carter's
CATO

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MATTRESS FIRM

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belk TJ-maxx ROSS
DRESS FOR LESS

ULTA BEAUTY LANE BRYANT M

WALK-ON'S
BISTROUX & BAR
"Everyone needs a little playing time"

Academy
SPORTS+OUTDOORS

TEXAS
COMBINATION

SHOE CARNIVAL PETSMART BED BATH & BEYOND

DQ

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KEY FACTS



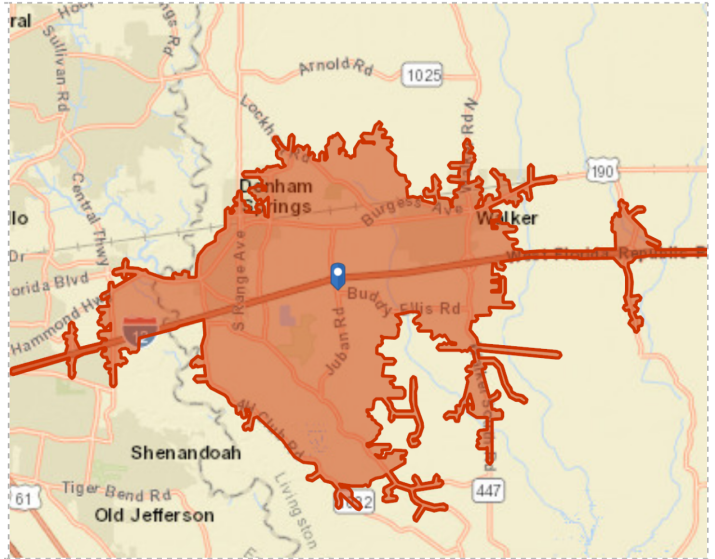
46,656
Population



35.8
Median Age



17,478
Total Households



BUSINESS



1,876
Total Businesses



16,563
Total Employees

INCOME



\$101,274
Median Net Worth



\$74,475
Average Household Income

EDUCATION



11%
No High School Diploma



35%
High School Graduate



30%
Some College



24%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



59%
White Collar



26%
Blue Collar



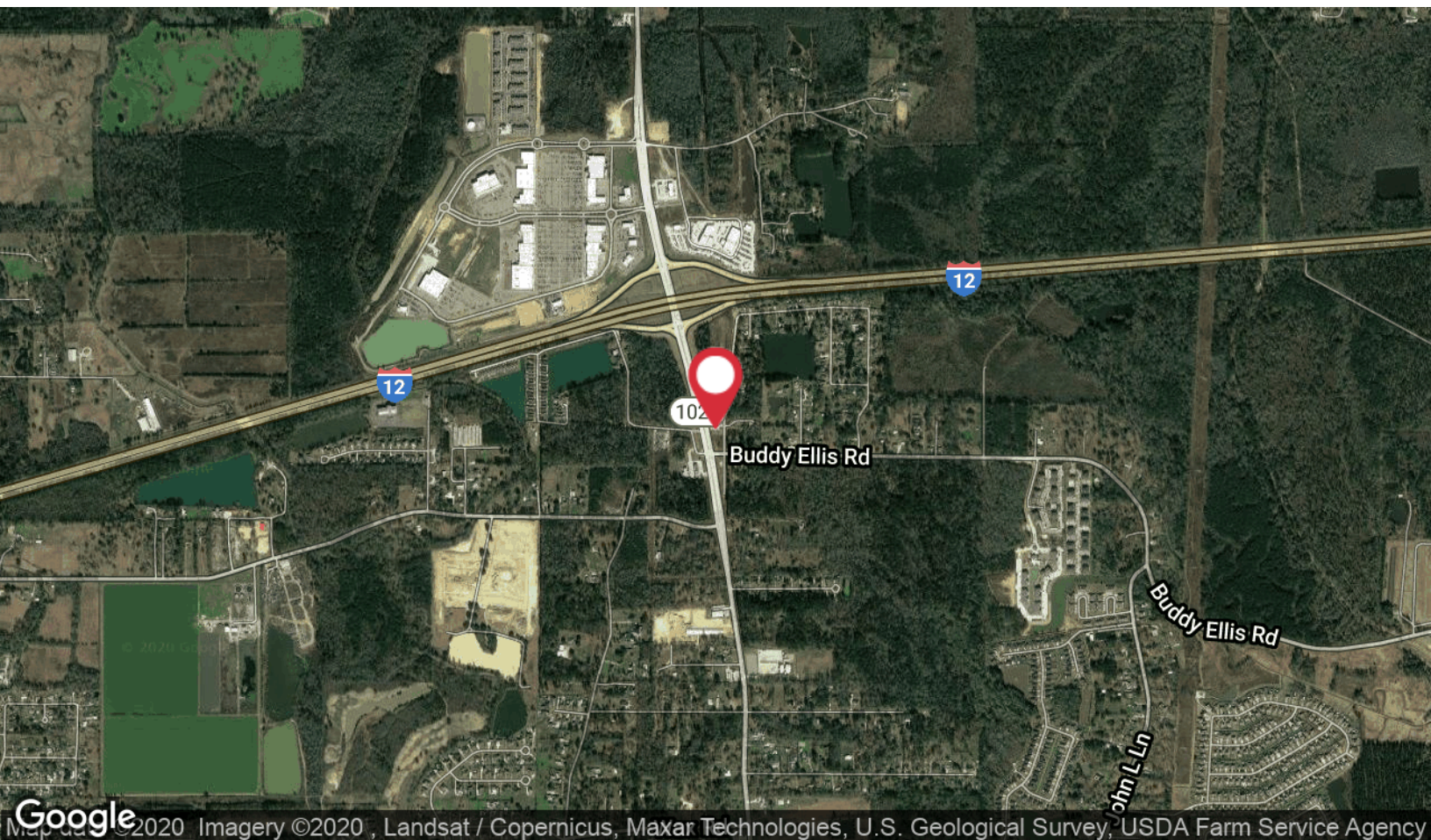
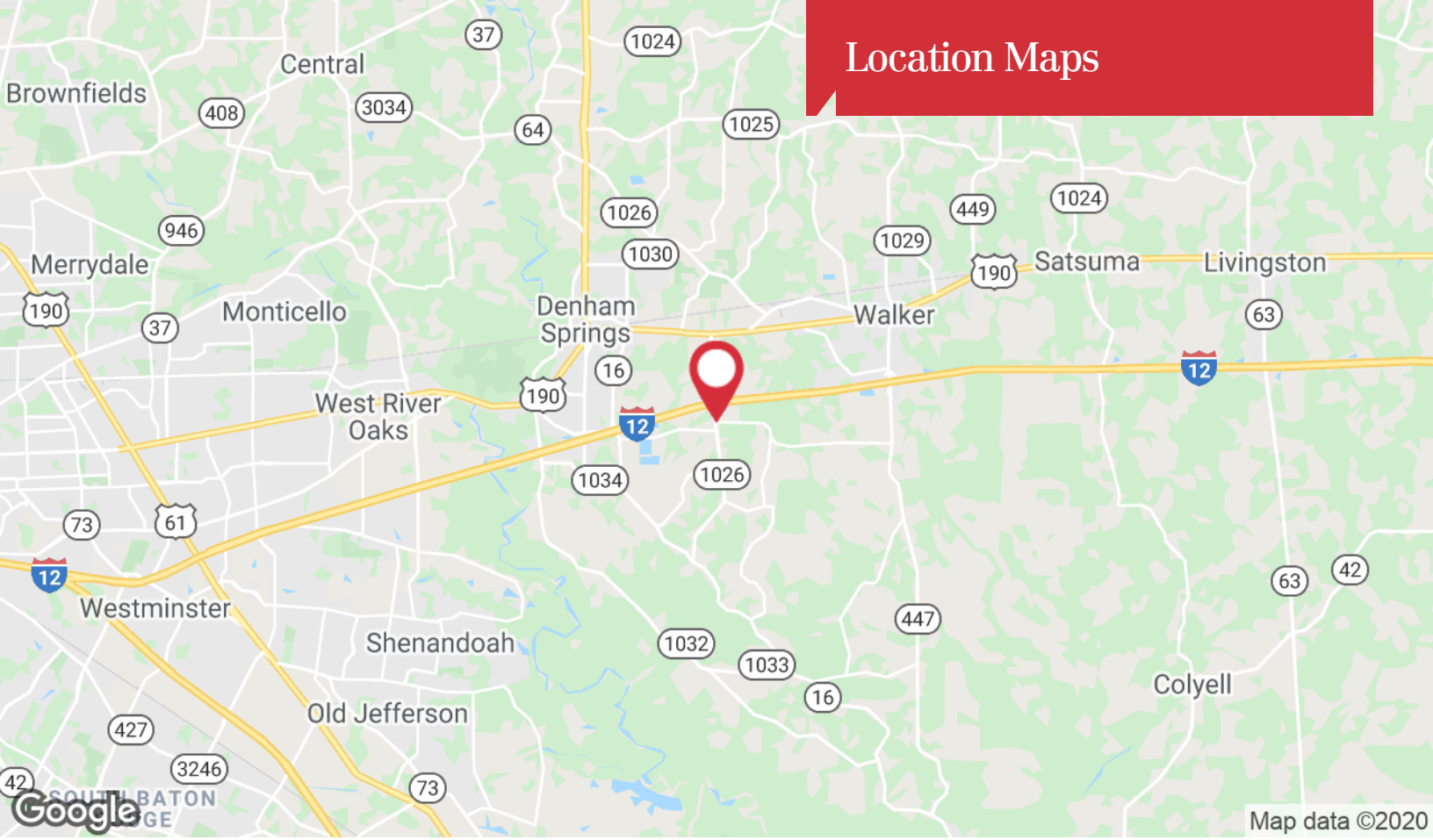
16%
Services



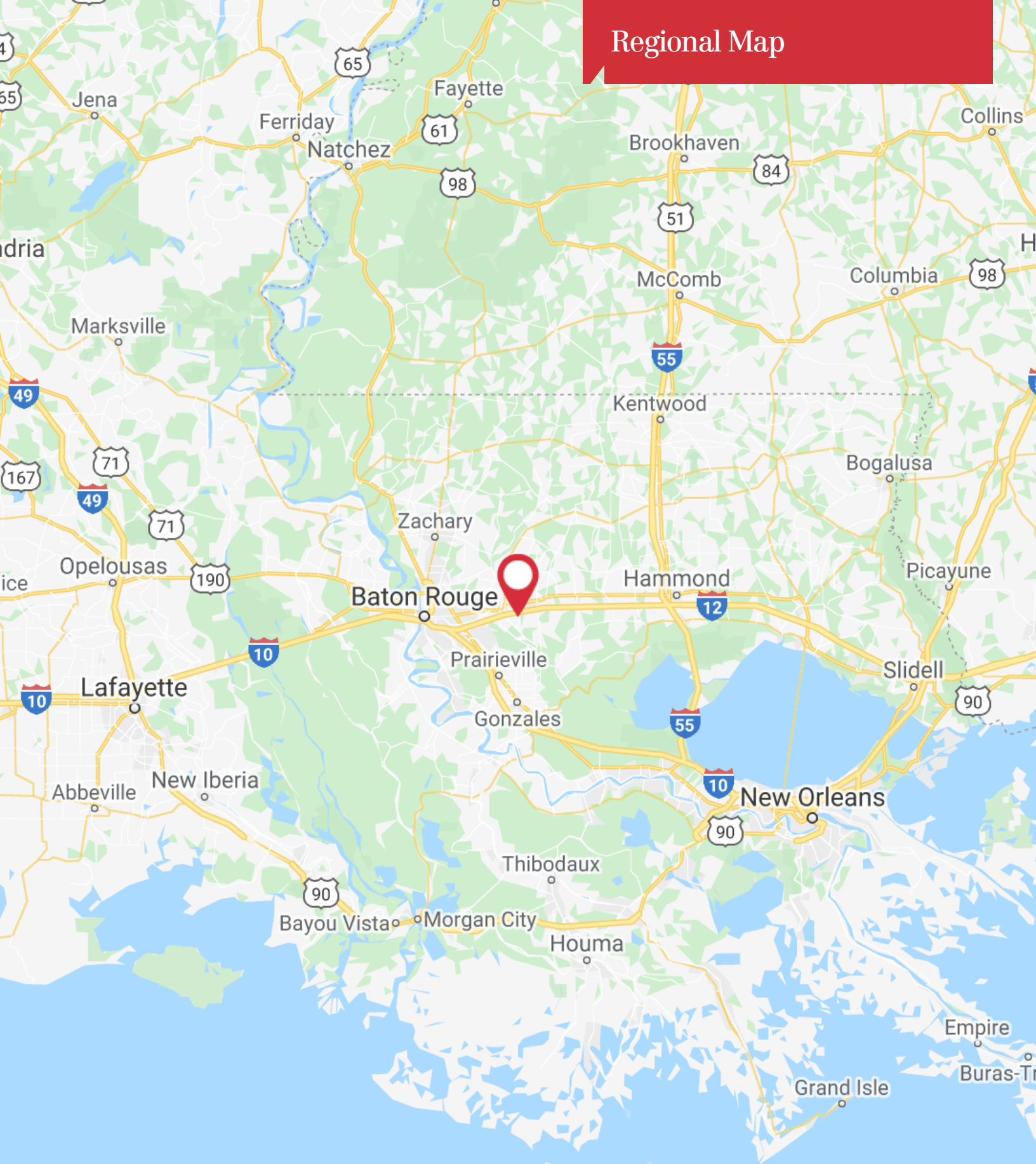
4.6%
Unemployment Rate

10 Minute Drive Time

Location Maps



Regional Map



Google

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