

# SALAD STATION SHOPPING CENTER

615 S RANGE AVE, SUITE B, DENHAM SPRINGS, LA 70726

1,060 SF



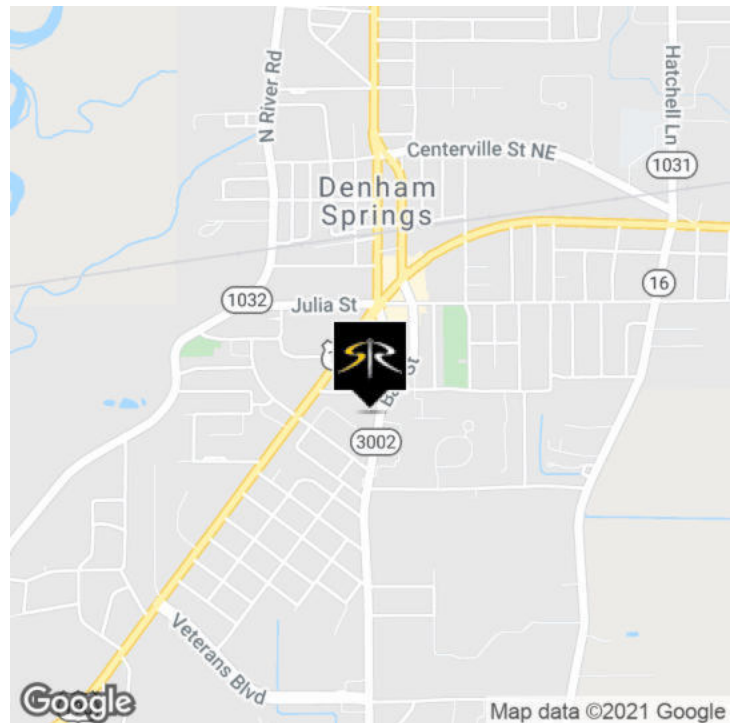
## OFFERING SUMMARY

**REDUCED** Lease Rate: **\$20.00** ~~\$23.00~~ SF/yr (NNN)

Suite "B": 1,060 SF

## PROPERTY HIGHLIGHTS

- **NEW CONSTRUCTION!** Ready-to-go "Vanilla Box"
- Small Retail Space with one (1) ADA restroom
- Located Right Next Door to busy Salad Station Restaurant.
- Perfect Uses Include: Yoga, Fitness, Pilates, Nail Salon, Aesthetician, Medical, Hair Salon, Barber Shop, Spa, Boutique, Retail, etc.
- Ample Parking in rear
- Great Exposure and Visibility along High-traffic S. Range Ave. in Denham Springs, LA.
- Easy Access with Dedicated Turning Lane



## CARMEN AUSTIN, MBA, CCIM

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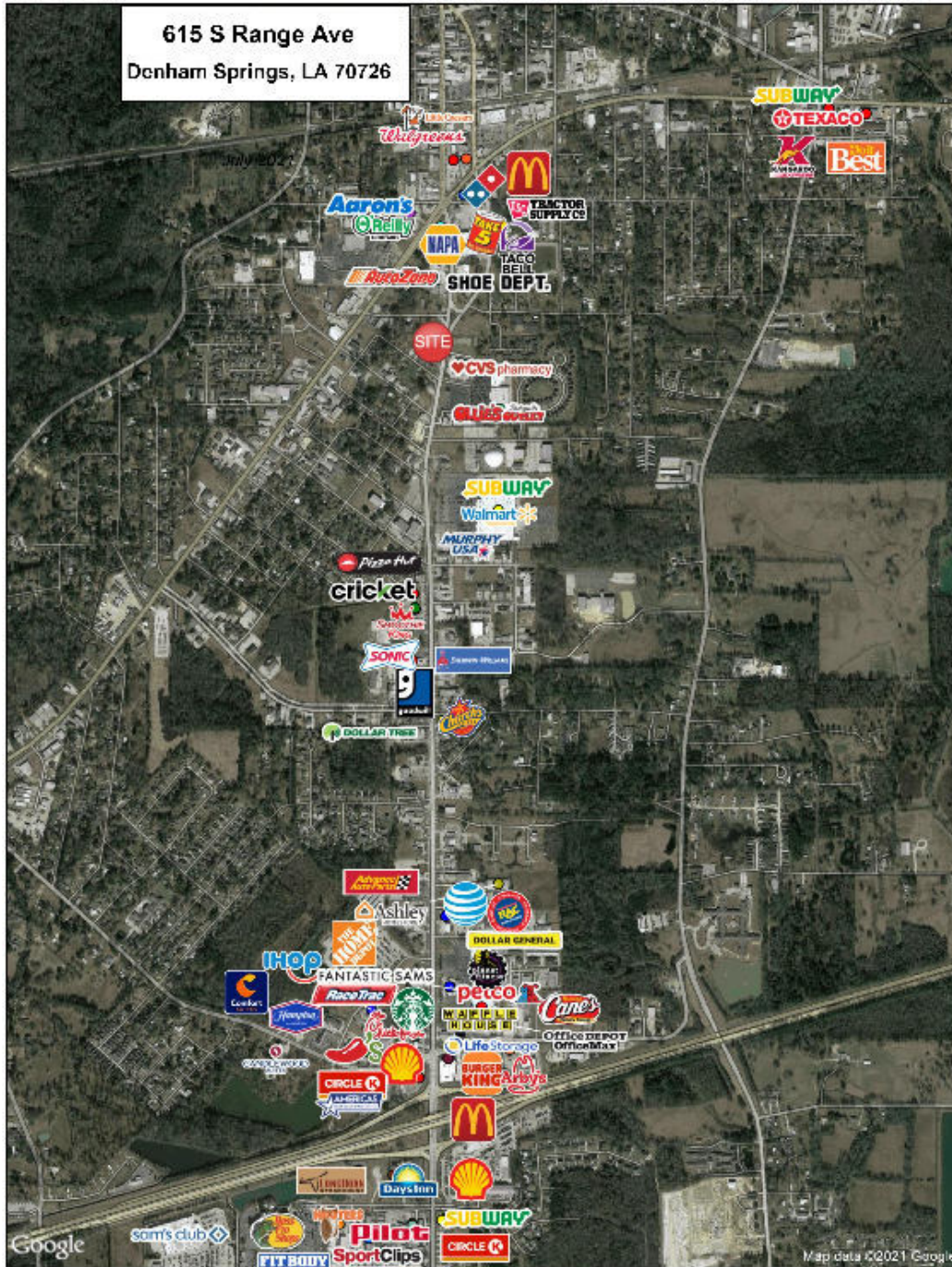
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RETAIL MAP

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FOR LEASE

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'VANILLA BOX'

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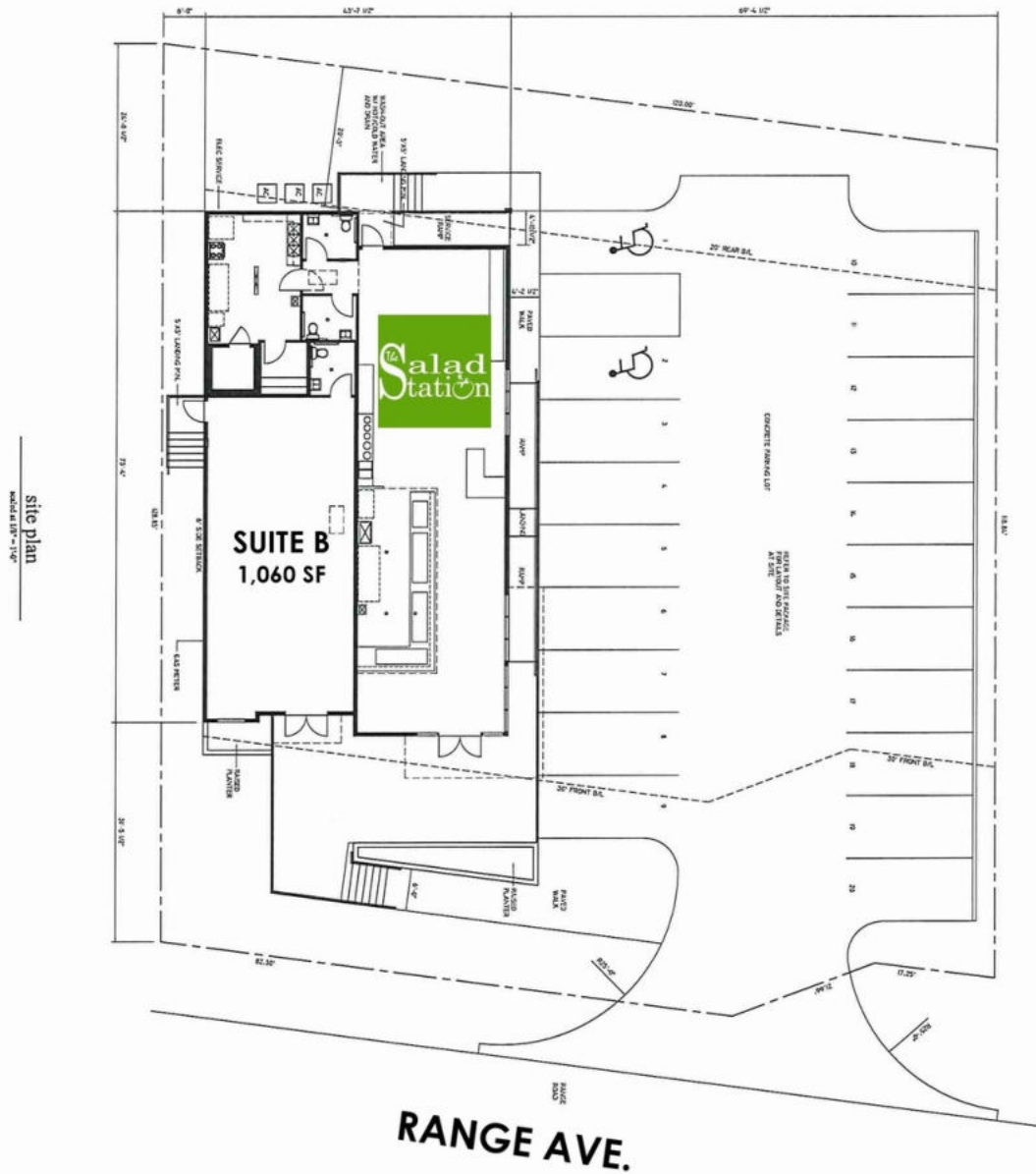
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SITE PLAN

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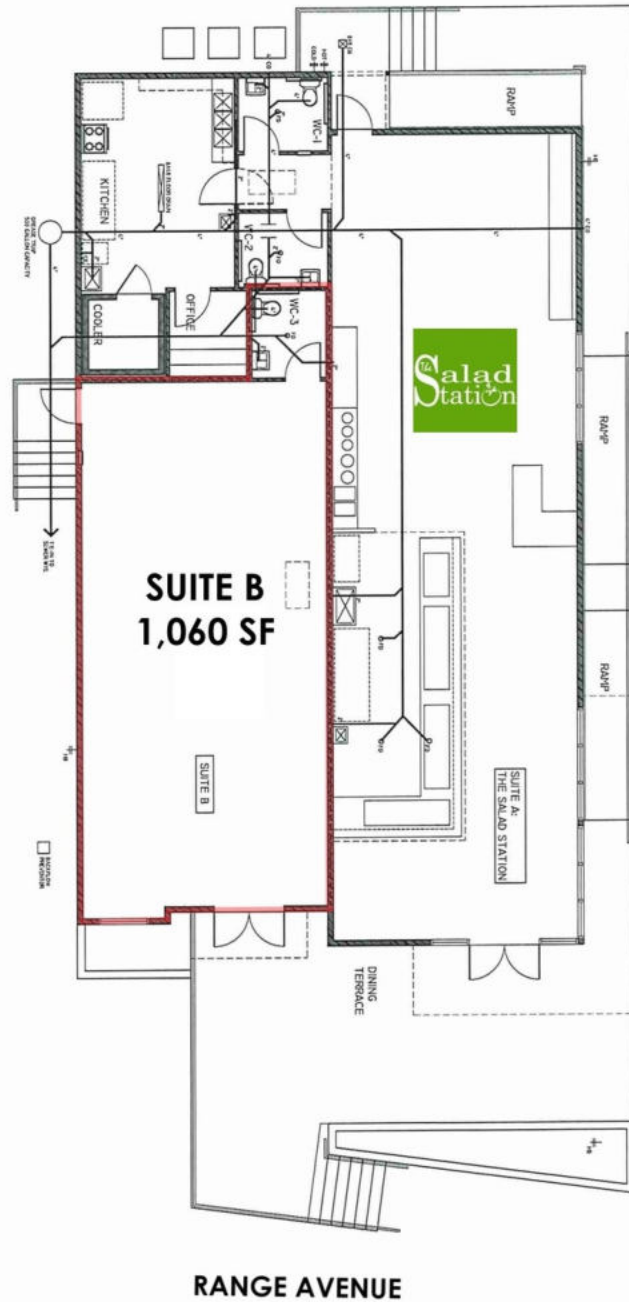
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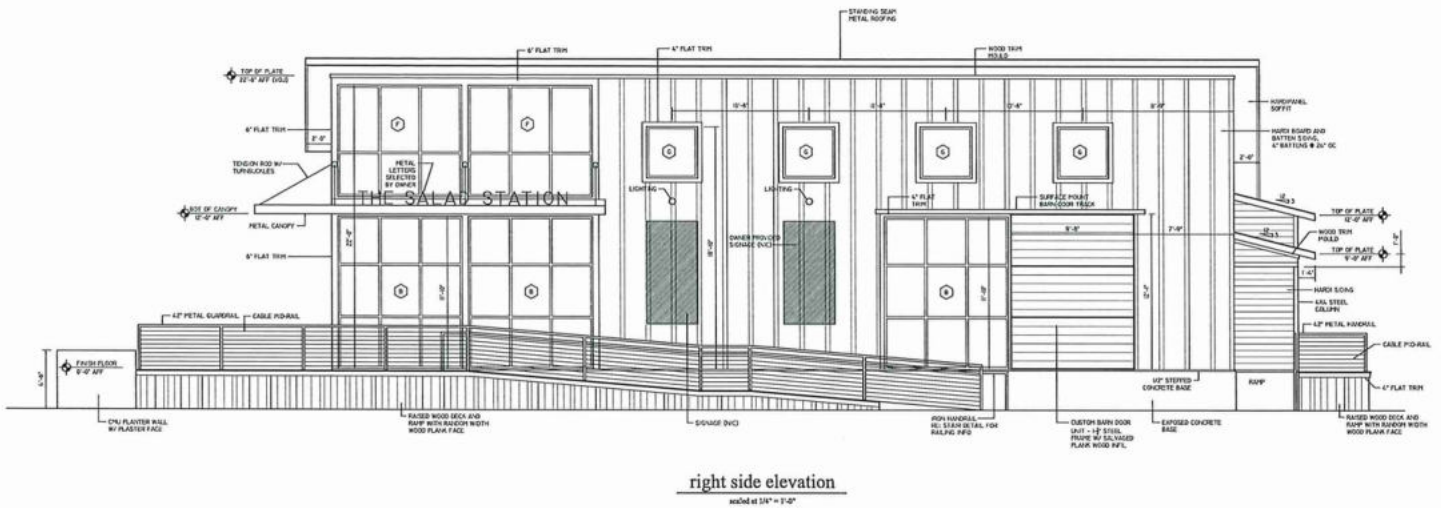


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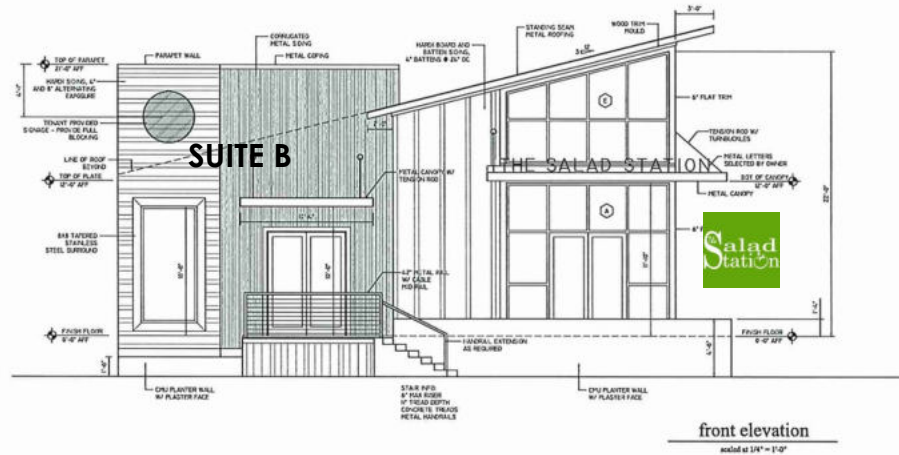
# SALAD STATION SHOPPING CENTER

615 S RANGE AVE, SUITE B, DENHAM SPRINGS, LA 70726

1,060 SF



right side elevation  
scaled at 1/4" = 1'-0"



front elevation  
scaled at 1/4" = 1'-0"

**fd.**  
the salad station for  
morrow construction

Denham Springs, Louisiana  
project 16-088

REVISED PERMIT  
DENHAM SPRINGS, LA  
COMMUNITY DEVELOPMENT  
DEPARTMENT

REV 1 - APRIL 2017  
RECONSTRUCTION PERMIT - JANUARY 8, 2017

a-2.1

holder shall be deemed to have been given a copy of specifications to be used and after the work is complete, the contractor shall certify to the principal of the contractor that the work has been completed in accordance with the specifications and that the principal of the contractor has received the full amount of the contract price.

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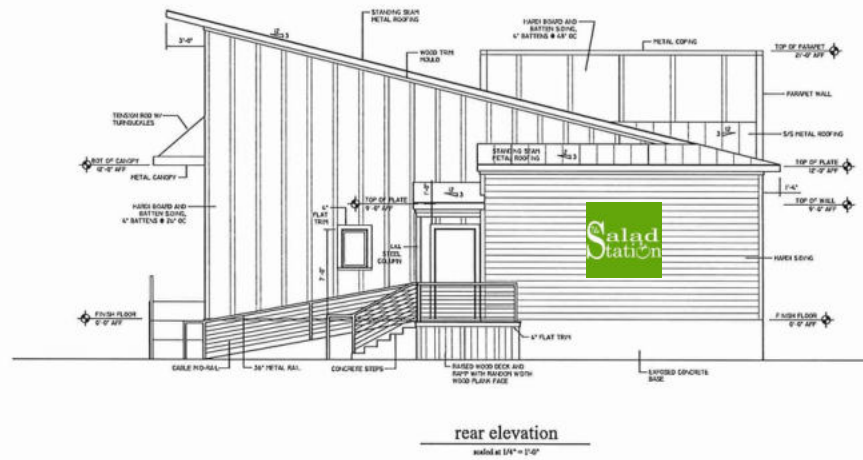
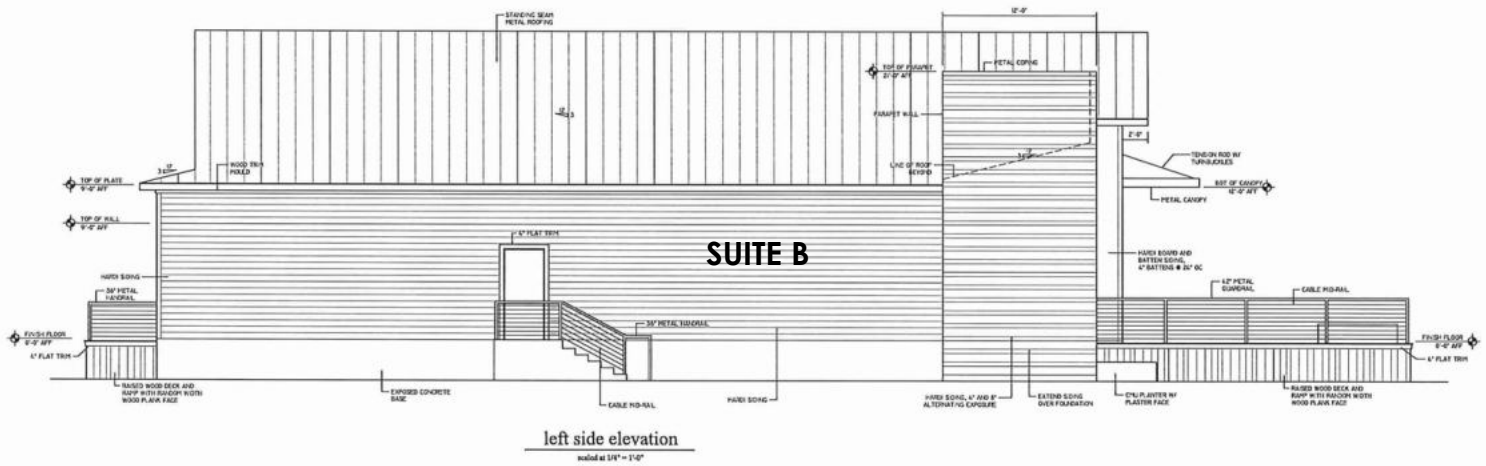
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LEFT SIDE & REAR ELEVATION

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1,060 SF



**fd.**  
the salad station for  
morrow construction  
enhance quality, increase  
project 16-088

REVISED CONTRACT DOCUMENTS  
FOR THE STATE OF MISSISSIPPI  
REVISED CONTRACT DOCUMENTS  
FOR THE STATE OF LOUISIANA

rev 1 - April 4, 2017  
construction laws - March 8, 2017

a-2.2

Notice shall be deemed to be the best of good and workmanship and shall not constitute or imply any liability for any and all of the work, materials, workmanship, or design errors, to the extent of any such liability, shall be deemed to be the property of the State and shall be held by the State without liability. Digitized and scanned by the State of Louisiana.

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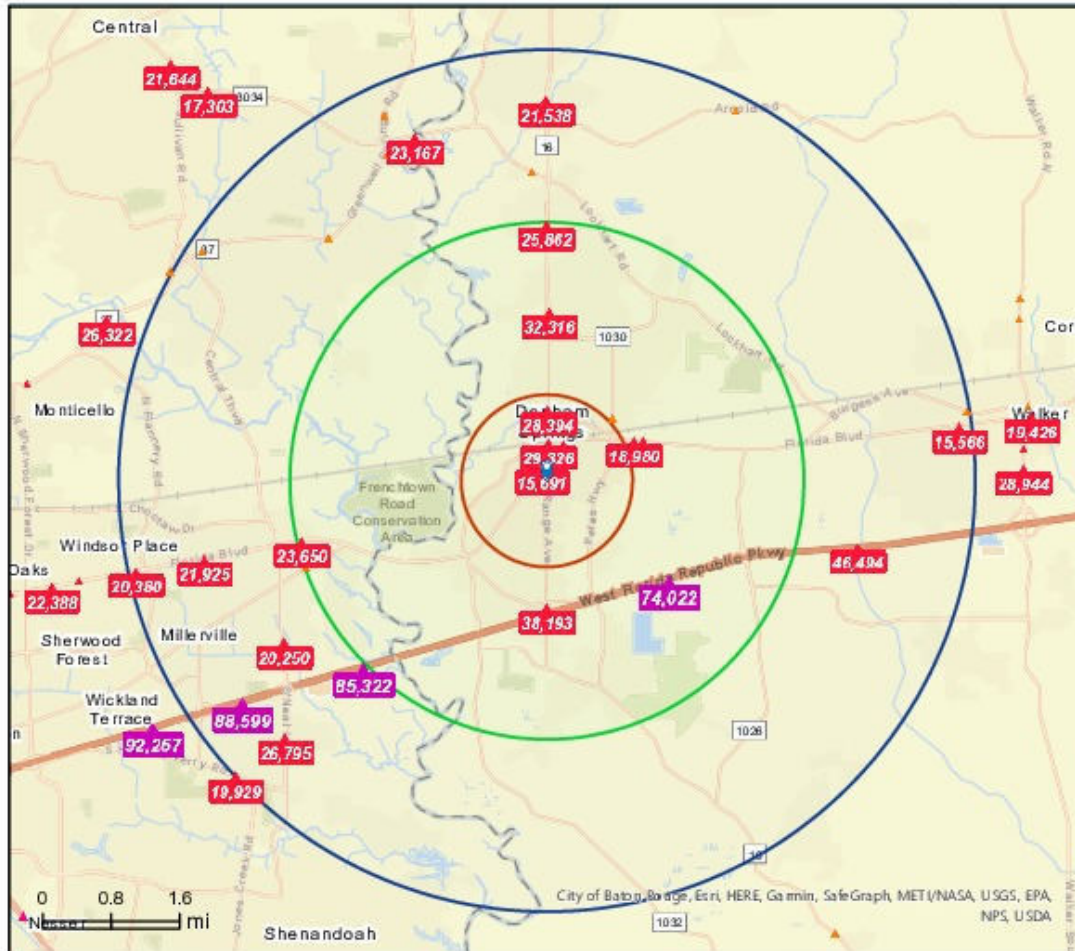
**1,060 SF**



## Traffic Count Map

615 S Range Ave, Denham Springs, Louisiana, 70726  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.47743  
Longitude: -90.95639



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q2 2021).

July 09, 2021

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DRIVE TIME MAP

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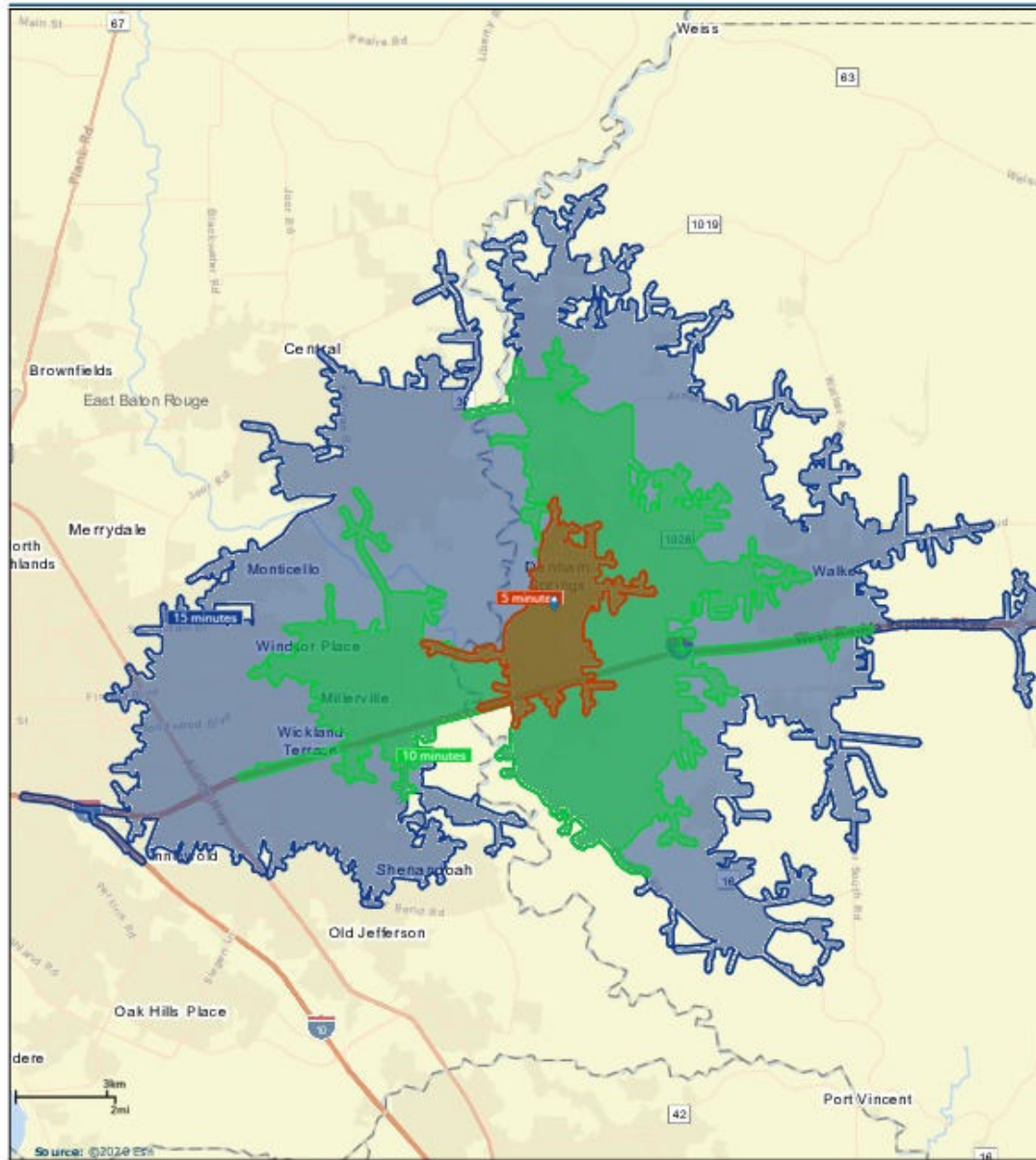
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**1,060 SF**



Drive Time Map: 5, 10, 15 Minutes

615 S Range Ave, Denham Springs, LA 70826



July 09, 2021

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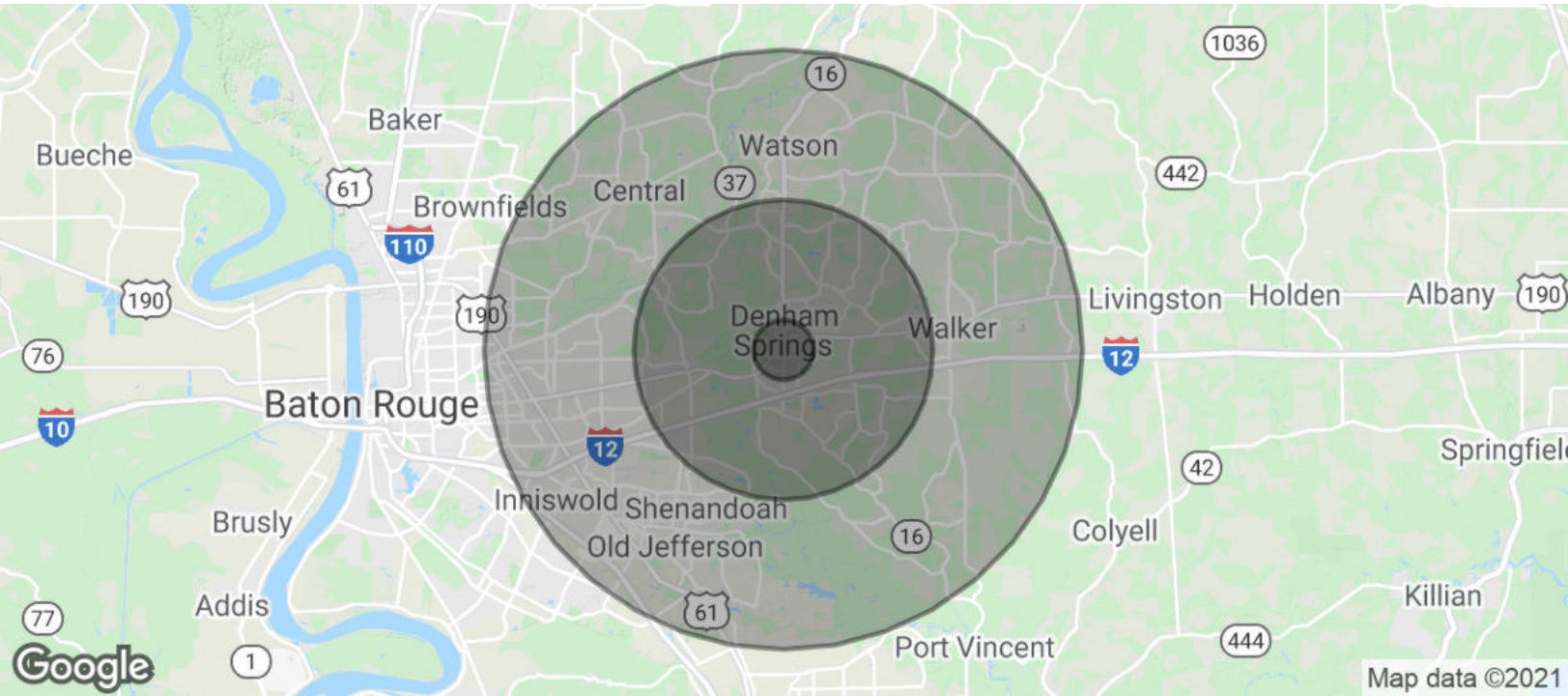
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DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,391	70,864	277,078
Average Age	36.5	33.6	35.0
Average Age (Male)	34.0	32.9	33.5
Average Age (Female)	38.9	34.1	36.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,627	25,166	103,552
# Of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$55,506	\$65,002	\$70,174
Average House Value		\$180,245	\$185,001

\* Demographic data derived from 2010 US Census

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