



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

RETAIL-COMMERCIAL / OFFICE-WAREHOUSE

FORMER DAYCARE FOR LEASE

2011 FLORIDA AVENUE SOUTHWEST, DENHAM SPRINGS, LA 70726

3,790 SF

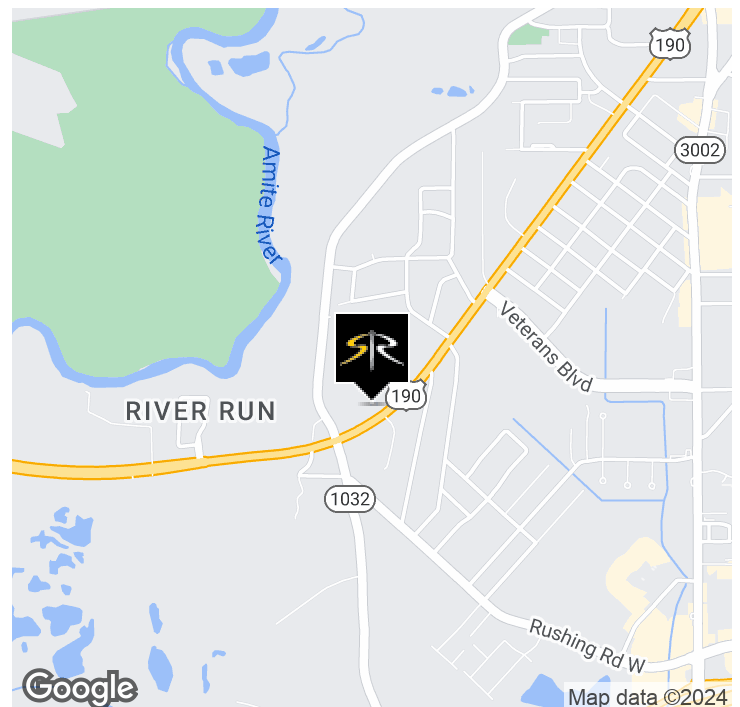


OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Building Size:	3,790 SF
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Previously a Child and Adult Daycare Facility
- Kitchen, Open Areas, Offices, and Rear Roll-up Door for Easy Access
- Other than Paint, Move-in Condition
- Located on the Main Thoroughfare, allowing for Easy Access from Baton Rouge and/or Denham Springs



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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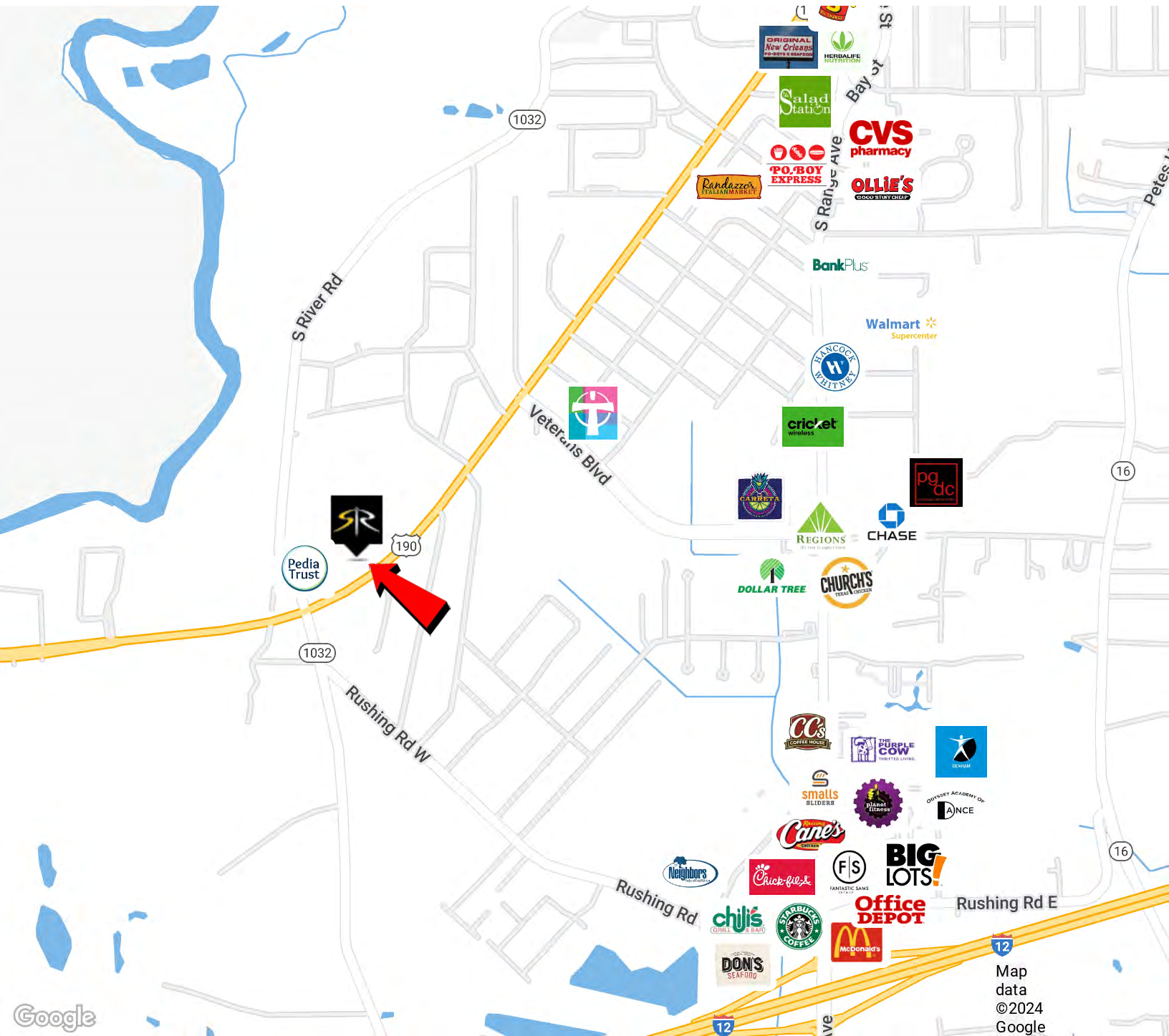
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RETAIL MAP

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FLOOR PLAN

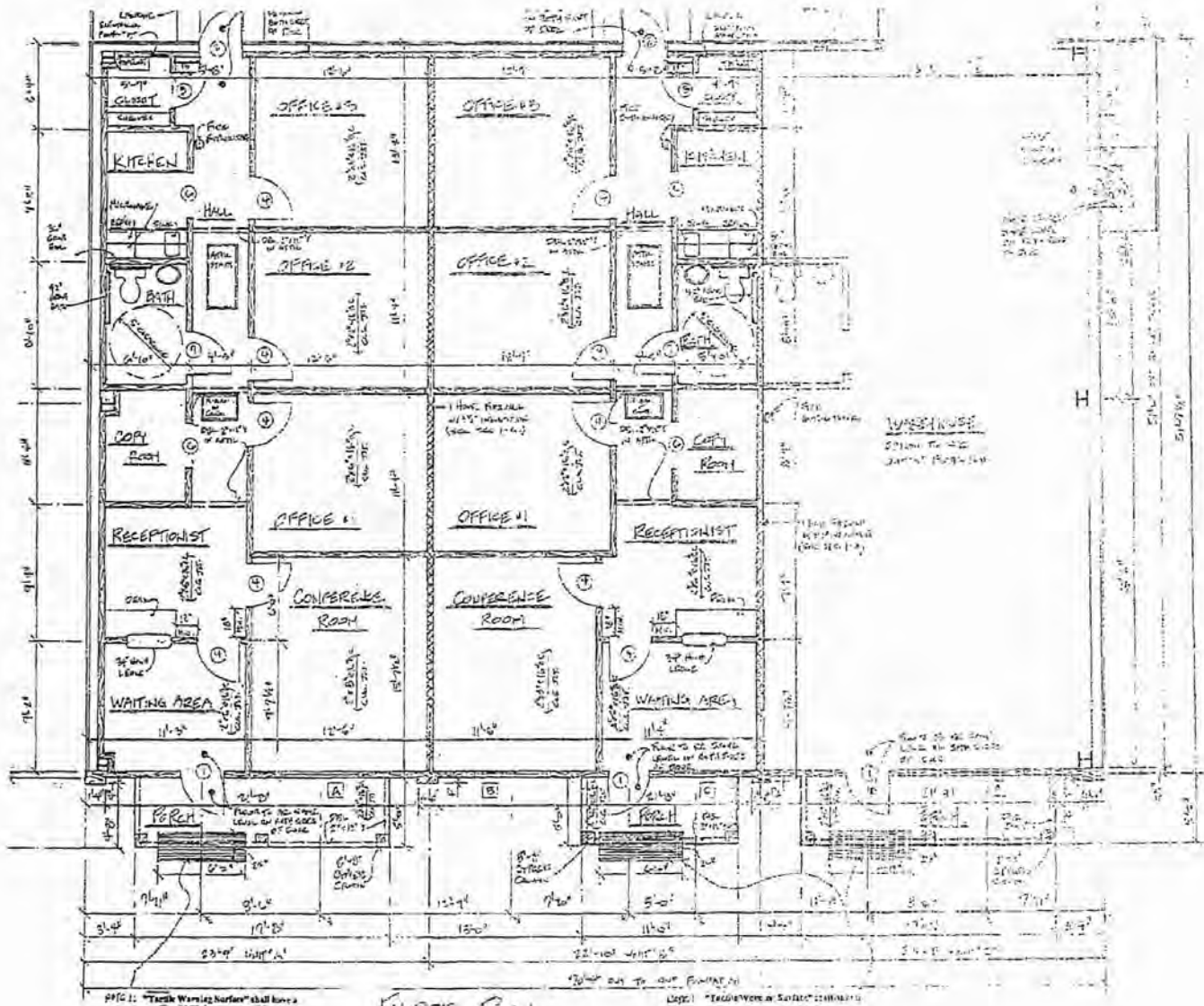
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Floor Plan

2011 Florida Ave. S.W.
Denham Springs, LA



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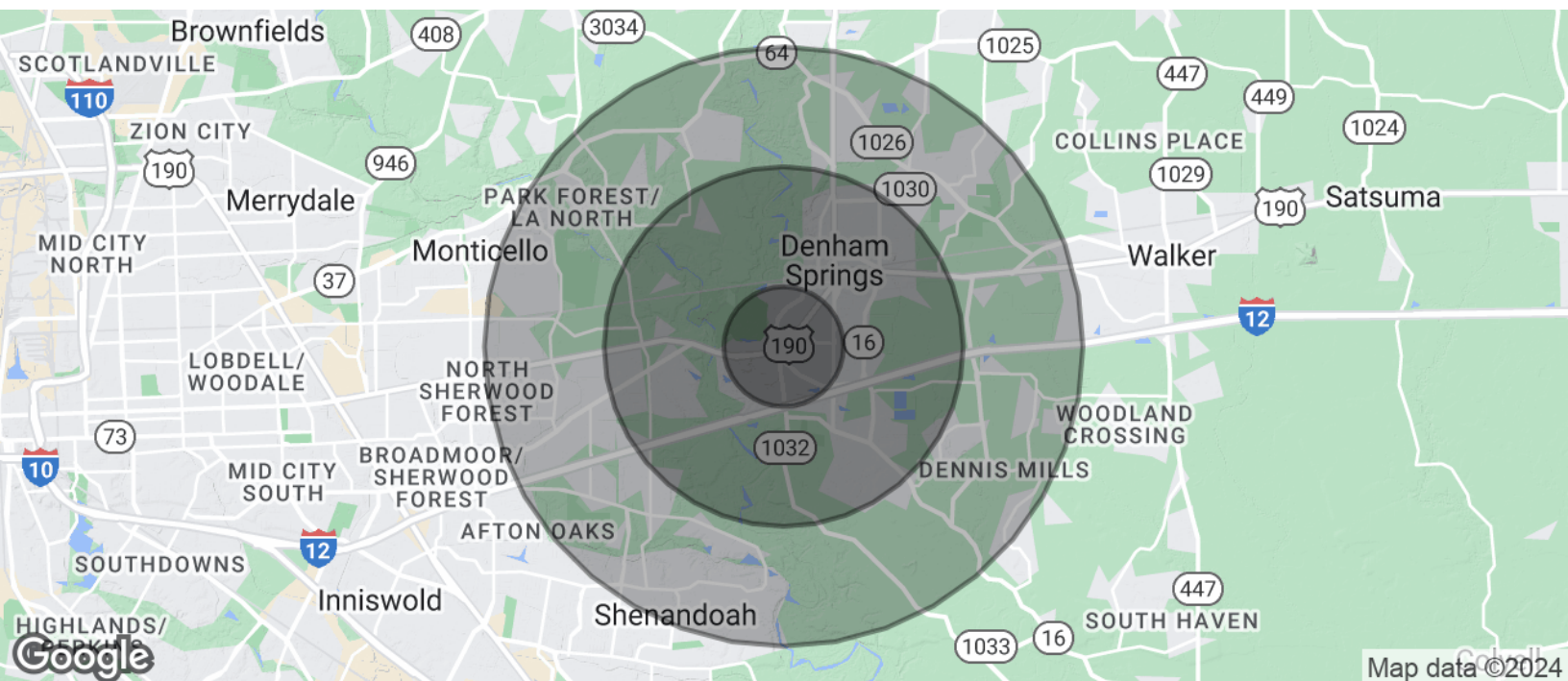
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DEMOGRPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,306	25,893	99,766
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	908	9,682	37,522
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$88,702	\$99,015	\$102,689
Average House Value	\$277,230	\$286,150	\$291,636

Demographics data derived from AlphaMap

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