



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SHOPPING CENTER IN DENHAM SPRINGS

32738 HWY 16, DENHAM SPRINGS, LA 70706

FOR LEASE

5,600 SF

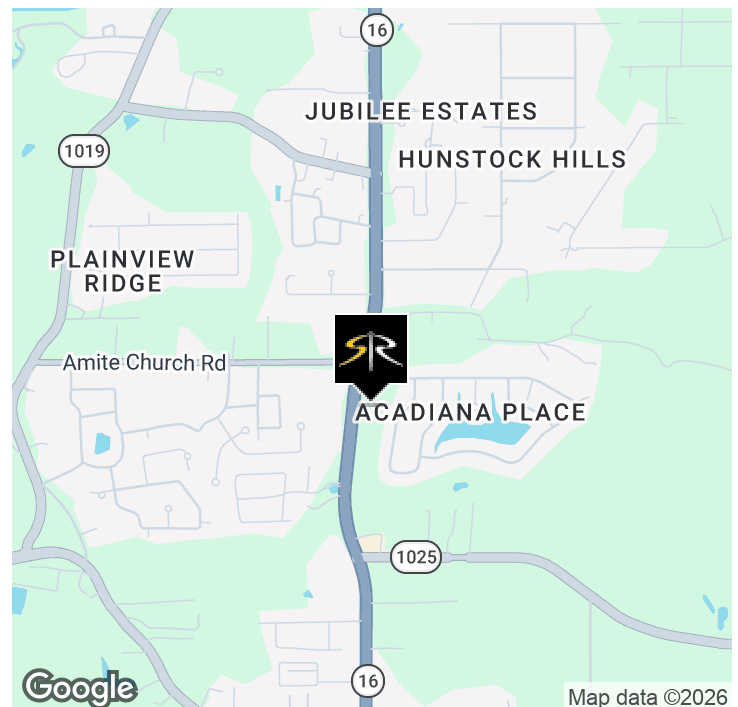


OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Building Size:	5,600 SF
Available - Suite 3:	1,124 SF
Lot Size:	1 Acres
Year Built:	2019

PROPERTY HIGHLIGHTS

- Shopping Center Space Available in Acadiana Center
- 1 Remaining Suite Available
- Suite 3: 1,124 SF (16x70)
- High traffic: 22,143/ADT
- Excellent Access and Visibility
- Ample Parking
- On East side of Hwy 16 (Going home side)
- Ideal for a Variety of Uses: Retail, Office, Medical Office, Restaurant



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHOPPING CENTER IN DENHAM SPRINGS

32738 HWY 16, DENHAM SPRINGS, LA 70706

5,600 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



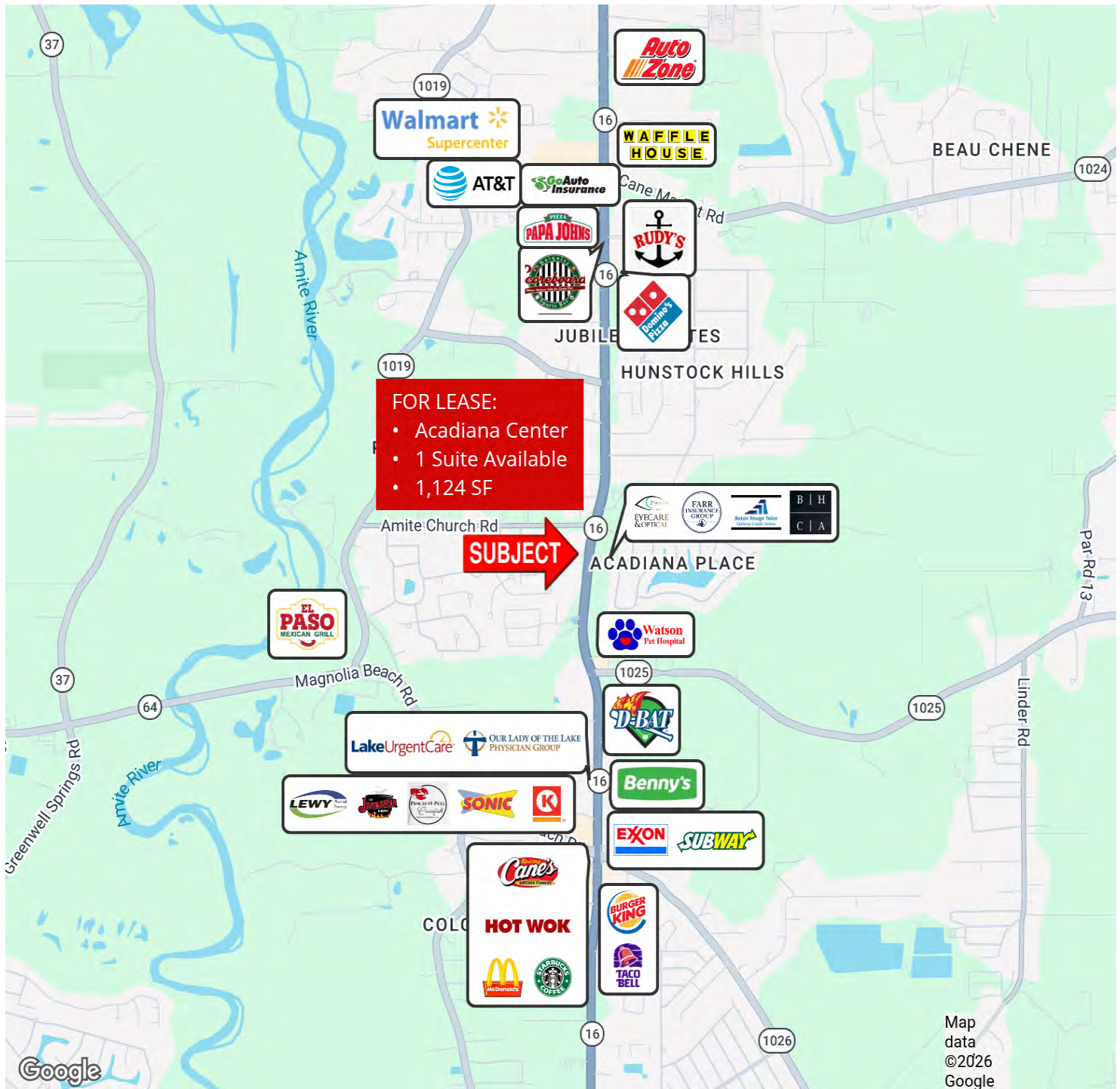
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR LEASE

SHOPPING CENTER IN DENHAM SPRINGS

32738 HWY 16, DENHAM SPRINGS, LA 70706

5,600 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



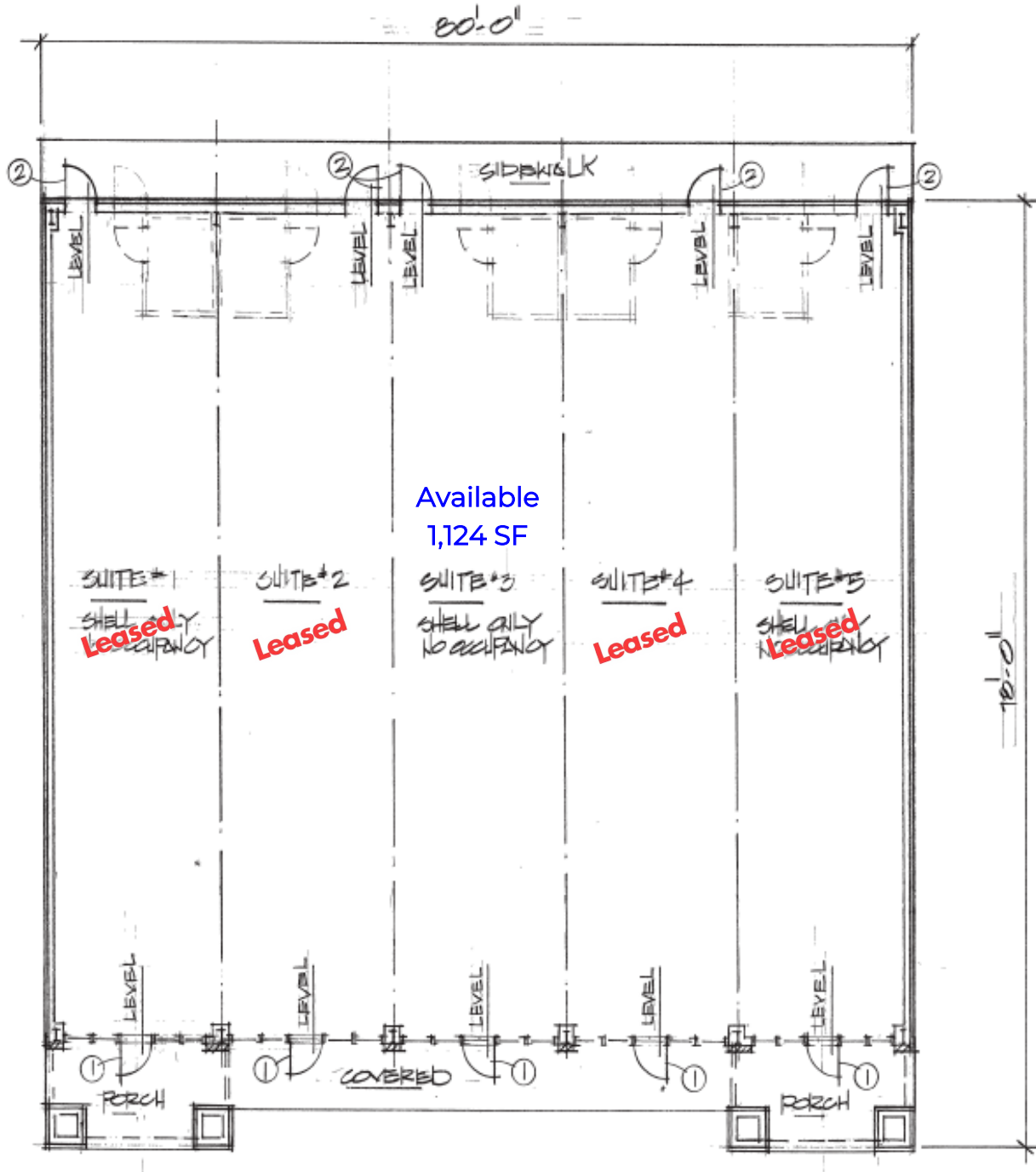
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SHOPPING CENTER IN DENHAM SPRINGS

32738 HWY 16, DENHAM SPRINGS, LA 70706

FOR LEASE

5,600 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



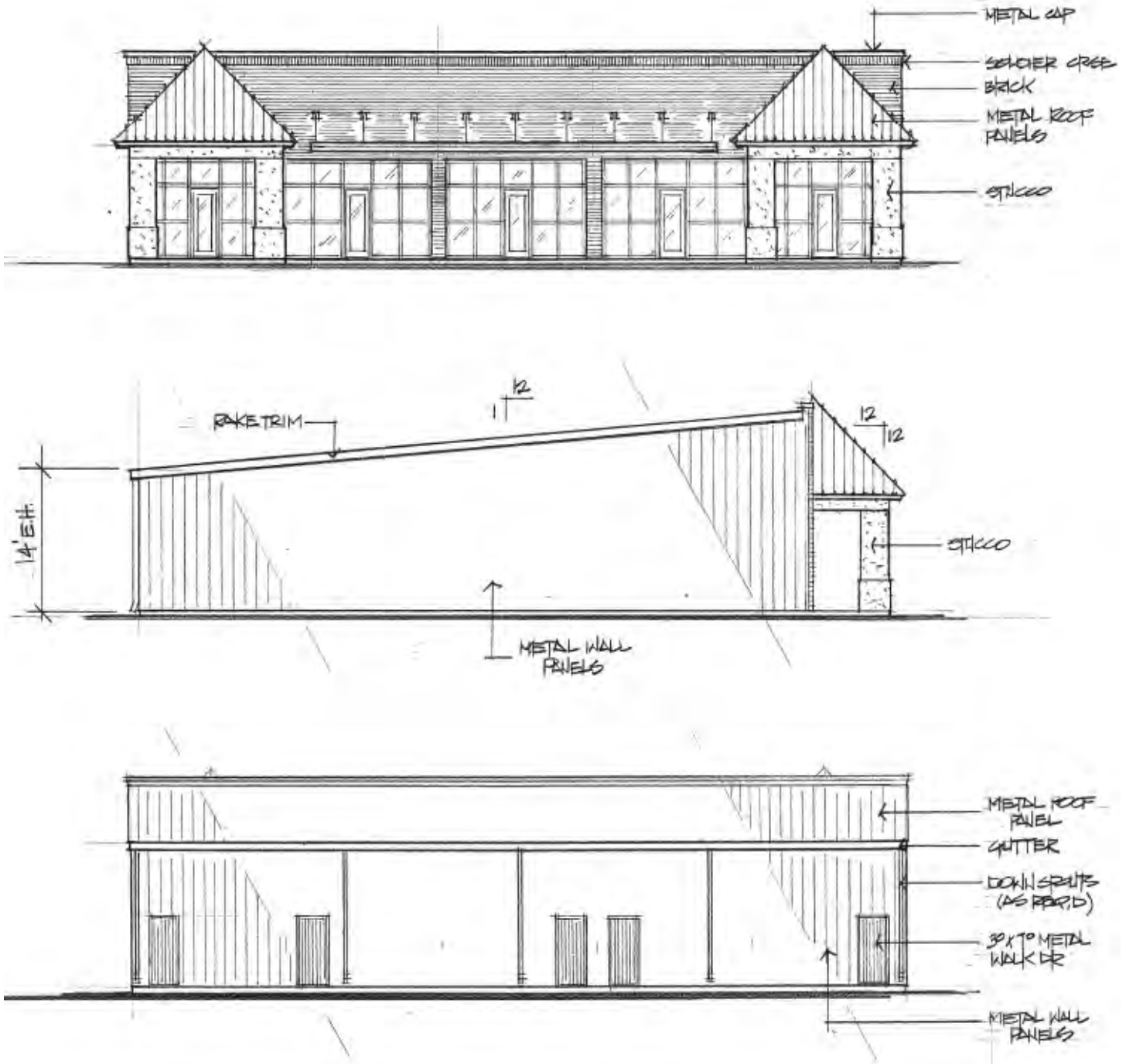
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

SHOPPING CENTER IN DENHAM SPRINGS

32738 HWY 16, DENHAM SPRINGS, LA 70706

FOR LEASE

5,600 SF



MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



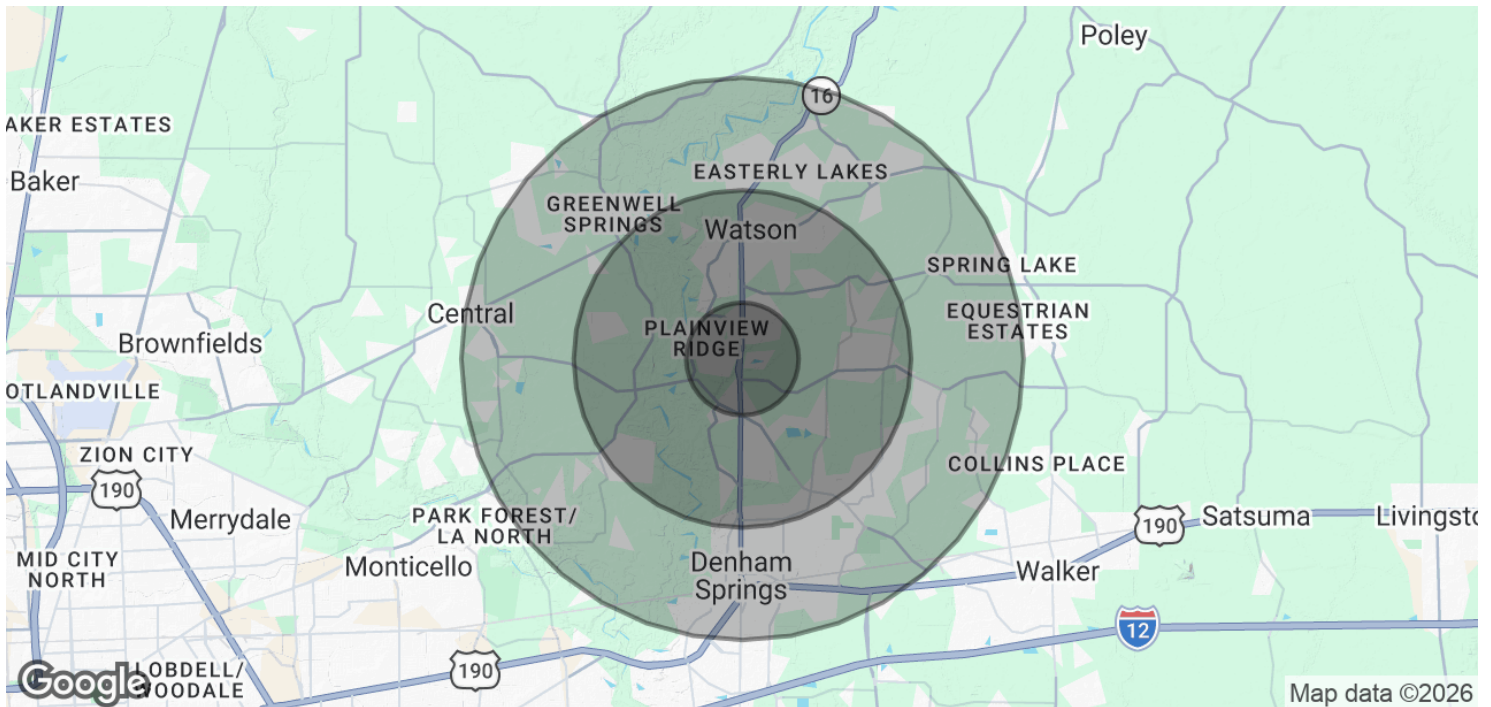
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

SHOPPING CENTER IN DENHAM SPRINGS

32738 HWY 16, DENHAM SPRINGS, LA 70706

5,600 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,962	25,417	61,970
Average Age	35.4	37.5	38.3
Average Age (Male)	35.2	35.1	37.1
Average Age (Female)	35.0	38.7	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,075	8,894	21,897
# Of Persons Per HH	2.8	2.9	2.8
Average HH Income	\$88,123	\$102,410	\$103,208
Average House Value	\$236,469	\$242,512	\$240,710

2023 American Community Survey (ACS)

MIKE STINSON, CCIM
Commercial Sales & Leasing
225.907.7793
mike@sr-cre.com

BROOKS THORNTON
Commercial Sales & Leasing
225.436.0161
brooks@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.