

# SUITE A FOR LEASE



RANGE AVE OFFICE FOR LEASE

419 SOUTH RANGE AVENUE • DENHAM SPRINGS, LA 70726

## Highlights

Suite SF:	1,625 SF
Lease Rate:	\$12.50/sf/yr
Lot Size:	1.20 Acres
Offices:	4
Zoning:	Commercial



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## Property Description

Beautifully renovated office space for lease on Range Ave. In Denham Springs, La. Space consists of four offices, back storage area and one restroom. The suite was previously used as a boutique and lends itself to various uses including retail sales, office and medical spa. One minute drive to antique district. Available for immediate occupancy. Water & Trash service included in CAM. Contact Broker for a private tour. Previously occupied by a Law firm.

- 1,625 sf
- \$12.50/sf Annual NNN
- \$6.05/sf Annual CAM
- 4 Offices





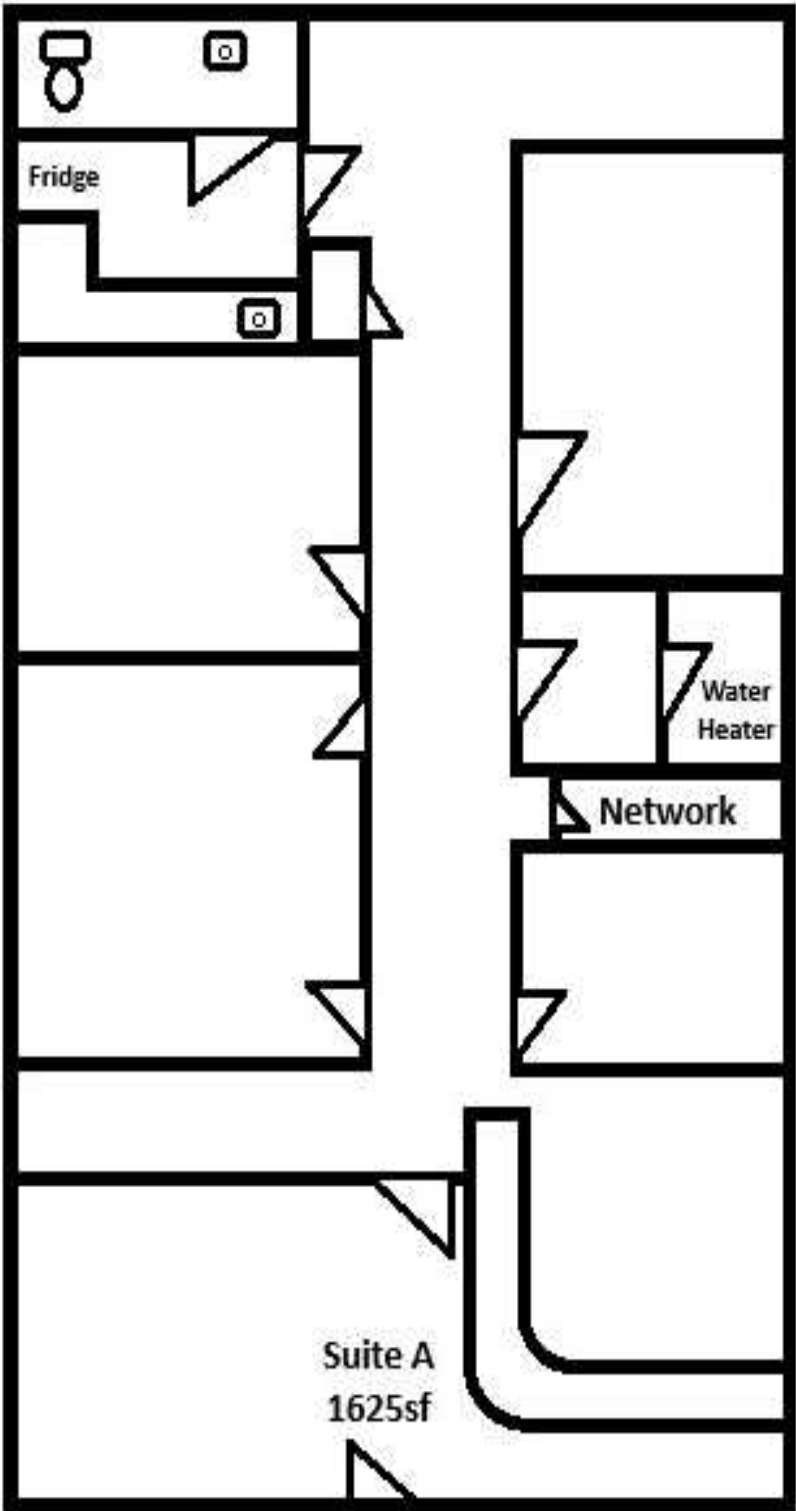
# INTERIOR

419 SOUTH RANGE AVENUE



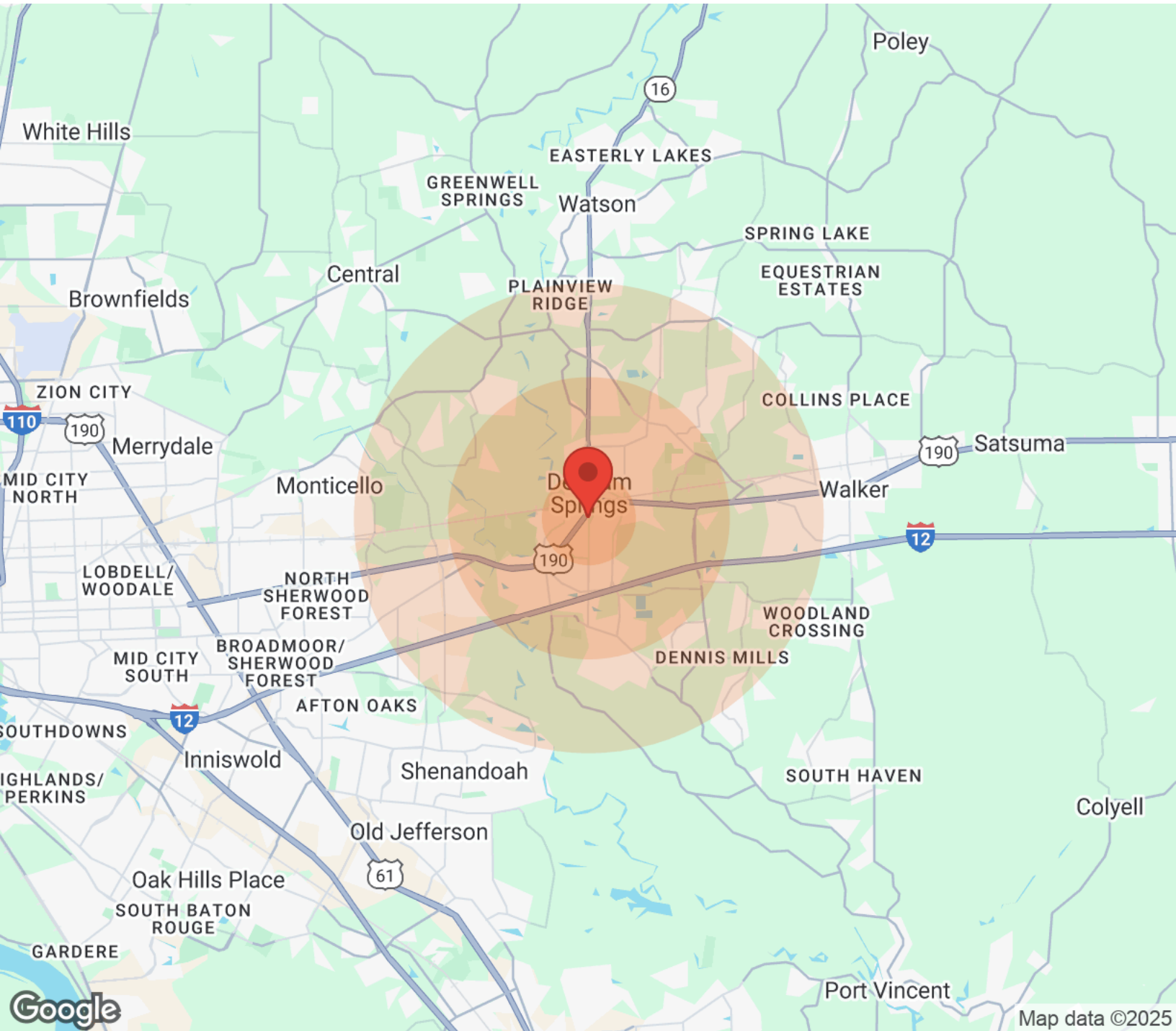
FLOORPLAN

419 SOUTH RANGE AVENUE



# DEMOGRAPHICS

419 SOUTH RANGE AVENUE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,307	16,265	42,737	Median	\$37,243	\$48,967	\$52,235
Female	2,652	17,262	45,054	< \$15,000	328	1,373	2,984
Total Population	4,959	33,527	87,791	\$15,000-\$24,999	390	1,640	3,622
				\$25,000-\$34,999	204	1,492	3,433
				\$35,000-\$49,999	364	1,847	4,654
				\$50,000-\$74,999	366	2,503	6,924
				\$75,000-\$99,999	134	1,708	5,038
				\$100,000-\$149,999	101	1,363	3,650
				\$150,000-\$199,999	40	441	1,095
				> \$200,000	22	254	638
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,181	7,266	19,453	Total Units	1,966	13,433	33,647
Ages 15-24	714	4,824	13,117	Occupied	1,818	12,532	31,509
Ages 25-54	1,842	13,185	34,289	Owner Occupied	999	8,953	23,079
Ages 55-64	568	3,949	10,034	Renter Occupied	819	3,579	8,430
Ages 65+	654	4,303	10,898				
Race	1 Mile	3 Miles	5 Miles				
White	3,261	29,665	69,808				
Black	1,555	2,789	14,098				
Am In/AK Nat	1	15	74				
Hawaiian	N/A	N/A	N/A				