Former DaVita Dialysis

239 E 1st St, DeRidder, LA 70634





PROPERTY DESCRIPTION

- Great Opportunity for a Dialysis/Medical Office Use
- First Year is FREE If User Leases for 5+ Years
- Large Canopy Covering Entrance/Drop Off
- Handicap Accessible
- Large Work Area
- 9 Offices
- Reception Area
- 2 Large Conference Rooms
- Multiple Restrooms, Wash Rooms, Storage Rooms
- Break Room
- Large Parking Area

LOCATION DESCRIPTION

- Less Than a Mile From Beauregard Health System, Lake Charles

Memorial Oncology & Hematology - Deridder, Women's Clinic of

SWLA, and Downtown Deridder

- Located On One of Deridder's Busiest Roads
- Easv Access to Hwvs: 26. 171. & 190

OFFERING SUMMARY

Sale Price:			\$550,000	
Lease Rate:		\$6.50 SF/yr (NNN)		
Number of Units:			1	
Available SF:			6,475 SF	
Building Size:			6,475 SF	
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES	
Total Households	955	2,915	4,829	
Total Population	2,348	6,769	11,043	
Average HH Income	\$48,693	\$55,002	\$57,509	

For More Information:

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The Investors Group of Louisiana, LLC

127 Broad Street, Lake Charles, LA 70601 337.433.0511

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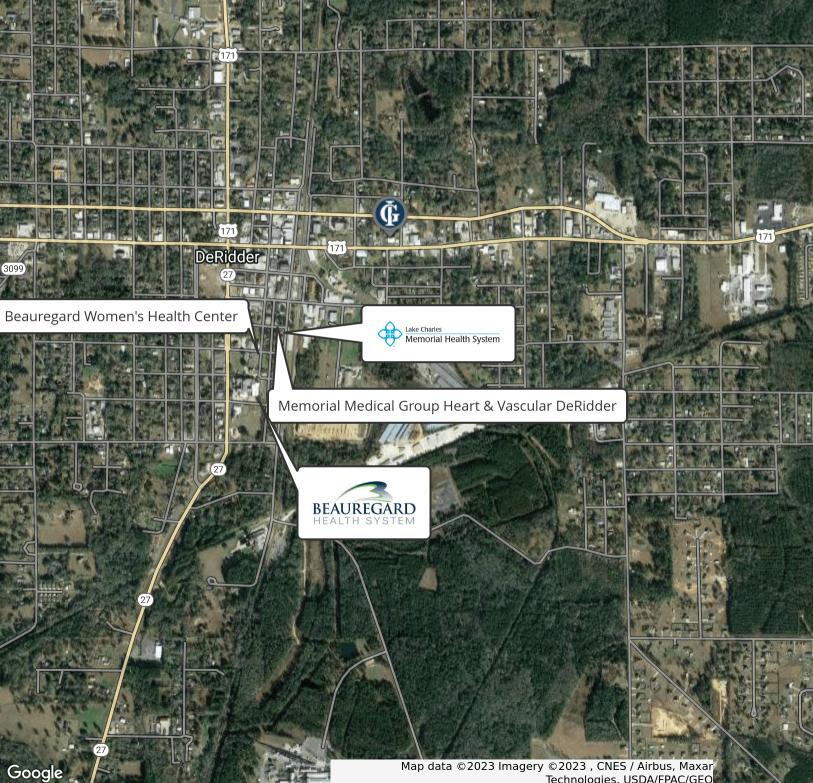
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For More Information:

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John Michael Klumpp

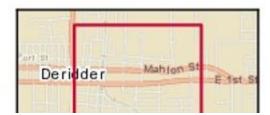
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The information contained herein and attached is provided from sources deemed reliable. We do not guarantee any of the information as it is subject to errors, omissions, withdrawal from the market, or change in terms, all without notice.

Average Daily Traffic Volume Up to 6,000 vehicles per day

46,001 - 15,000

A 15,001 - 30,000

▲ 30,001 - 50,000 ▲ 50,001 - 100,000

