

AVAILABLE FOR LEASE



## 5,929 SF Former Dialysis Clinic Building

1501 SOUTHERN AVE, MONROE, LA 71202

EST. 2010

**InCommercial**  
Property Group



CHICAGO, IL

# Property Description

## OVERVIEW

InCommercial Property Group is pleased to offer the opportunity to lease a former dialysis clinic located at 1501 Southern Ave, in Monroe, Louisiana. The property has 5,920 SF of space available with negotiable lease rates. The one-story, free-standing building was constructed in 2000. The site is ready for immediate occupancy and is ideal for a medical office or dialysis clinic user. Benefitting from great visibility, prominent signage, two access points, and abundant parking, the property is strategically located between two busy retail and business corridors.

### HIGHLIGHTS

- 5,920 SF free-standing building
- Building constructed in 2000
- Great visibility with prominent signage
- Large dedicated parking Lot
- Easy access from major thoroughfares
- Ready for immediate occupancy
- Ideal for medical office / dialysis clinic user

5,920 SF

AVAILABLE

Free-standing

BUILDING

Negotiable

LEASE RATES



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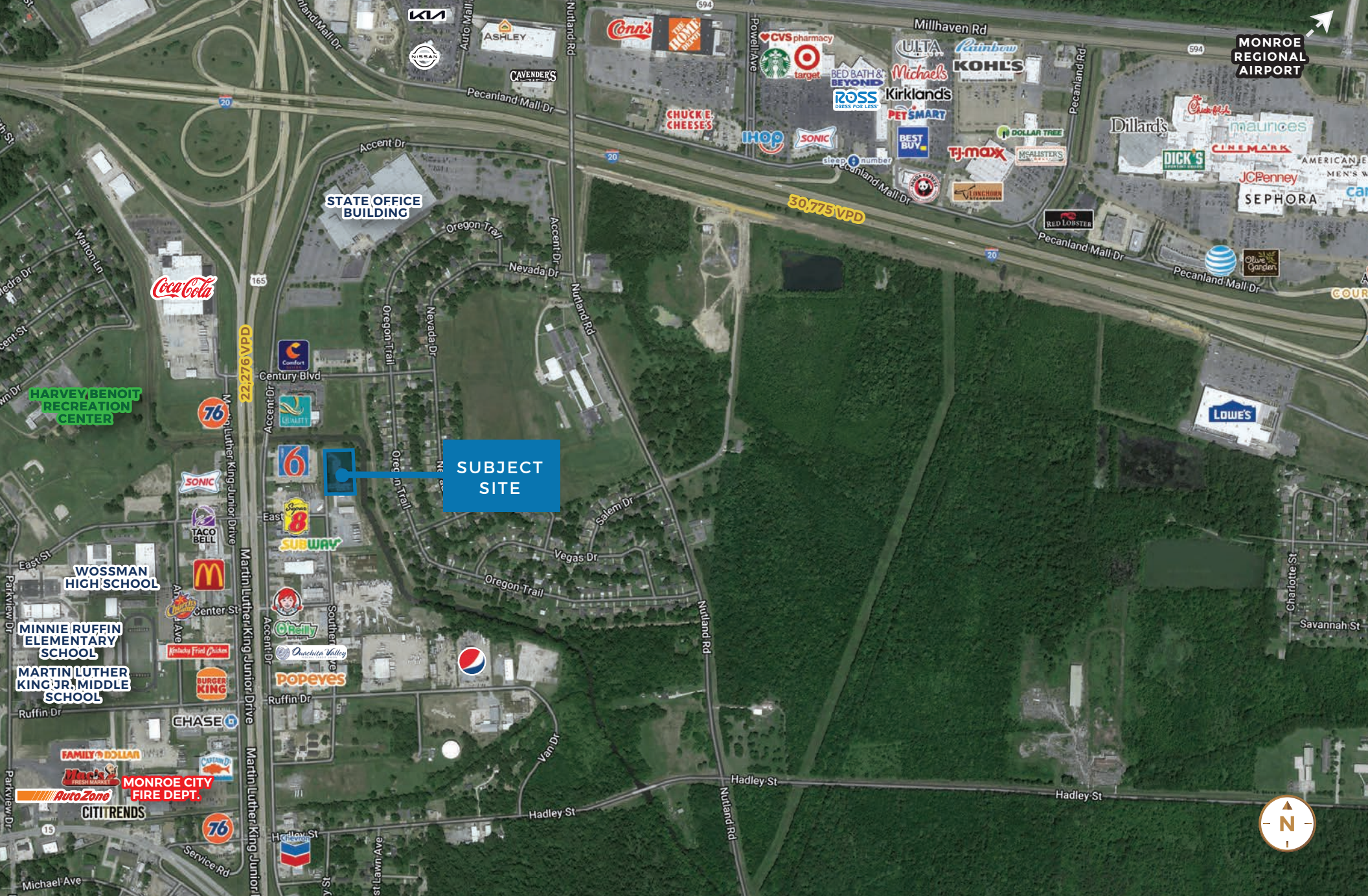
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STATE OFFICE BUILDING

SUBJECT SITE

MONROE REGIONAL AIRPORT



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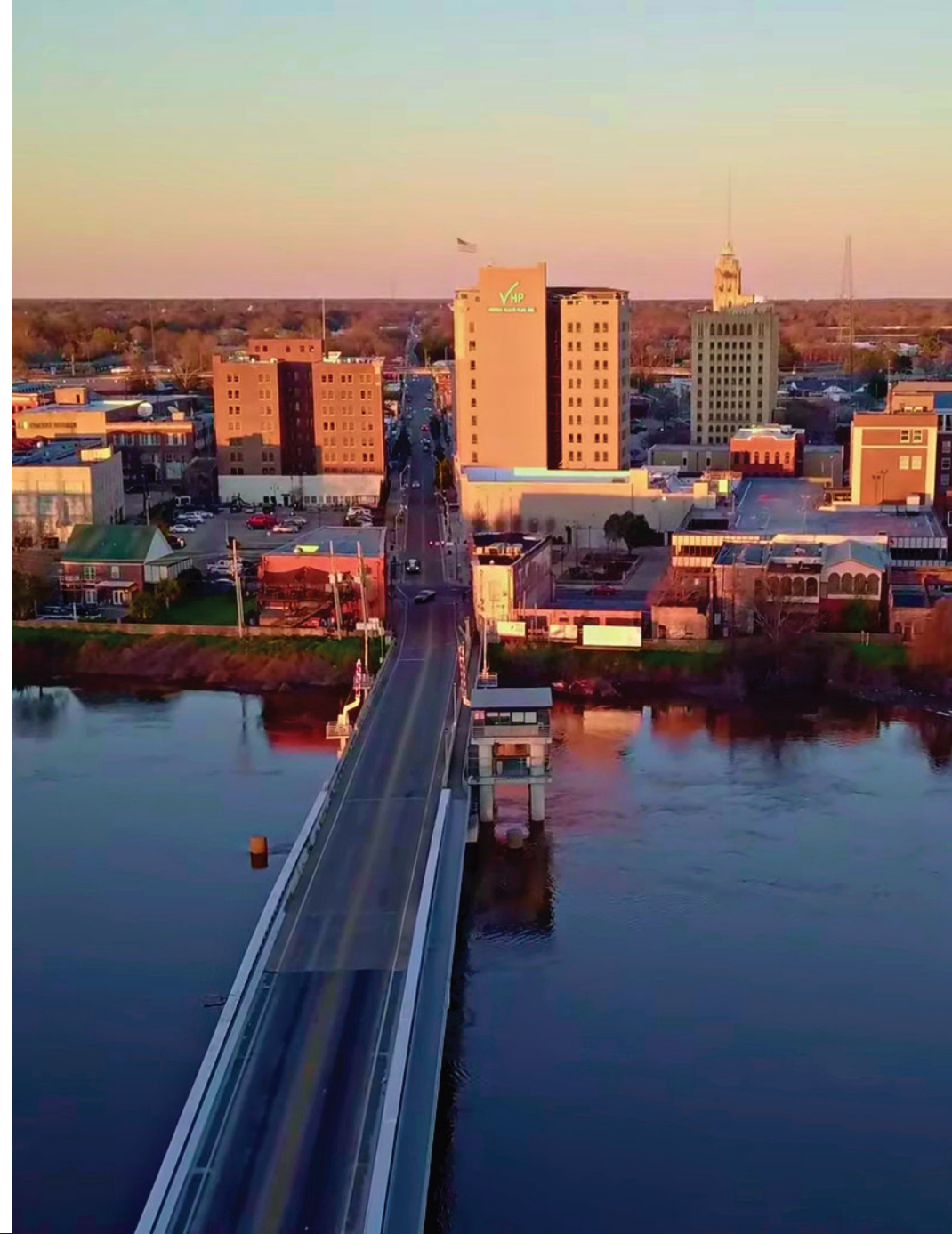
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# Market Overview

## MONROE, LA

Monroe is the eighth-largest city in Louisiana and parish seat of Ouachita Parish. Located in the northeastern region of Louisiana, its the 2nd largest metropolitan area in the north and an economic, educational, and medical hub – with the largest projected job growth over the next 2 years. The city is anchored by the beautiful Ouachita River, which according to National Geographic, is one of the most beautiful rivers in the entire world. The region is known as Sportsman's Paradise and is the location of the first Coca Cola bottling plant. Also known for its cultural activity, there are countless museums to visit such as: Biedenharn Museum & Gardens, Masur Museum of Art, Northeast Louisiana Children's Museum and the Chennault Aviation & Military Museum. The city is also home to the Monroe Regional Airport, University of Louisiana at Monroe and Delta Community College.

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	4,442	39,441	74,998
HOUSEHOLDS	1,598	14,224	29,192
AVG. HHI	\$32,321	\$33,011	\$50,973



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