

3,750 SF Twin City Shopping Center

2217 Louisville Ave, Monroe, LA 71201



Listing ID: 30009403
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Mixed Use, Street Retail
Contiguous Space: 3,750 SF
Total Available: 3,750 SF
Lease Rate: \$8 PSF (Annual)
Base Monthly Rent: \$2,500
Lease Type: Net Lease



Overview/Comments

3,750 SF retail/office space located next to Radio Shack in the Twin City Shopping Center on Louisville Ave. Glass store front, stock area, office space, private restroom, rear access for receiving stock and 100+ spaces of lighted parking shared with shopping center.

Twin City Shopping Center anchor tenants - Piccadilly Cafeteria, Radio Shack and Cajun Made Golf Products. Excellent visibility. Condition of existing structure in good repair.

Between Oliver Road and Tower Drive connector. Surrounding major businesses: Catfish Charlie's, Newk's, Office Depot, Wal Mart Super Center, Books-A-Million, Raising Cane's Chicken Fingers, Lee Edwards Mazda, Dollar Tree, Van Trow Toyota, County Market, and Fed-Ex Ship Center.

All measurements approximate. Lessee to verify. Space available at \$8/SF. CAM \$150/month (includes water). No taxes or insurance paid by lessee.

More Information Online

<http://www.lacdb.com/listing/30009403>

QR Code

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General Information

Taxing Authority:	Ouachita Parish	Gross Building Area:	3,750 SF
Retail-Commercial Type:	Mixed Use, Street Retail, Other	Building/Unit Size (RSF):	3,750 SF
Zoning:	B-3	Usable Size (USF):	3,750 SF
Building Name:	Twin City Shopping Center		

Available Space

Suite/Unit Number:	2217	Space Type:	Relet
Suite Floor/Level:	1	Date Available:	10/14/2016
Space Available:	3,750 SF	Lease Term (Months):	24 Months
Minimum Divisible:	3,750 SF	Lease Rate:	\$8 PSF (Annual)
Maximum Contiguous:	3,750 SF	Lease Type:	Net Lease
Space Subcategory 1:	Office Building	Offices:	1
Space Subcategory 2:	Mixed Use	Parking Spaces:	100

Space Description 3,750 SF retail/office space located next to Radio Shack in the Twin City Shopping Center on Louisville Ave (Formerly Fuqua Paper Supply). Glass store front, stock area, office space, private restroom, rear access for receiving stock and 100+ spaces of lighted parking shared with shopping center. Twin City Shopping Center anchor tenants - Piccadilly Cafeteria, Radio Shack and Cajun Made Golf Products. Excellent visibility. Condition of existing structure in good repair. Between Oliver Road and Tower Drive connector. Surrounding major businesses: Catfish Charlie's, Newk's, Office Depot, Wal Mart Super Center, Books-A-Million, Raising Cane's Chicken Fingers, Lee Edwards Mazda, Dollar Tree, Van Trow Toyota, County Market, and Fed-Ex Ship Center.

Area & Location

Retail Clientele:	General, Family, Business, Other	Feet of Frontage:	600
Property Located Between:	Oliver Road and Tower Drive Connector	Traffic/Vehicle Count:	21,114
Property Visibility:	Excellent	Highway Access:	Hwy 80; Business Hwy 165
Largest Nearby Street:	Louisville Avenue	Airports:	Monroe Regional Airport

Site Description Twin City Shopping Center anchor tenants - Piccadilly Cafeteria, Radio Shack and Cajun Made Golf Products. Excellent visibility. Condition of existing structure in good repair.

Area Description Between Oliver Road and Tower Drive connector. Surrounding major businesses: Catfish Charlie's, Newk's, Office Depot, Wal Mart Super Center, Books-A-Million, Raising Cane's Chicken Fingers, Lee Edwards Mazda, Dollar Tree, Van Trow Toyota, County Market, and Fed-Ex Ship Center.

Building Related

Tenancy:	Single Tenant	Parking Description:	100+ asphalt surface parking spaces with lighting.
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Typical SF / Floor:	3,750 SF	Sprinklers:	None
Property Condition:	Good	Heat Type:	Electricity
Roof Type:	Flat	Heat Source:	Central
Construction/Siding:	Brick	Air Conditioning:	Engineered System
Total Parking Spaces:	100	Internet Access:	Cable, DSL
Parking Type:	Surface		

Exterior Description Brick Veneer Construction. Flat Roof. Asphalt Lighted Parking Surface with 100+ spaces shared with Shopping Center. Glass store front. Rear access for receiving stock.

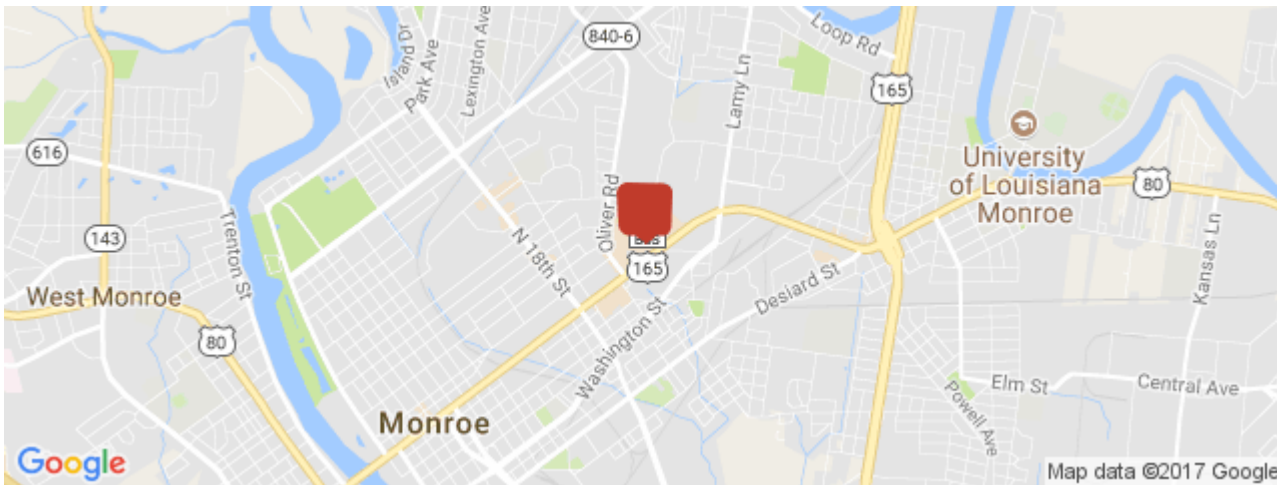
Interior Description 2,500 SF of retail/office space with glass store front, stock/storage area, office space, private restroom and rear access for receiving stock. Electric, Water, Gas, and Cable available. Heating/Cooling via Central Electric Systems.

Land Related

Zoning Description:	B-3 Commercial	Water Service:	Municipal
Lot Frontage:	600	Sewer Type:	Municipal
Lot Depth:	579		

Location

Address: 2217 Louisville Ave, Monroe, LA 71201
County: Ouachita
MSA: Monroe



Property Images



Front Entrance



Twin City Shopping Center

Property Contacts



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