

Freestanding Fresenius Building

21501 Highway 36, Abita Springs | Louisiana



FOR SUBLEASE

**Medical Office
Opportunity**

**5,800 SF
Available**

**0.67 Acres
Parcel Size**

**Contact Broker
Pricing**

ABOUT THE PROPERTY

- 5,800 freestanding Fresenius building available for sublease
- Strong Sublessor
- Sublease term through September 30, 2027
- Additional term extension possible
- Available for a variety of medical office/office uses
- Excellent visibility fronting highway 36
- Close to downtown Abita Springs and retail amenities
- Abundant Parking
- Built in 2012

Broker of Record: Sabrina Kortlandt, SRS National Net Lease Group, LP |
LA License No. BROK.995710215-ACT

SABRINA KORTLANDT

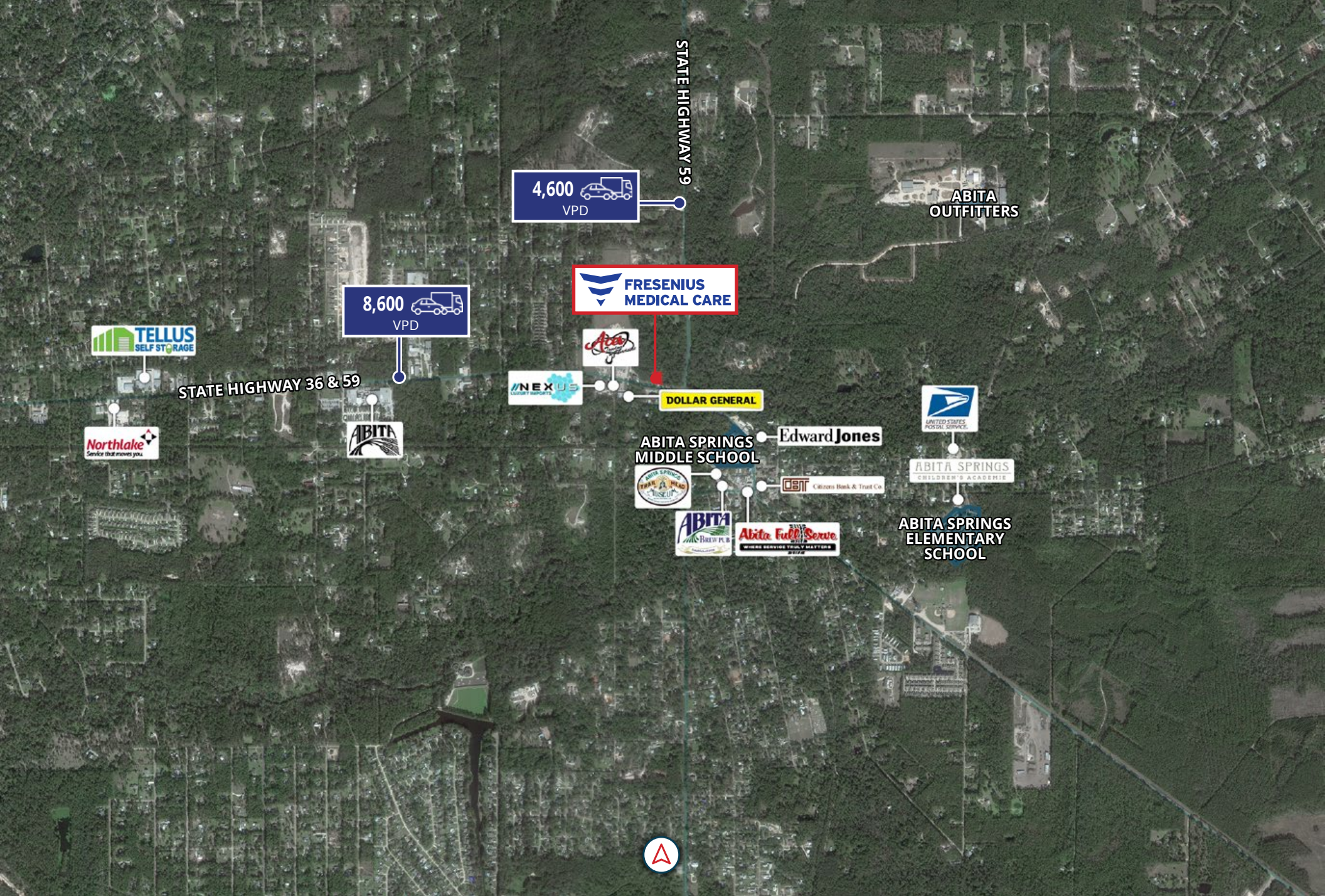
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21501 Highway 36

Abita Springs | Louisiana



4,600
VPD

STATE HIGHWAY 59

ABITA
OUTFITTERS

8,600
VPD

FRESNIUS
MEDICAL CARE

TELLUS
SELF STORAGE

STATE HIGHWAY 36 & 59

Northlake
Service that moves you.

ABITA

NEXUS

DOLLAR GENERAL

UNITED STATES
POSTAL SERVICE

ABITA SPRINGS
MIDDLE SCHOOL

Edward Jones

ABITA SPRINGS
CHILDREN'S ACADEMY

ABITA SPRINGS
REALTY & LAND

CST
Citizens Bank & Trust Co

ABITA SPRINGS
ELEMENTARY
SCHOOL

ABITA
BREW PUB

Abita Full Serve
WHERE SERVICE TURNS INTO MEMORIES



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	3,016	20,061	44,229
2027 Projected Population	3,200	21,006	46,574
Income			
2022 Est. Average Household Income	\$89,057	\$87,105	\$94,653
2022 Est. Median Household Income	\$58,296	\$65,384	\$70,380
Households & Growth			
2022 Estimated Households	1,119	7,896	17,979
2027 Projected Households	1,189	8,296	19,031
2022 Estimate Race & Ethnicity			
White Alone	63.46%	80.16%	80.74%
Black/African American Alone	27.55%	11.64%	11.11%
American Indian/Native Alaskan Alone	0.40%	0.36%	0.35%
Asian Alone	0.36%	0.96%	1.35%
Pacific Islander Alone	0	6	11
Hispanic Origin (Any Race)	10.61%	9.87%	9.36%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



21501 Highway 36

Abita Springs | Louisiana



 **FRESENIUS
MEDICAL CARE**

MONUMENT SIGN

8,600
VPD

LA
36

