

3,049 SF For Lease

107 Bridge St, West Monroe, LA 71291



Listing ID: 30844459
 Status: Active
 Property Type: Retail-Commercial For Lease
 Retail-Commercial Type: Free-Standing Building, Mixed Use
 Contiguous Space: 3,049 SF
 Total Available: 3,049 SF
 Lease Rate: \$2,540 (Monthly)
 Unit Price: \$10 PSF (Annual)
 Base Monthly Rent: \$2,540
 Lease Type: NNN

Overview/Comments

3,049 SF Open Floor Plan. Build to Suit Available.
 Traffic Counts: 23,000+ Cars/Day
 Facing Bridge Street; corner of Cotton Street and Mill Street.
 New Owner (Apple Dental) will occupy right 2,458 SF along Cotton Street.
 Tenant Improvement and lease terms are negotiable.
 Lease Type: NNN. Shared Parking.
 Neighboring Businesses: McDonald's, TP Outdoors, Car Town, Progressive Bank and Circle K.



More Information Online

<https://www.lacdb.com/listing/30844459>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Ouachita Parish	Zoning:	B-3 GENERAL BUSINESS DIST
Tax ID/APN:	37400	Building Name:	Former MidSouth Medical
Retail-Commercial Type:	Free-Standing Building, Mixed Use, Street Retail, Other	Building/Unit Size (RSF):	3,049 SF
		Usable Size (USF):	3,049 SF

Available Space

Suite/Unit Number:	B	Space Type:	Relet
Space Available:	3,049 SF	Date Available:	05/30/2023
Minimum Divisible:	3,049 SF	Lease Term (Months):	60 Months
Maximum Contiguous:	3,049 SF	Lease Rate:	\$2,540 (Monthly)
Space Subcategory 1:	Office Showroom	Lease Type:	NNN
Space Subcategory 2:	Flex Space	Parking Spaces:	0

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Other	Traffic/Vehicle Count:	23,395
Property Located Between:	Trenton St and Cotton Street	Highway Access:	Hwy 80/I-20
Property Visibility:	Excellent	Airports:	Monroe Regional Airport - 13 min (7.8 mi) via I-20 E
Largest Nearby Street:	Cypress Street		
Feet of Frontage:	75		

Building Related

Tenancy:	Single Tenant	Year Built:	1991
Total Number of Buildings:	1	Year Renovated:	2023
Number of Stories:	1	Roof Type:	Flat
Typical SF / Floor:	3,049 SF	Construction/Siding:	Steel Frame
Property Condition:	Good	Parking Type:	Surface

Passenger Elevators: 0
Freight Elevators: 0
Sprinklers: None

Heat Type: Electricity
Heat Source: Central
Air Conditioning: Engineered System

Land Related

Zoning Description: B-3 General Business District
Water Service: Municipal
Lot Frontage: 75 Feet
Sewer Type: Municipal
Lot Depth: 155 Feet

Location

Address: 107 Bridge St, West Monroe, LA 71291
County: Ouachita
MSA: Monroe



Property Images

Listing Photograph



Front Corner Bridge St/Cotton St

Formerly Mid South Medical

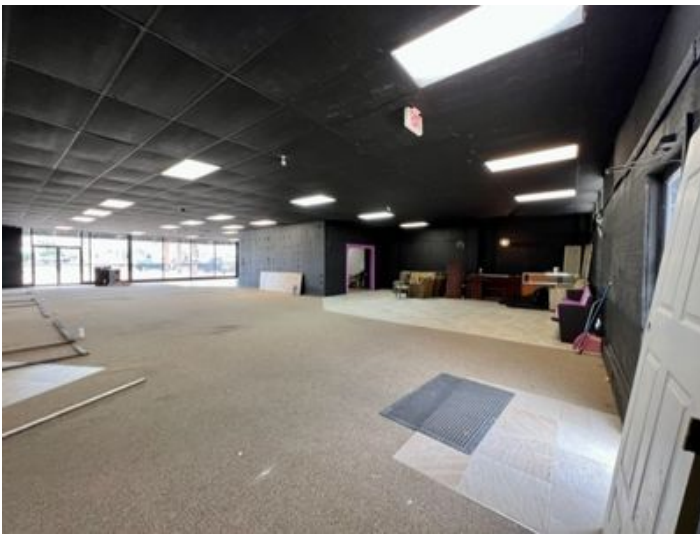


Open Floor Plan



Rear Corner Cotton St/Mill St

Listing Photograph



Build to Suit Option

Neighboring Businesses



Rendering New Facade

Property Contacts



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