



2,500 SF AVAILABLE

RETAIL BUILDING FOR LEASE IN MONROE

2761 LOUISVILLE AVE., MONROE, LA 71201

For More Information Contact:

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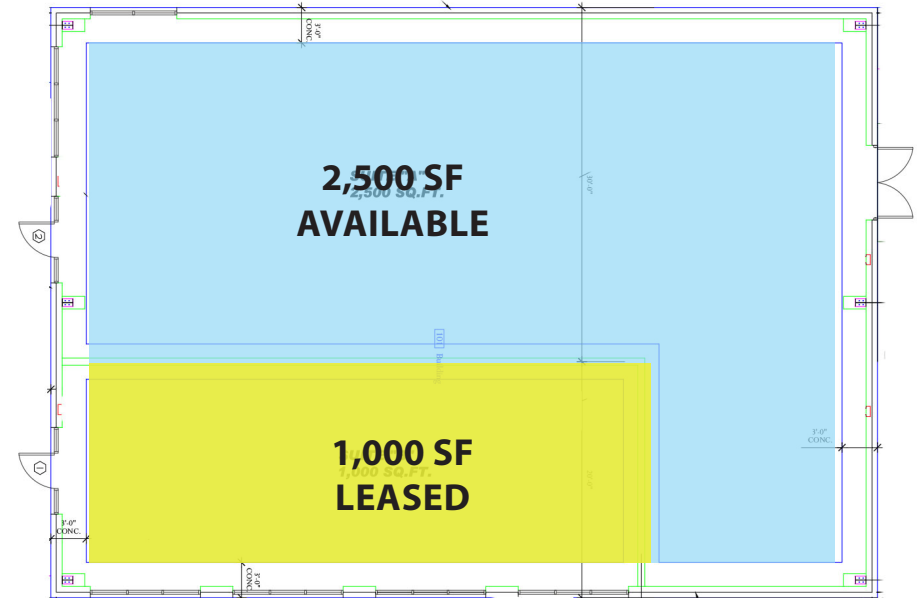
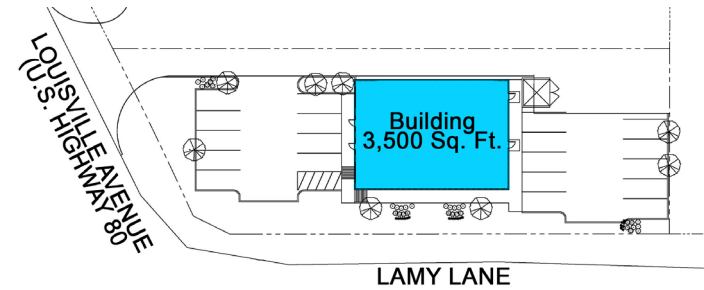


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RETAIL BUILDING FOR LEASE

2761 LOUISVILLE AVE.

MONROE, LA 71201



- 2,500 SF available
- Located on the hard corner of Louisville & Lamy Lane, one of the busiest intersections in Monroe

- Adjacent to Raising Canes on Walmart outparcel
- \$23.00/psf + NNN



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2010 Population	4,829	47,564	83,739
2020 Population	5,029	47,335	82,602
2025 Population	4,933	46,734	81,410
2030 Population	4,834	45,977	80,061

Median Household Income

2025 Median Household Income	\$41,191	\$45,624	\$45,812
2030 Median Household Income	\$45,679	\$48,696	\$49,624
2025-2030 Annual Rate	2.09%	1.31%	1.61%

Average Household Income

2025 Average Household Income	\$69,109	\$71,663	\$69,552
2030 Average Household Income	\$77,007	\$78,253	\$76,132

Households

2010 Total Households	2,132	19,076	33,174
2020 Total Households	2,233	19,335	33,750
2025 Total Households	2,227	19,402	33,907
2030 Total Households	2,212	19,307	33,747

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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