

LAST UNIT at The Avenue!

1821 Ave of America, Monroe, LA 71201



Listing ID: 30811430
Status: Active
Property Type: Retail-Commercial For Lease
(also listed as Shopping Center)
Retail-Commercial Type: Mixed Use, Street Retail
Contiguous Space: 2,478 SF
Total Available: 2,478 SF
Lease Rate: \$3,500 (Monthly)
Unit Price: \$16.95 PSF (Annual)
Base Monthly Rent: \$3,500
Lease Type: NNN



Overview/Comments

LAST UNIT! Upscale Retail! National Brands! Enjoy the synergy of The Avenue Shopping Center!

1821 Avenue of America offers 2,478 SF Commercial-Retail space featuring: Open Retail/Sales Floor, Display Windows, Display Area, 2 Private Offices, Kitchenette/Break Area, Supply Room, Stock Room, Handicapped Accessible Restroom, Extra Storage/Utility Room. Private Employee Parking in Rear.

HUGE BONUS! Multiple sale floor options available for retailers utilizing the store's slatwall panel system with ALL display accessories including a sales counter with slatwall front! Office furniture, kitchenette appliances also available for tenant use. Want to change things up a bit (or a lot)? Let's Talk! Landlord is open to discuss build out options to meet your needs.

Current Tenants:

Talbot's, Hollis & Co. Jewelers, Chico's, Nothing Bundt Cakes, Sir Speedy and Coming 2023 - The Salad Station!

Area Businesses: Walmart Neighborhood Market, Brookshire's Grocery, Health Point Center, The Boles Law Firm, Waffle House, Captain D's, Johnny's Pizza, Reliant Healthcare, First Security Title Insurance, Regions Bank, Home Hardware Center, Tuesday Morning, Small Cakes, The Fat Pelican.

For more information or to schedule a private showing, please call listing agent.

More Information Online

<https://www.lacdb.com/listing/30811430>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Ouachita Parish	Building Name:	The Avenue Shopping Center
Tax ID/APN:	80675	Building/Unit Size (RSF):	2,478 SF
Retail-Commercial Type:	Mixed Use, Street Retail, Other	Land Area:	1.47 Acres
Zoning:	B-3 GENERAL BUSINESS DISTRICT		

Available Space

Suite/Unit Number:	1821	Space Subcategory 2:	Fashion/Specialty
Suite Floor/Level:	1	Space Type:	New
Space Available:	2,478 SF	Date Available:	07/22/2022
Minimum Divisible:	2,478 SF	Lease Term (Months):	36 Months
Maximum Contiguous:	2,478 SF	Lease Rate:	\$3,500 (Monthly)
Space Subcategory 1:	Strip Center	Lease Type:	NNN

Offices: 2
Kitchen/Breakroom: Yes
Parking Spaces: 115

Area & Location

Retail Clientele:	General, Family, Business, Traveler, Tourist, Recreation, Other	Feet of Frontage:	391
Property Located Between:	N 18th St and N 19th St	Highway Access:	Hwy 80/Hwy 165
Property Visibility:	Excellent	Airports:	Monroe Regional Airport - 15 min (5.7 mi) via LA-594/Millhaven Rd
Largest Nearby Street:	Hwy 80/Louisville Ave		

Building Related

Tenancy:	Multiple Tenants	Parking Type:	Surface
Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Excellent	Sprinklers:	Wet
Roof Type:	Other	Heat Type:	Natural Gas
Construction/Siding:	Brick	Heat Source:	Central
Total Parking Spaces:	115	Air Conditioning:	Engineered System

Land Related

Water Service: Municipal
Sewer Type: Municipal

Legal Description 1.47 ACS IN SEC 42 T18N R3E FROM INTERSECTION OF S/L SPEED AVE WITH W/L 18TH STREET S 134.12 FT NE 77.29 FT TO E/L 18TH STREET, SE 1032.68 FT TO N/L AVENUE OF AMERICAS, NE 175 FT TO POINT OF BEG, NE 391.70 FT, NW 160.61 FT, SW 413.42 FT, SE 159.95 FT TO POB ***** AVENUE SHOPPING CENTER *****

Location

Address: 1821 Ave of America, Monroe, LA 71201
County: Ouachita
MSA: Monroe



Property Images



2,478 SF Retail Space



Display Area/Windows



Sales Counter



Slatwall Panel System with Accessories



Open Sales Floor



Vinyl Tile Floor System



View to Front



Private Office Space



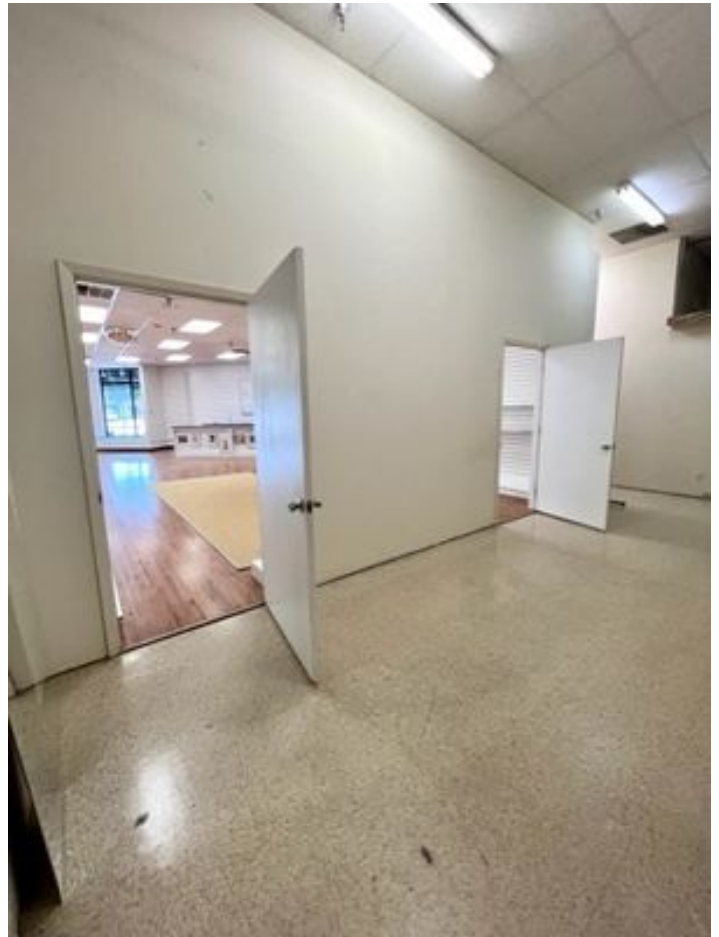
Private Office Space



Break Room/Kitchenette



Galley Stock Area



Access to Sales Floor from Stock Room



Stock Room Corridor/Restroom



Extra Storage



Rear Parking



Hollis & Co. Jewelers



Chico's



Talbot's



Nothing Bundt Cakes - Now Open!



Sir Speedy



New Roof - July, 2022!



The Salad Station - Summer 2023!

Property Contacts



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