

SINGLE TENANT NNN

Investment Opportunity

SouthStar
URGENT CARE

6+ Years Remaining | Annual Rental Increases | Outparcel to North Park Mall Shopping Center



117 North Service Road E | Ruston, Louisiana

SHREVEPORT MSA

ACTUAL SITE

 **SRS** | CAPITAL
MARKETS

MICHAEL BERK

**Vice President
National Net Lease**

michael.berk@srsre.com
D: 770.402.3432
3445 Peachtree Road NE, Suite 950
Atlanta, GA 30326
GA License No. 385824

SABRINA SAPIENZA

**Vice President
National Net Lease**

sabrina.sapienza@srsre.com
D: 914.498.2225
New Orleans, LA
LA License No. BROK.995710215-ACT

CHIP WATSON

**Managing Principal &
Market Leader**

chip.watson@srsre.com
D: 470.231.2588
3445 Peachtree Road NE, Suite 950
Atlanta, GA 30326
GA License No. 241596

JOE HEWES

**Associate
Industrial**

joe.hewes@srsre.com
D: 404.566.5741
3445 Peachtree Road NE, Suite 950
Atlanta, GA 30326
GA License No. 449976



NATIONAL NET LEASE

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

SITE OVERVIEW



OFFERING SUMMARY



OFFERING

Pricing	\$1,746,000
Net Operating Income	\$113,520
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	117 North Service Road E, Ruston, Louisiana 71270
Rentable Area	3,750 SF
Land Area	0.30 AC
Year Built	2020
Tenant	Southstar Urgent Care
Guaranty	Corporate
Lease Type	NNN
Landlord Responsibilities	Replacement of Parking Lot, Roof & Structure to be reimbursed by tenant. Contact Agent for details
Lease Term	6+ Years
Increases	1.50% Annual Increases
Options	4 (5-Year)
Rent Commencement	2020 (Est.)
Lease Expiration	2032 (Est.)
ROFO/ROFR	No

FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

RENT ROLL & INVESTMENT HIGHLIGHTS

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Southstar Urgent Care	3,750	2020	2032	Current	-	\$9,460	\$113,520	4 (5-Year)
(Corporate Guaranty)		(Est.)	(Est.)	2027	1.50%	\$9,602	\$115,223	
				2028	1.50%	\$9,746	\$116,951	
				2029	1.50%	\$9,892	\$118,705	

1.50% Annual Increases throughout Initial Term & Options Thereafter

6+ Years Remaining | Annual Rental Increases | Options to Extend

- The tenant currently has 6+ years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features annual rental increases of 1.50% throughout the initial term and options thereafter, growing NOI and hedging against inflation

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for utilities, taxes, insurance and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, low-management investment for an out-of-state, passive investor

Strong Demographics in 5-mile Trade Area

- More than 34,000 residents and 21,000 employees support the trade area
- \$65,969 average household income

Outparcel to North Park Mall Shopping Center | Louisiana Tech University

- Urgent Care is in close proximity to North Park Mall Shopping Center that features national/credit tenants including Hibbett Sports, Planet Fitness, Office Depot, Bath & Body Works, McDonald's, Harbor Freight, and bealls
- Near Walmart Plaza, a Walmart Supercenter anchored center with other national/credit tenants such as GameStop, Dollar Tree, Petsense, GNC, and more
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including a Lowes, Shoe Dept, Raising Cane's, Whataburger, Wingstop, Anytime Fitness, Walgreens, and more
- The asset is also located just 1 mile from Louisiana Tech University which has over 12,000 students

Signalized, Hard Corner Intersection | Directly off Interstate 20

- The asset is located at the signalized, hard corner intersection of N Service Rd and US-146 which combined average 30,000 VPD
- The site is directly off of Interstate 20, a major thoroughfare that averages 59,200 vehicles passing by daily



SOUTHSTAR URGENT CARE

gosouthstar.com

Company Type: Private

Locations: 30+

Founded in 2011, SouthStar Urgent Care is a leading provider of Urgent Care services in Louisiana. SouthStar Urgent Care, is known primarily for its nationally recognized, award-winning customer service. With a focus on patient care and team culture, SouthStar is changing the way healthcare is delivered. Their clinics offer non-critical, but urgent medical care to patients as an alternative to long waits in the emergency room or when they cannot reach their primary physician after office hours or on weekends. Available clinic services range from treating allergies to onsite X-rays, flu symptoms to stitches, or simply a general sports physical for school. Clinics are open seven days a week and welcome all ages for treatment.

Source: gosouthstar.com, linkedin.com

PROPERTY OVERVIEW

LOCATION



Ruston, Louisiana
Lincoln Parish County

ACCESS



N. Vienna Street/State Highway 146: 1 Access Point
N. Vienna Street/U.S. Highway 167: 1 Access Point

TRAFFIC COUNTS



N. Vienna Street/State Highway 146: 30,000 VPD
Interstate 20: 59,100 VPD

IMPROVEMENTS



There is approximately 3,750 SF of existing building area

PARKING



There are approximately 12 parking spaces on the owned parcel.
The parking ratio is approximately 3.20 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 280
Acres: 0.30
Square Feet: 13,068

CONSTRUCTION



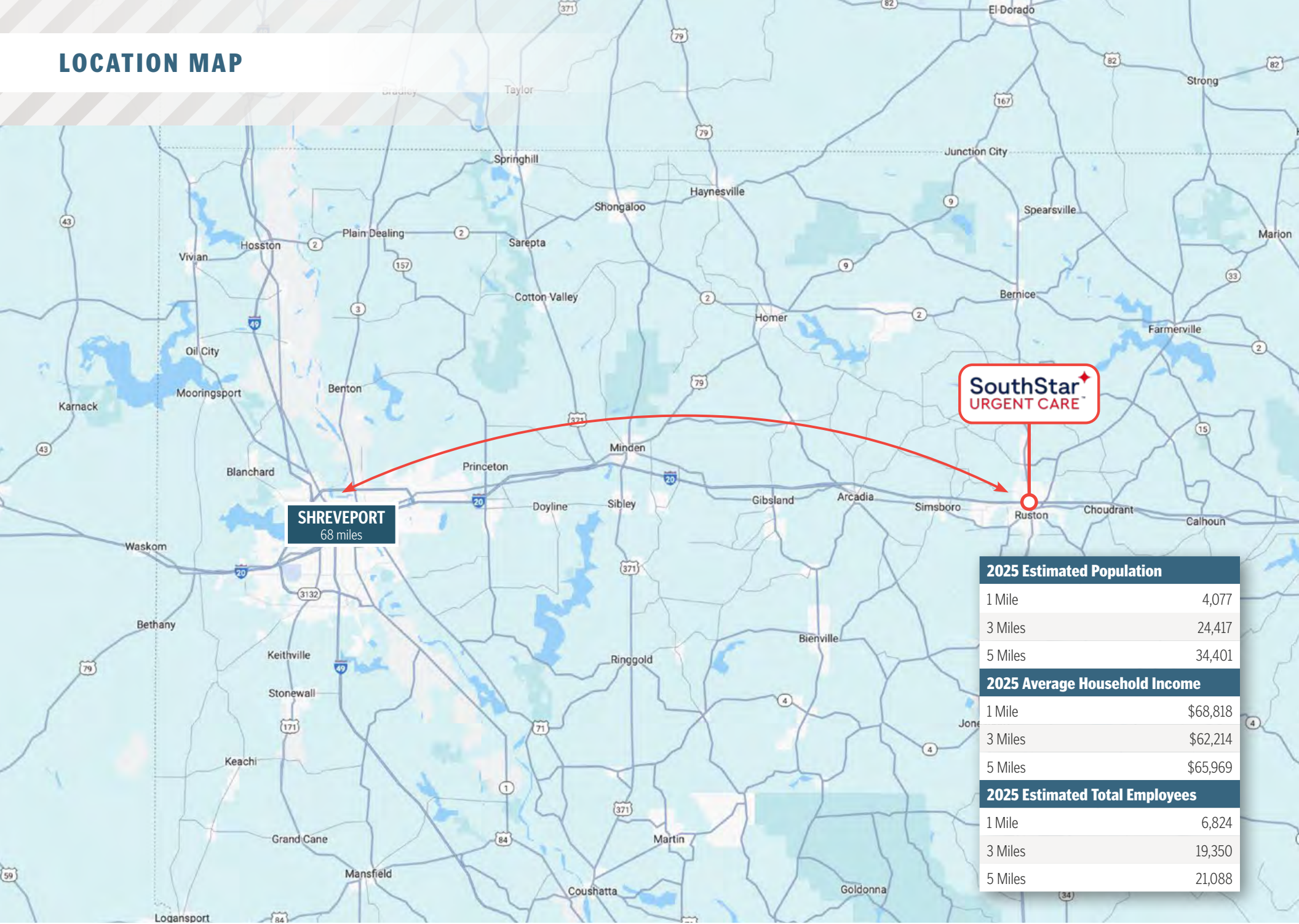
Year Built: 2020

ZONING



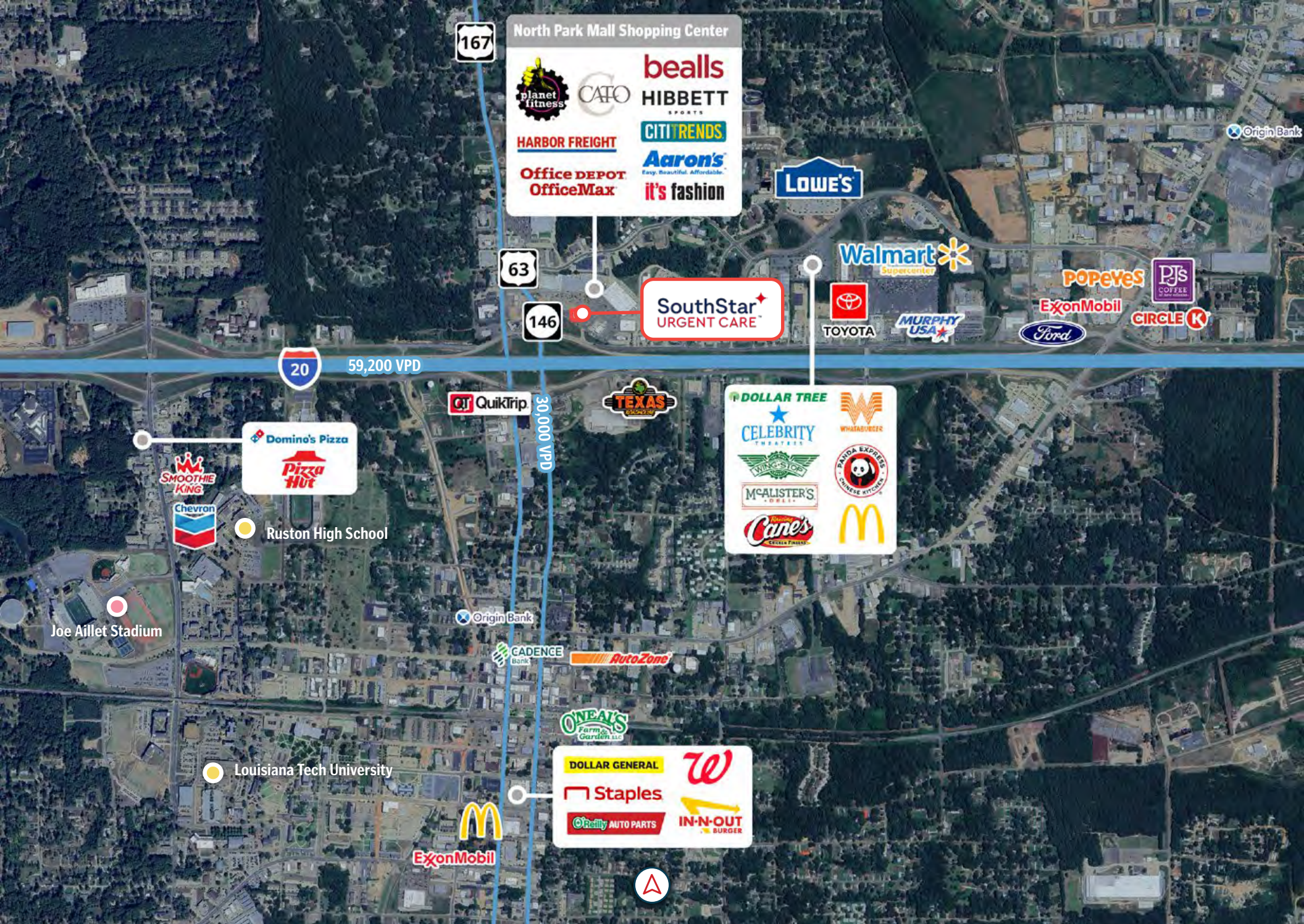
Commercial

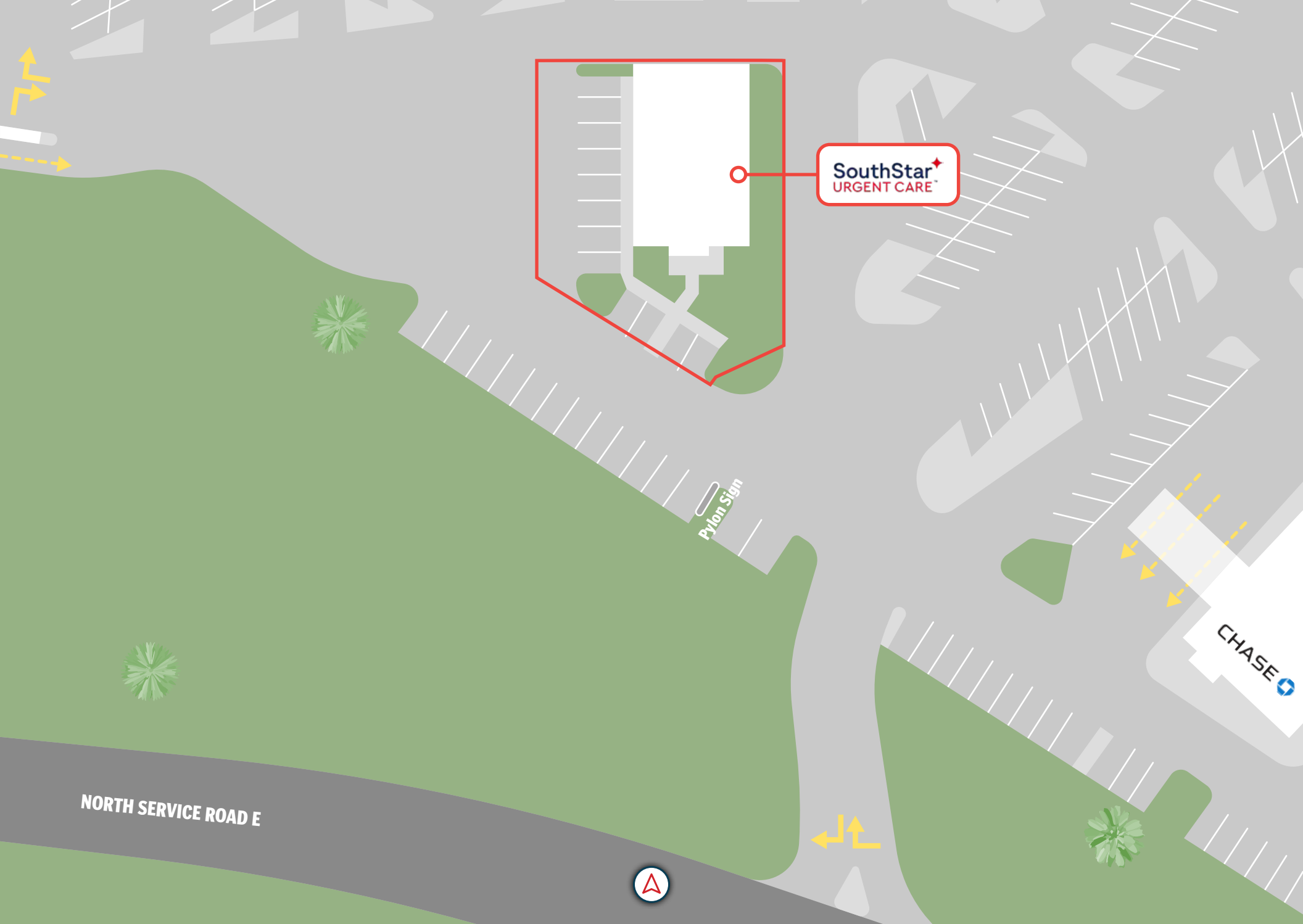
LOCATION MAP



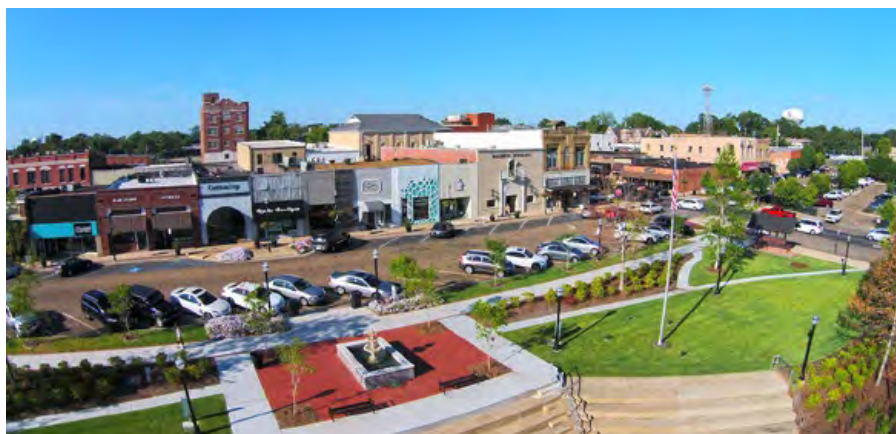
2025 Estimated Population	
1 Mile	4,077
3 Miles	24,417
5 Miles	34,401
2025 Average Household Income	
1 Mile	\$68,818
3 Miles	\$62,214
5 Miles	\$65,969
2025 Estimated Total Employees	
1 Mile	6,824
3 Miles	19,350
5 Miles	21,088







	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,077	24,417	34,401
2030 Projected Population	4,038	24,282	34,301
2025 Median Age	27.9	27.6	28.3
Households & Growth			
2025 Estimated Households	2,011	9,723	13,093
2030 Projected Households	2,033	9,841	13,284
Income			
2025 Estimated Average Household Income	\$68,818	\$62,214	\$65,969
2025 Estimated Median Household Income	\$45,089	\$39,985	\$41,628
Businesses & Employees			
2025 Estimated Total Businesses	695	1,485	1,672
2025 Estimated Total Employees	6,824	19,350	21,088



RUSTON, LOUISIANA

Strategically located at the crossroads of U.S. Highway 167, Interstate 20, and U.S. Highway 80, Ruston lies approximately 35 miles south of the Arkansas state line. The city has an estimated 2026 population of about 22,330, reflecting steady regional growth.

Ruston's economy is diversified and anchored by education, healthcare, manufacturing, retail, and services. A key economic driver is Louisiana Tech University, one of the area's largest employers and a strong partner in community and business development. The university's business incubator and innovation initiatives continue to foster entrepreneurial activity and have the potential to support new technology-based industrial growth in the region.

In addition to Louisiana Tech, Grambling State University—located within the broader region—contributes significantly to the local economy by supplying a skilled workforce and expanding educational and cultural opportunities. Together, these institutions underpin a well-rounded economic base that also includes natural resources, transportation, agriculture, banking and financial services, and an expanding retail sector.

Ruston's location along major transportation corridors supports logistics and accessibility for businesses and residents, making the area attractive for both new investment and quality of life. Ruston and Lincoln Parish are home to a mix of national retailers and locally owned businesses, offering residents and visitors a variety of shopping, dining, and entertainment options. Downtown Ruston remains the cultural and social heart of the city.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025

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