

ALL FIELDS DETAIL



(33) **MLS #** 202556
 (44) **Status** ACTIVE
 (36) **Type** Retail
 (39) **Address** 1821 AVENUE OF AMERICA
 (41) **City** Monroe
 (42) **State** LA
 (43) **Zip** 71201
 (37) **Area** 113 North Monroe
 (34) **Class** COMMERCIAL/INDUSTRIAL
 (38) **List Price** \$2,800
 (45) **Sale/Rent** For Rent



GENERAL

(47) Subdivision	NORTH MONROE	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	7/22/2022	(57) Expiration Date	7/22/2026
(58) Number of Acres (Est.)	1.47	(59) Price Per Acre	\$1,904.76
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	No	(63) Parish	OUACHITA
(64) Zoning	B-3	(65) Parcel #	80675
(67) Legal	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	(68) Building Name	The Avenue Shopping Center
(73) Approx. Retail SQFT	2,478	(74) Approx. Useable SQFT	2478
(75) Number of Restrooms	1	(79) Overhead Doors (Y/N)	No
(82) Directions	From Forsythe Ave turn onto 18th St, Left onto Ave of America. Property on Left. Between Sir Speedy and Nothing Bundt Cakes.	(98) Broker IDX	Y
(99) Update Date	1/10/2025	(100) Status Date	7/29/2022
(101) HotSheet Date	1/10/2025	(102) Price Date	1/10/2025
(103) Input Date	7/22/2022 1:54 PM	(105) VOW Include	Yes
(109) Agent Hit Count	85	(110) Client Hit Count	13
(111) Cumulative DOM	903	(113) Original Price	\$3,500
(2) Sold Price Per Acre	\$0.00	(114) Associated Document Count	0
(7) Geocode Quality	Exact Match	(14) Picture Count	23
(15) Days On Market	903	(20) Input Date	7/22/2022 1:54 PM
(21) Update Date	1/10/2025 5:09 PM	(106) VOW Address	Yes
(107) VOW Comment	Yes	(108) VOW AVM	Yes

FEATURES

CONSTRUCTION Brick Veneer	ROOMS Display Area Display Window Stock Room Supply Room Kitchen Break Room Executive Offices Closet(s) Showroom Other See Remarks	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/50+ Spaces
ROOF Minimum Pitched	HEATING Natural Gas Central	INTERIOR FEATURES Extra Storage Private Bathrooms Showroom Security System See Remarks	EXTERIOR FEATURES Gutters Landscaping Lighting/Security
PARKING SURFACE Concrete	COOLING Central Air Electric	UTILITIES Electric Gas Separate Meters 3 Phase Internet Connection	CLOSING/POSSESSION Renters Rights
ELECTRIC On Site		TERMS Cash	MINERAL RIGHTS Seller to Retain
ELECTRIC PAID BY Tenant		SPRINKLER SYSTEM	DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
REPAIRS PAID BY Tenant			SHOWING INSTRUCTIONS Call Listing Agent Appointment Only Sign
WATER PAID BY Tenant			
TAXES PAID BY Tenant			
GAS Available			

FEATURES

GAS PAID BY
Tenant
CAM PAID BY
Tenant

PROPERTY DESCRIPTION
Loc. in City Limits
STYLE/BUILDING
Steel Frame
Strip Center

Wet
FLOOR SYSTEM
Tile

Alarm

BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks

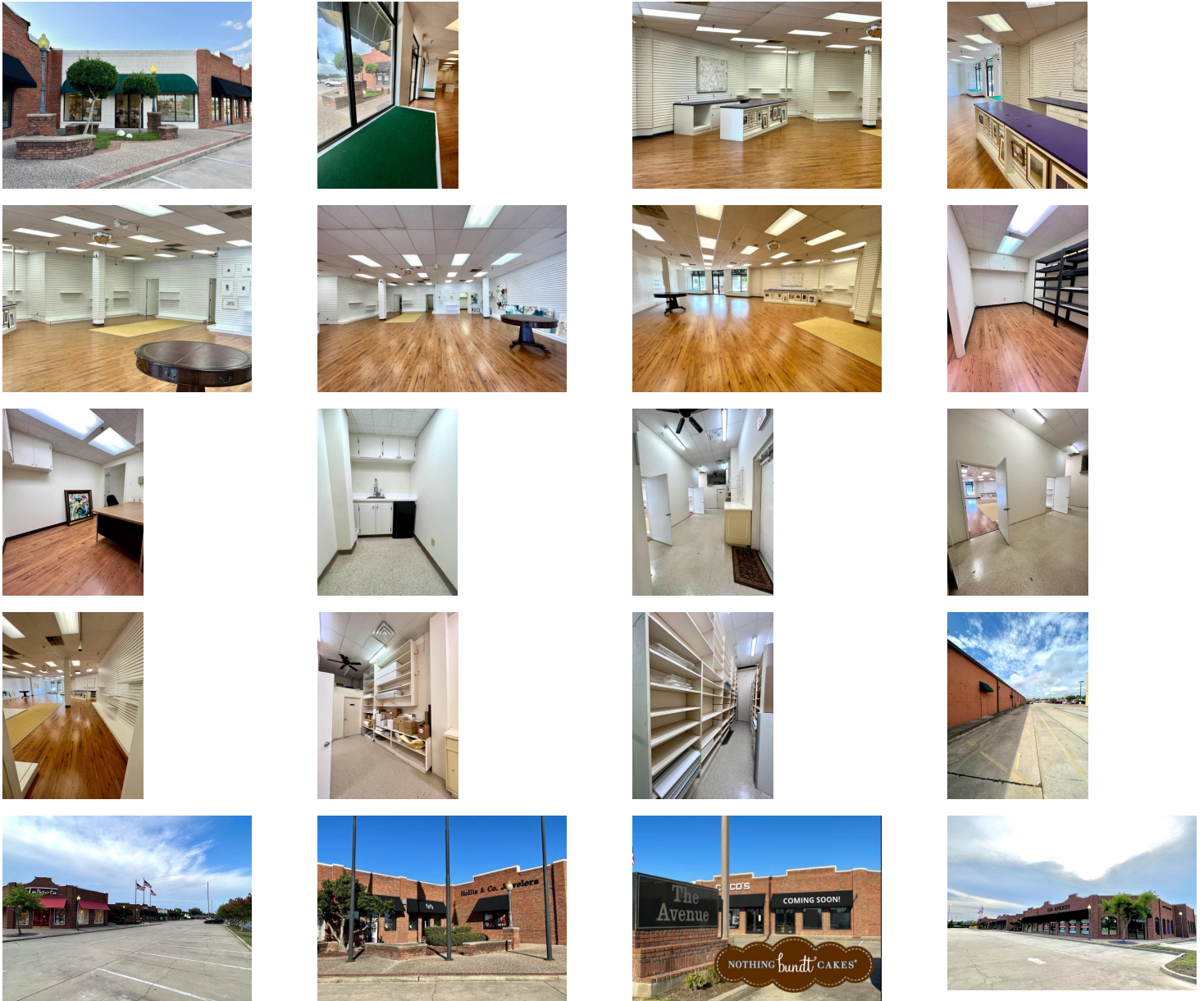
Tenant responsible for base rent, electric, gas and internet/phone services. Tenant Improvements per Lease Term/Rates negotiable. Lease Term: Minimum 36 Months. All measurements approximate - not guaranteed. Lessee/Agent to verify. Appointment Only. For more information or to schedule a private showing, please contact listing agent.

PUBLIC REMARKS

(118) Public Remarks

Strong Tenant Base with Upscale Retail and National Brands! 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? 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 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.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.