SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

LEASED OFFICE A-CREDIT TENANT W/MODIFIED NET LEASE

1301 HUDSON LN, MONROE, LA 71201

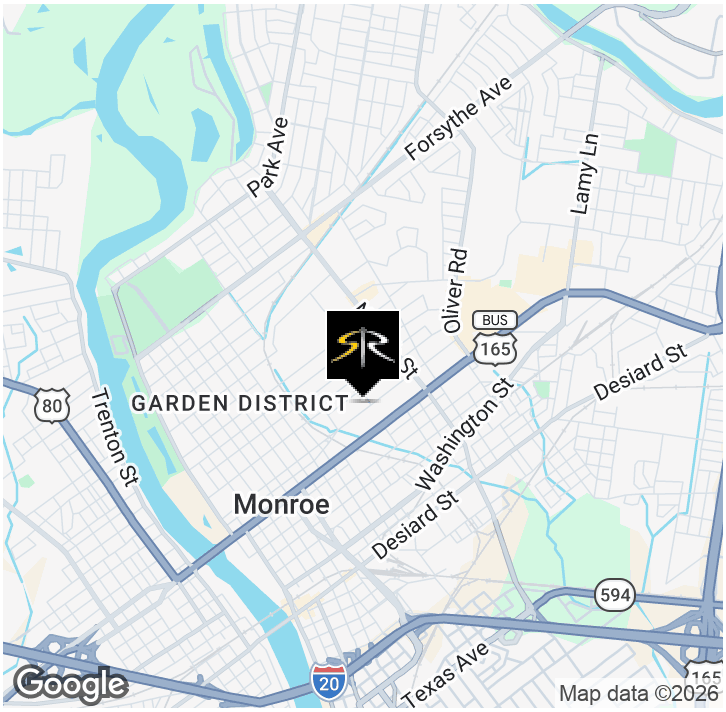
26,238 SF

OFFERING SUMMARY

Sale Price:	$2,950,000
Building Size:	26,238 SF
Lot Size:	1.879 Acres
Price / SF:	$112.43
NOI: (2026)	$248,483.74
CAP Rate:	8.42%
Year Built:	1999
Zoning:	B-3

PROPERTY HIGHLIGHTS

- Leased Office A-Credit Tenant with Modified Net lease
- Office - 26,238 sqft
- 2026 NOI at $248,483.74
- CAP Rate: 8.42%
- Contact Agent for Confidentiality Agreement to access all Lease Documents & Expense Information
- Do not disturb Tenant



SAMUEL ROTENBERG
Commercial Sales & Leasing
225.241.4120
samuel@sr-cre.com

EDWARD L. ROTENBERG, SIOR
Associate Broker & Partner
225.907.6165
edward@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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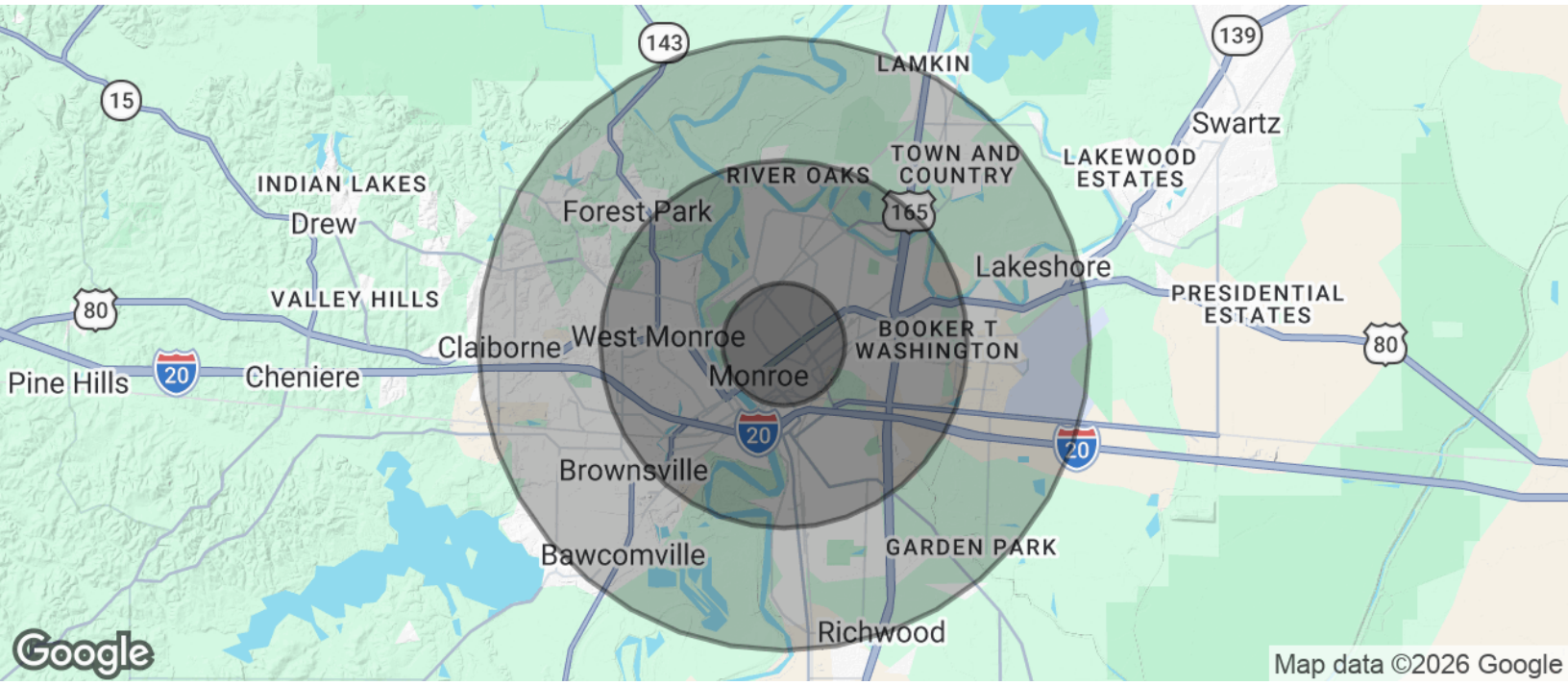

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,410	48,919	95,143
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,120	20,252	37,996
# Of Persons Per HH	2.1	2.4	2.5
Average HH Income	$62,681	$63,210	$61,645
Average House Value	$188,878	$201,482	$201,306

Demographics data derived from AlphaMap

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