

27,000 SF Medical Facility

FOR SALE OR LEASE



307 Polly Ln Lafayette, LA 70508

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PROPERTY SUMMARY



Property Description

27,000-square-foot inpatient medical facility situated on approximately 4.53 acres within the established Heart Hospital of Lafayette Subdivision. Built in 2006 and currently operating as a physical rehabilitation hospital, the property features an adaptable floor plan well-suited for continued healthcare use, including rehabilitation, long-term acute care, inpatient behavioral health, skilled nursing, or specialty surgery, with 24 patient rooms licensed for 32 beds. Located near the Heart Hospital, surrounding medical office buildings, and a surgery center, the site benefits from its position within a concentrated medical corridor. The property includes approximately 86 existing parking spaces, with additional expansion potential on an adjacent 1.4-acre undeveloped portion. Lafayette’s medical market continues to expand, with new facilities developing throughout the metro area.

Property Highlights

- 27,000 SF medical facility available for sale or lease
- Adaptable floor plan suitable for a variety of healthcare uses
- Approximately 86 existing parking spaces
- Expansion potential on adjacent 1.4-acre undeveloped portion
- Located within a strong and growing healthcare submarket

Offering Summary

Lease Rate:	\$35.00 SF/yr (NNN)
Sale Price:	Contact Agent
Available SF:	27,000 SF
Lot Size:	3.793 Acres

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	4,235	59,896	101,833
Total Population	8,597	140,303	250,820
Average HH Income	\$114,750	\$97,541	\$93,684

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AERIAL



Image Landsat / Copernicus

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INTERIOR PHOTOS



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MEET THE TEAM



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