

Medical Facility For SALE Or LEASE

307 POLLY LANE, LAFAYETTE LA 70508



307 Polly Ln Lafayette, LA 70508

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Polly Lane Lafayette LA-307

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PROPERTY SUMMARY



Property Description

307 Polly Lane is a 27,000-square-foot medical facility situated on 4.53 acres in the established Heart Hospital of Lafayette Subdivision. Built in 2006 and currently operating as a physical rehabilitation hospital, the property offers an adaptable floor plan ideal for continued healthcare use, including rehabilitation, long-term acute care, in-patient behavioral health, skilled nursing, or specialty surgery. The site includes approximately 86 existing parking spaces with ample room for expansion on the 1.4-acre undeveloped portion. Lafayette's medical market continues to expand, with new facilities opening across the metro area and along the Camellia corridor. Positioned near the Heart Hospital, medical office buildings, and a surgery center, 307 Polly Lane presents a prime opportunity.

Property Highlights

- 27,000 sq ft medical facility for SALE or LEASE
- Adaptable floor plan for healthcare use
- 86 existing parking spaces
- Room for expansion on undeveloped portion (1.4 Acre(s))
- Strong healthcare demand in the region

Offering Summary

Lease Rate:	\$35.00 SF/yr (NNN)
Sale Price:	Contact Agent
Available SF:	27,000 SF
Lot Size:	165,203 SF

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

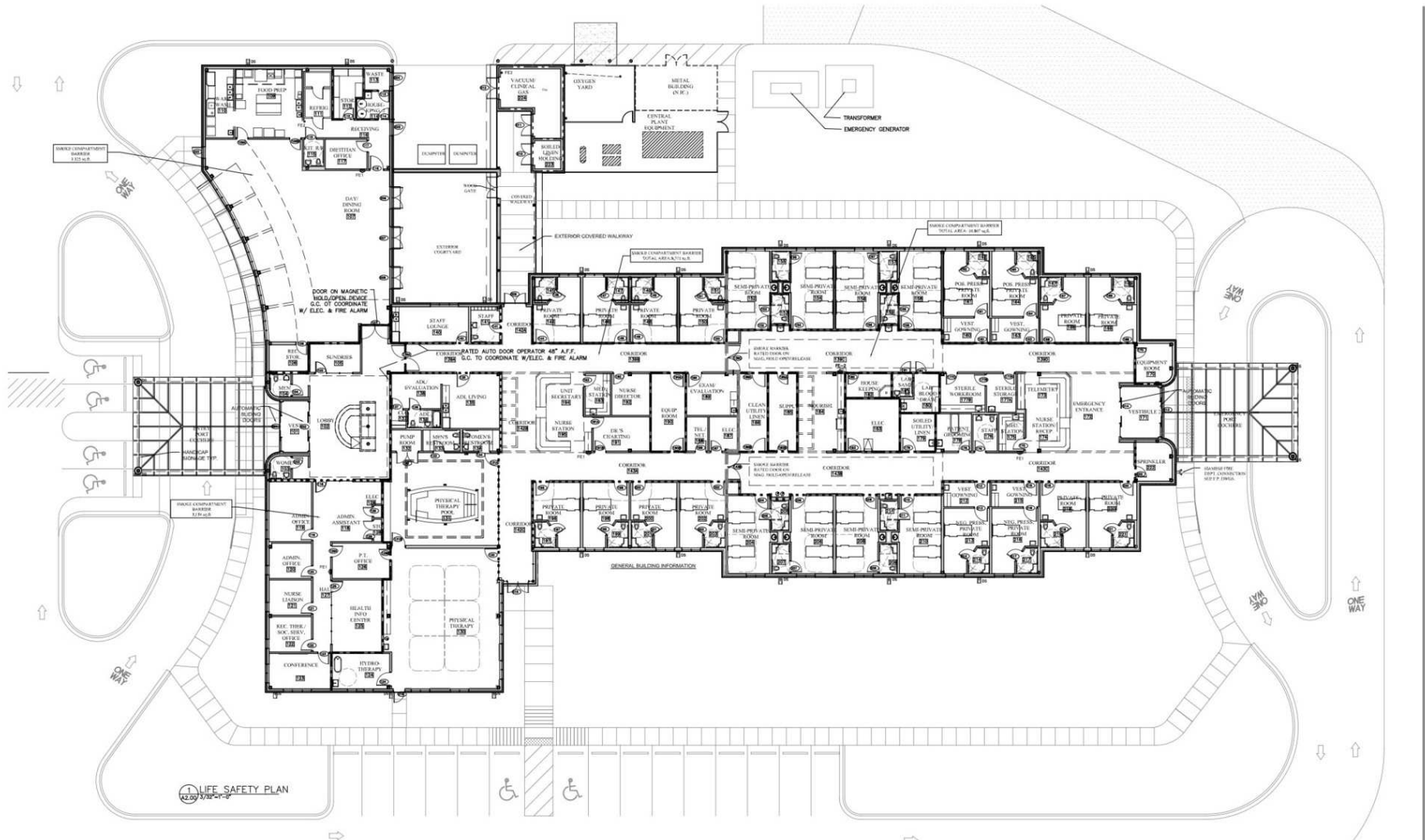
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FLOOR PLAN



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REAL ESTATE

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AERIAL



Image Landsat / Copernicus

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INTERIOR PHOTOS



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