



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE



OUTPARCEL AVAILABLE ADJACENT TO WALMART

**4430 Desiard St
Monroe, LA 71203**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

**2.9
Acres**



SAURAGE ROTENBERG™
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OUTPARCEL AVAILABLE - ADJACENT TO NEIGHBORHOOD WALMART

FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

4430 DESIARD ST, MONROE, LA 71203

2.9 ACRES

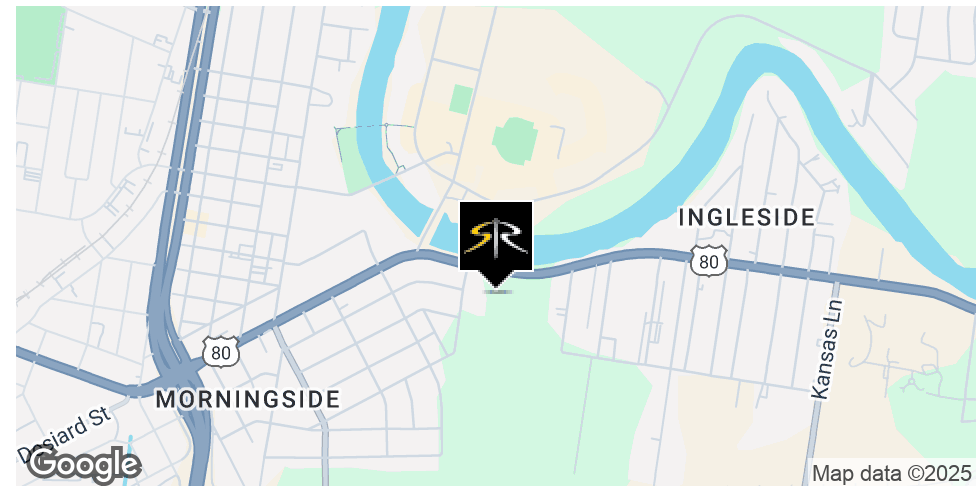


OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	Contact Agent
Lot Size:	2.9 Acres
Zoning:	B-3

PROPERTY HIGHLIGHTS

- 2.9 acre Parcel located at 4430 Desiard Street in Monroe, LA. adjacent to the Neighborhood Walmart and newly constructed Fast Pace Health Urgent Care
- Available for Sale, Build-to-suit, or Ground Lease



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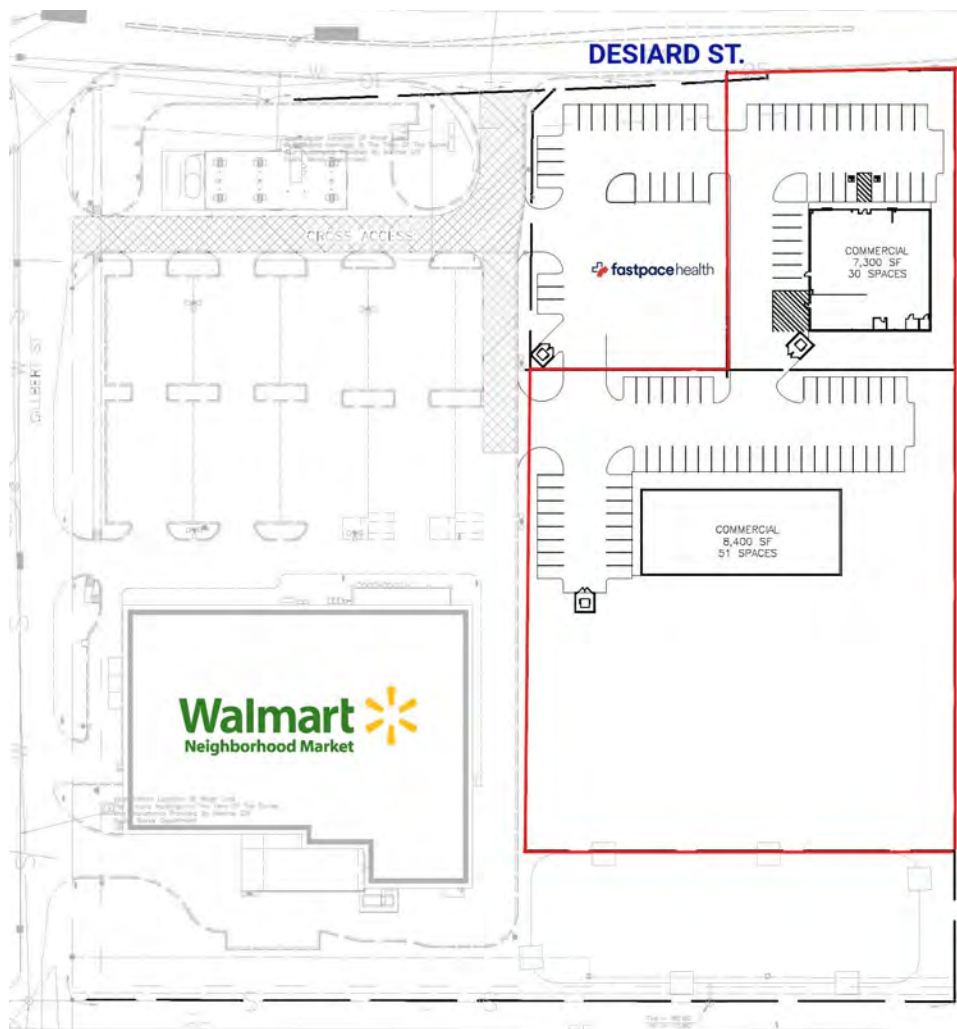
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COMPLETE HIGHLIGHTS

- 2.9 acre parcel located at 4430 Desiard Street in Monroe, LA
- Available for Sale, Build-to-Suit, or Ground Lease
- Excellent Visibility and High Traffic Counts (21,166/CPD)
- Adjacent to the Neighborhood Walmart and newly constructed Fast Pace Health Urgent Care
- Situated between Hwy. 165 and the Hwy. 80/Hwy. 139 split, a primary thoroughfare to ULM via Warhawk Drive
- Travel to Neighborhood Walmart, the new Fast Pace Health Urgent Care and ULM generates a steady stream of viable foot traffic
- This prominent 2.9 acre parcel in Monroe, which has a stable and growing economy, is a perfect location for a variety of uses to build a custom facility, secure a ground lease, or purchase as a long term investment

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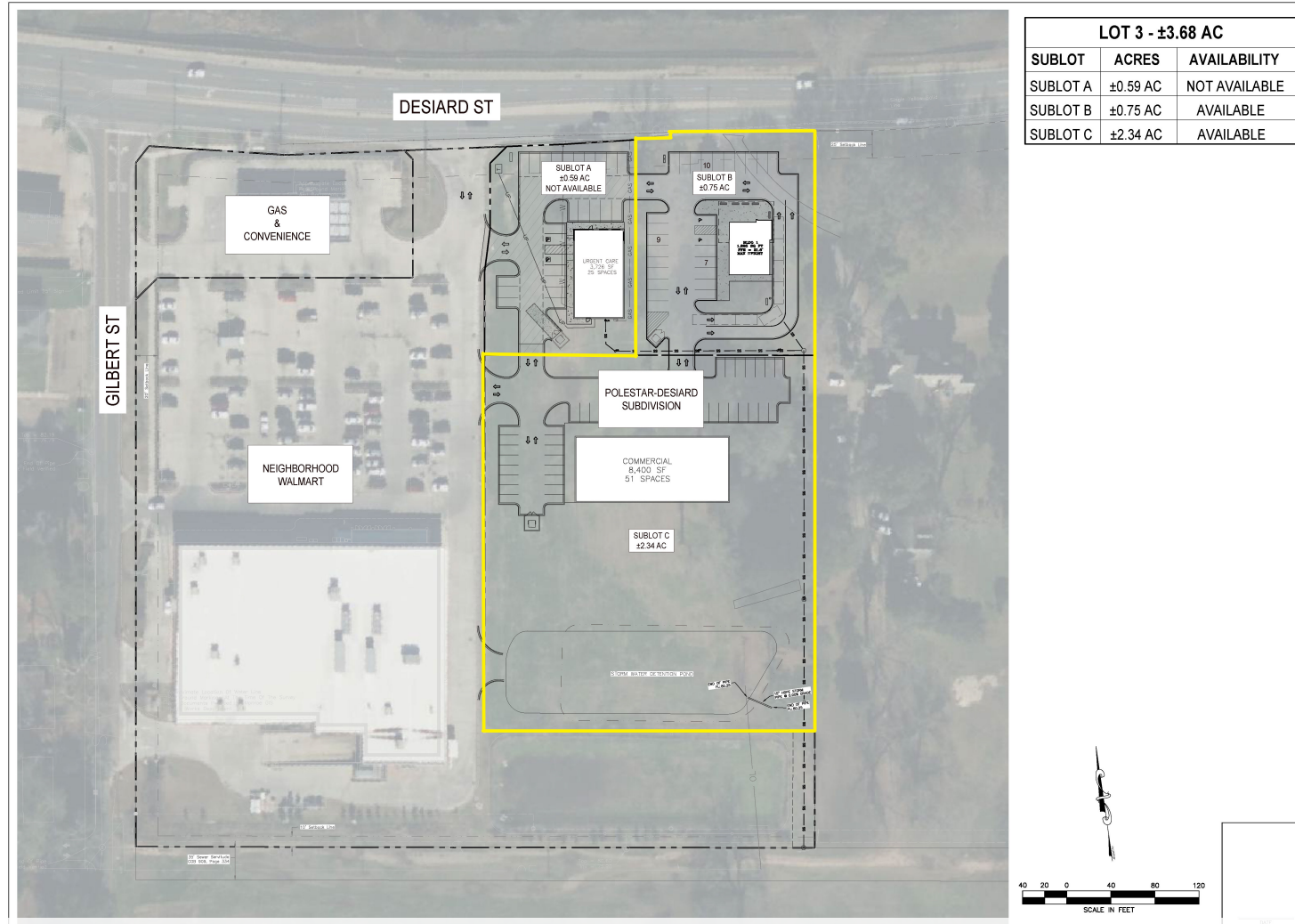
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PROPOSED SITE PLAN

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Site Plan (proposed)

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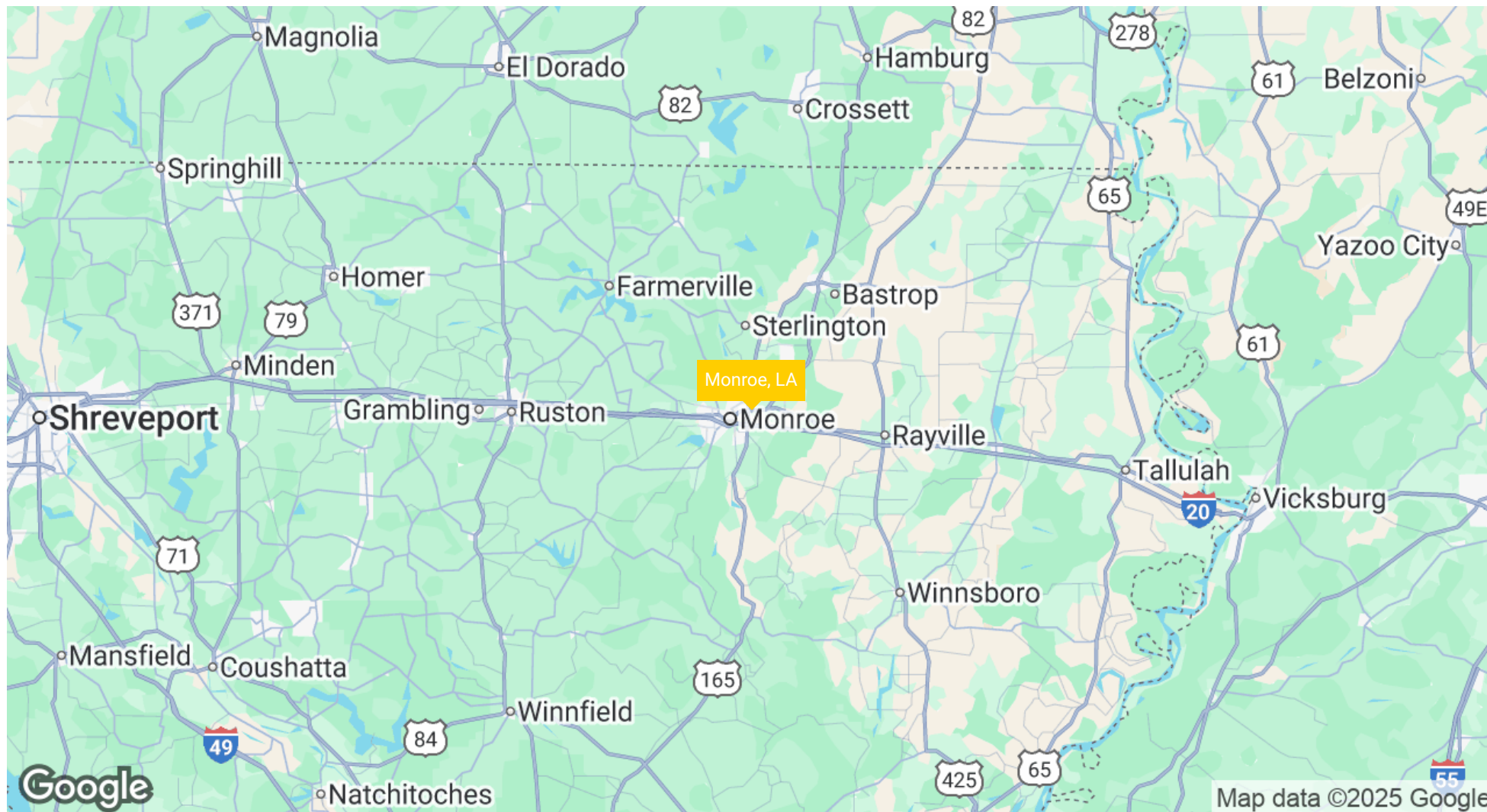
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OUTPARCEL AVAILABLE - ADJACENT TO NEIGHBORHOOD WALMART

REGIONAL MAP

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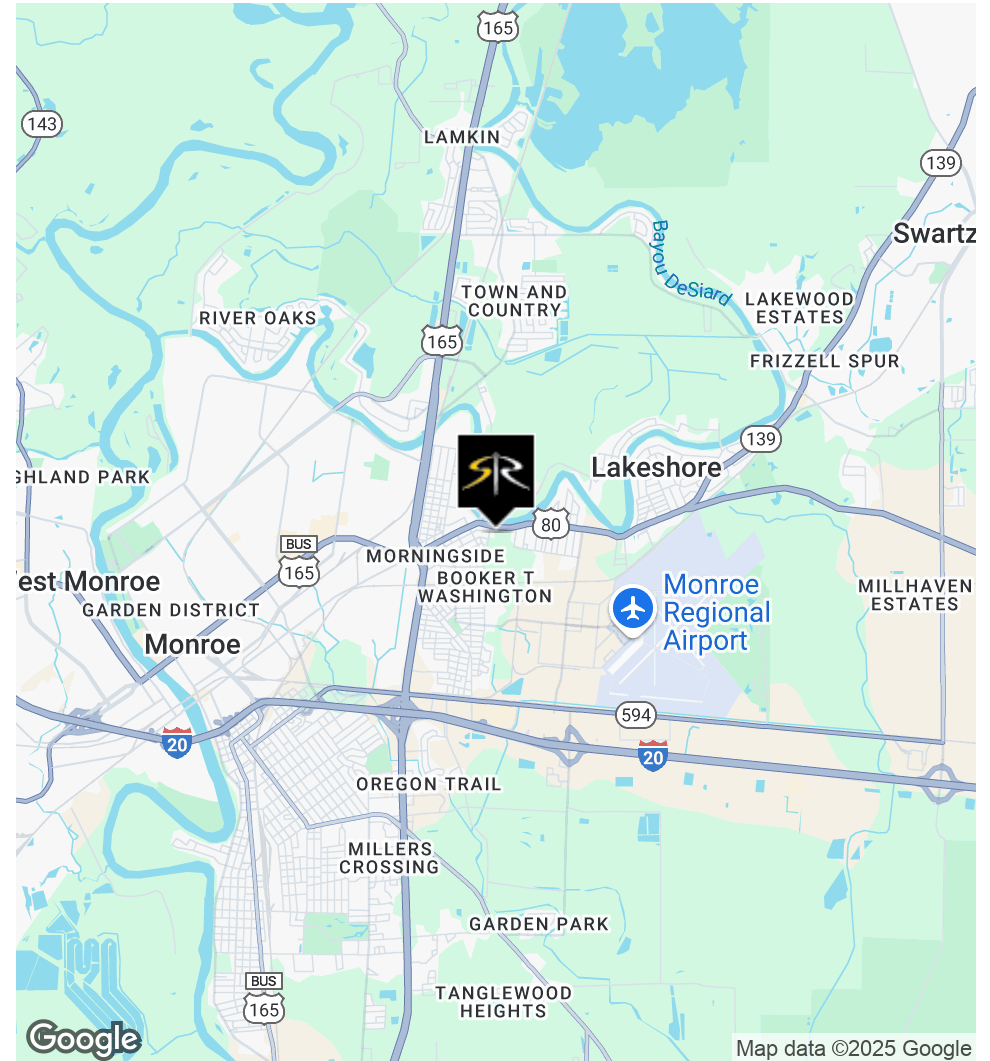
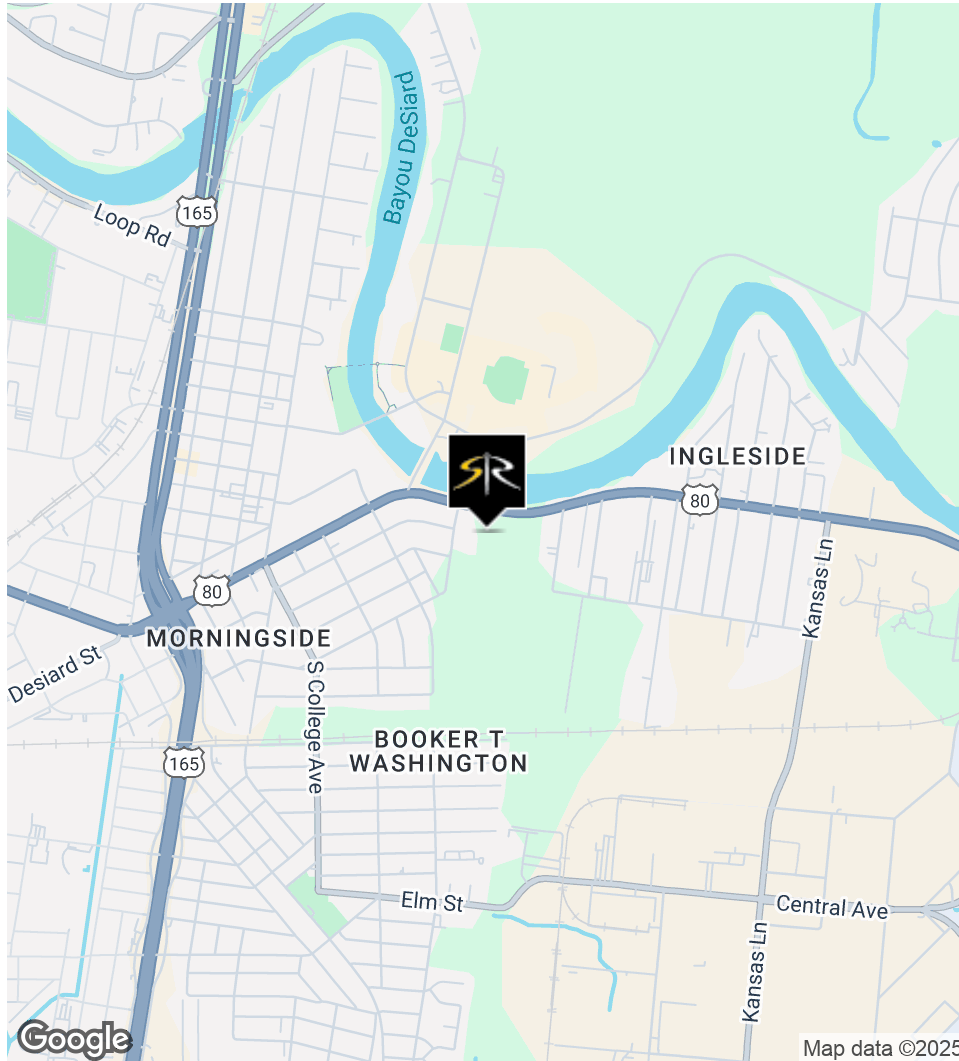
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LOCATION MAPS

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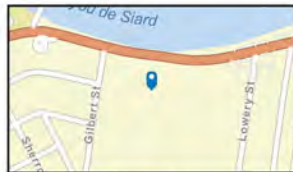
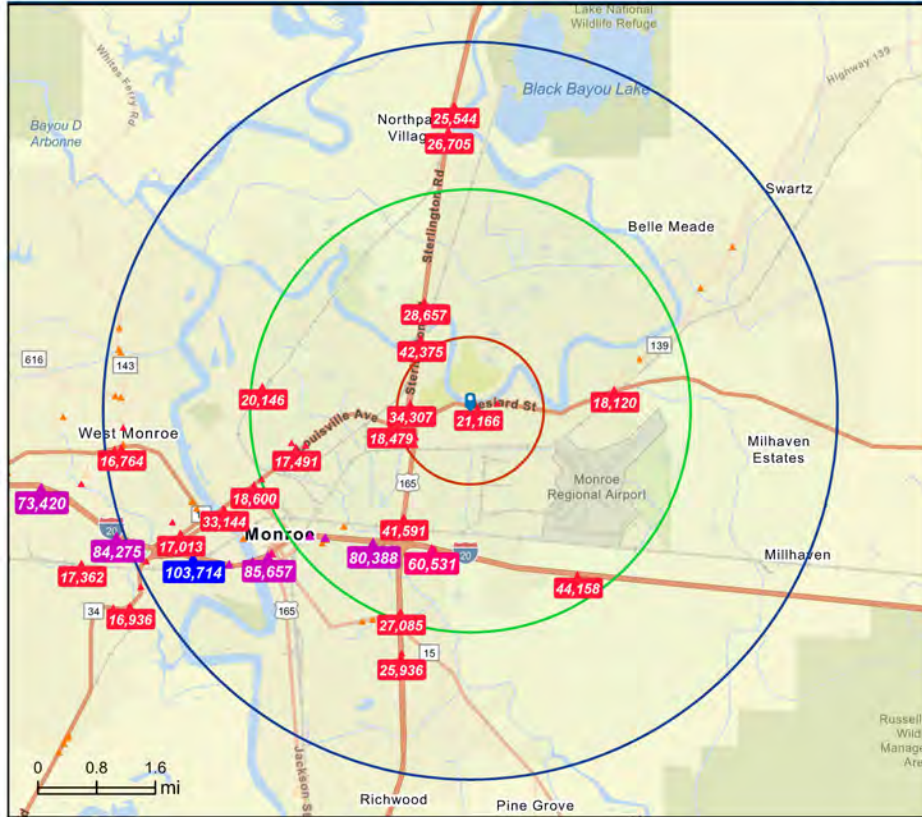
TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTES

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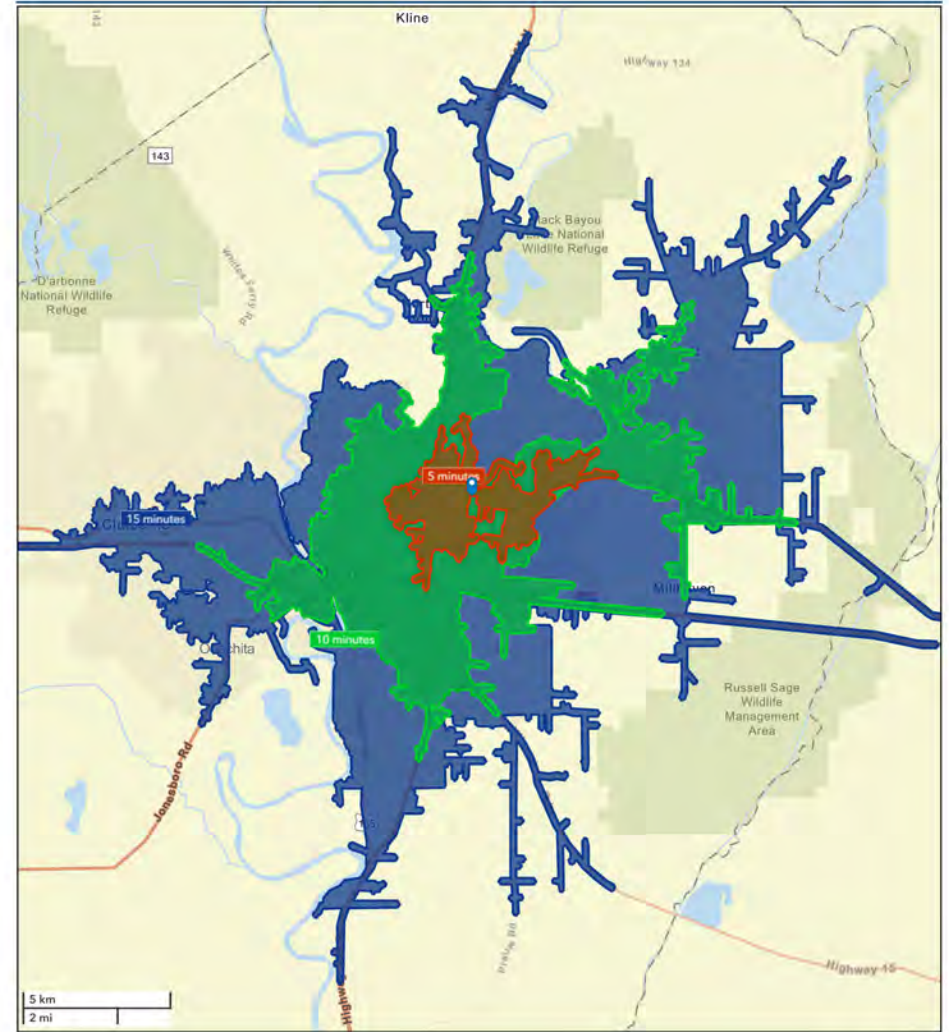
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2.9 ACRES

Longitude: -92.06670



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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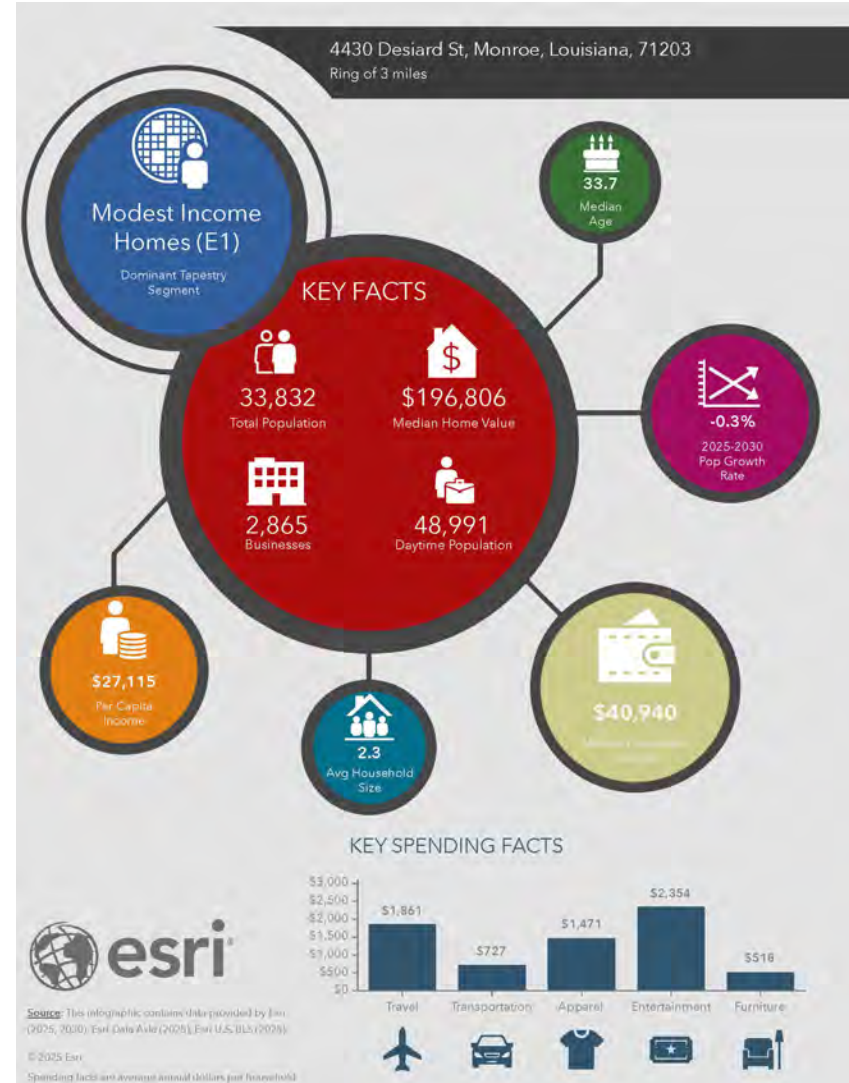
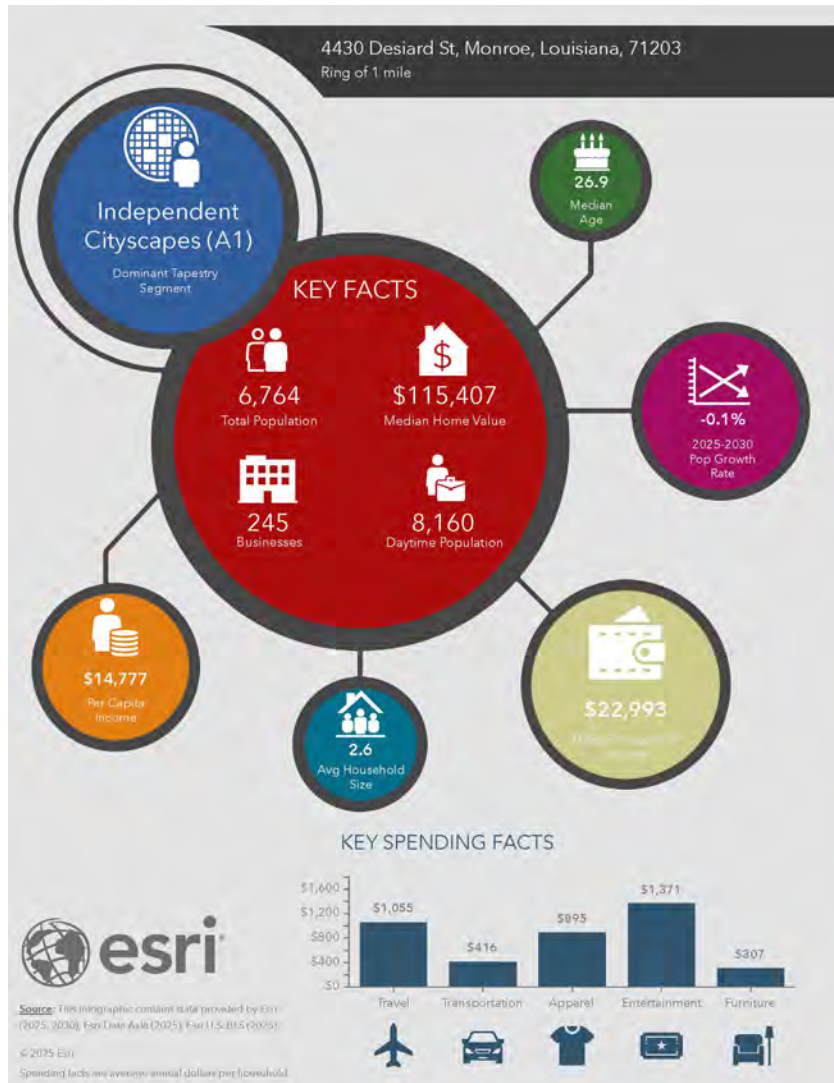
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EXECUTIVE SUMMARY CALL OUTS: 1 MILE RADIUS (LEFT) AND 3 MILE RADIUS (RIGHT)

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DEMOGRAPHIC SUMMARY

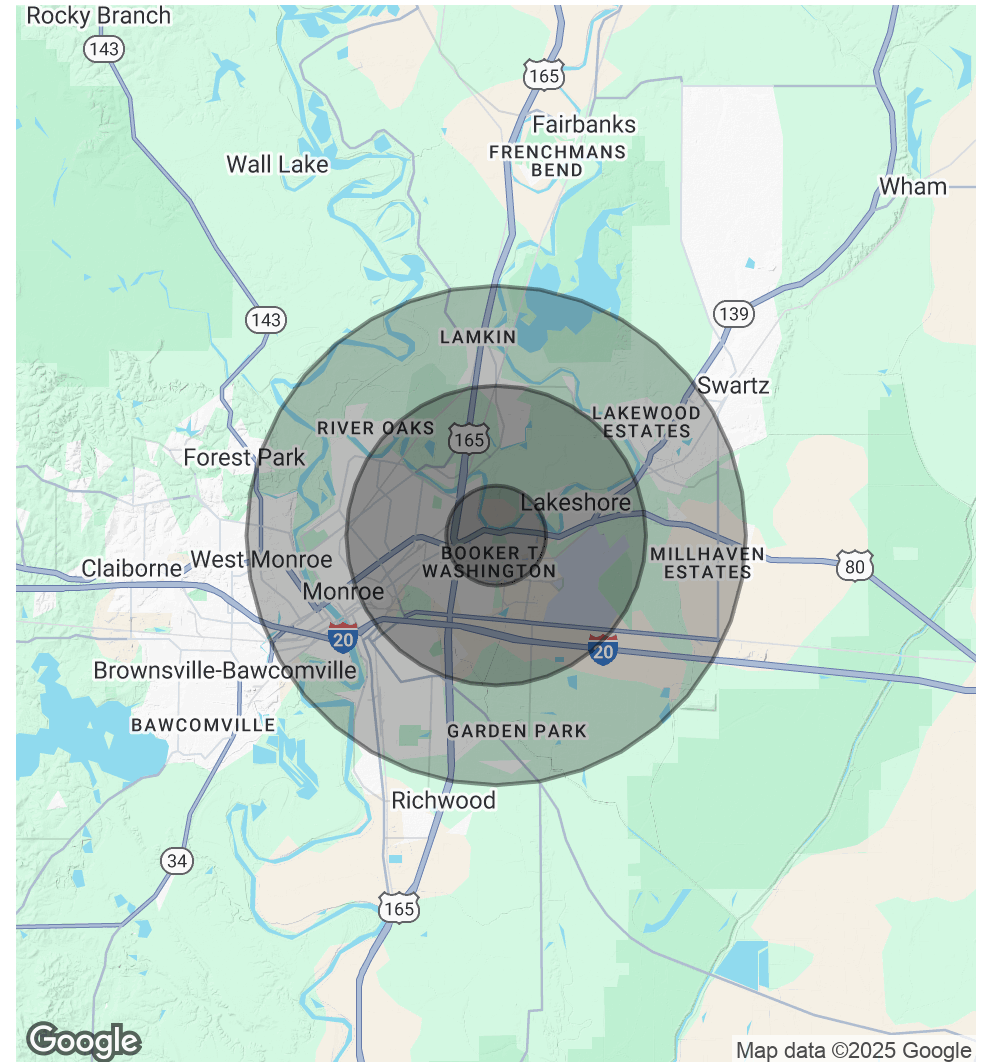
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2.9 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,944	33,284	73,104
Average Age	33	37	38
Average Age (Male)	33	36	37
Average Age (Female)	34	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,502	13,717	29,830
# Of Persons Per HH	2.8	2.4	2.5
Average HH Income	\$42,071	\$57,289	\$61,684
Average House Value	\$173,189	\$215,337	\$204,321

Demographics data derived from AlphaMap



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OUTPARCEL FOR SALE - ADJACENT TO NEIGHBORHOOD WALMART

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PROFESSIONAL BACKGROUND

Carmen Austin, CCIM attended Louisiana State University where she was a member of Gamma Beta Phi Honor Society and a member of Delta Gamma Fraternity. She completed her undergraduate degree in Arts and Sciences in May 1999. Carmen then went on to receive a Master of Business Administration with Specializations in Real Estate Finance and Entrepreneurship in May 2004. During her graduate studies, Carmen participated with the LSU Real Estate Research Institute to gain insight into the latest developments in statistical analysis of factors affecting real estate trends and values. Carmen has been a resident of Baton Rouge, Louisiana for over twenty years, in which she has gained great knowledge and expertise of the local commercial real estate market.

Carmen obtained her Real Estate License in 2001 and has experience on such special projects as the site selection and acquisition of Briarwood Golf Course for Woman's Hospital in 2002 as well as in commercial investment sales, leasing, and property management. In 2006, she received the prestigious CCIM (Certified Commercial Investment Member) designation, in which she had to complete a series of graduate-level courses and exams, and produce a qualifying portfolio of her commercial real estate transactions. From 2007-2009, Carmen was employed as Regional Director of Leasing for Commercial Properties Realty Trust, a privately-held REIT and the for-profit arm of the Baton Rouge Area Foundation. In 2008 Carmen earned her real estate broker's license.

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