

Medical Office Complex

8369 Florida Blvd Denham Springs, LA 70726

PROPERTY SUMMARY



Property Description

Dixon Office Complex is a conveniently located opportunity in the path of growth in Denham Spring and Livingston parish at the intersection of Hwy 190 (Florida Blvd.) and Juban Road. Currently available are four small medical office spaces. These professional spaces offer high visibility, easy access from Florida Blvd, and a direct route to I-12 and Juban Crossing.

These offices provide an inviting and functional environment for medical professionals and their customers. This prime leasing opportunity presents an exceptional choice for medical practices seeking a prominent space to establish or expand their operations.

Additional Information

Current tenants include:

- Our Lady of Lake Physicians Group
- Labcorp
- Robin Dale, MD Family Medicine
- Trauma Recovery & Counseling Services
- Destination Claims

Landlord pays: Taxes, Insurance, Water, Sewer, Common Area Cleaning, and Professional Landscaping.

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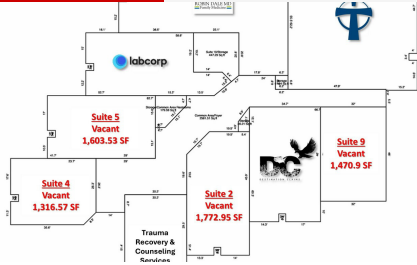
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AERIAL PHOTO



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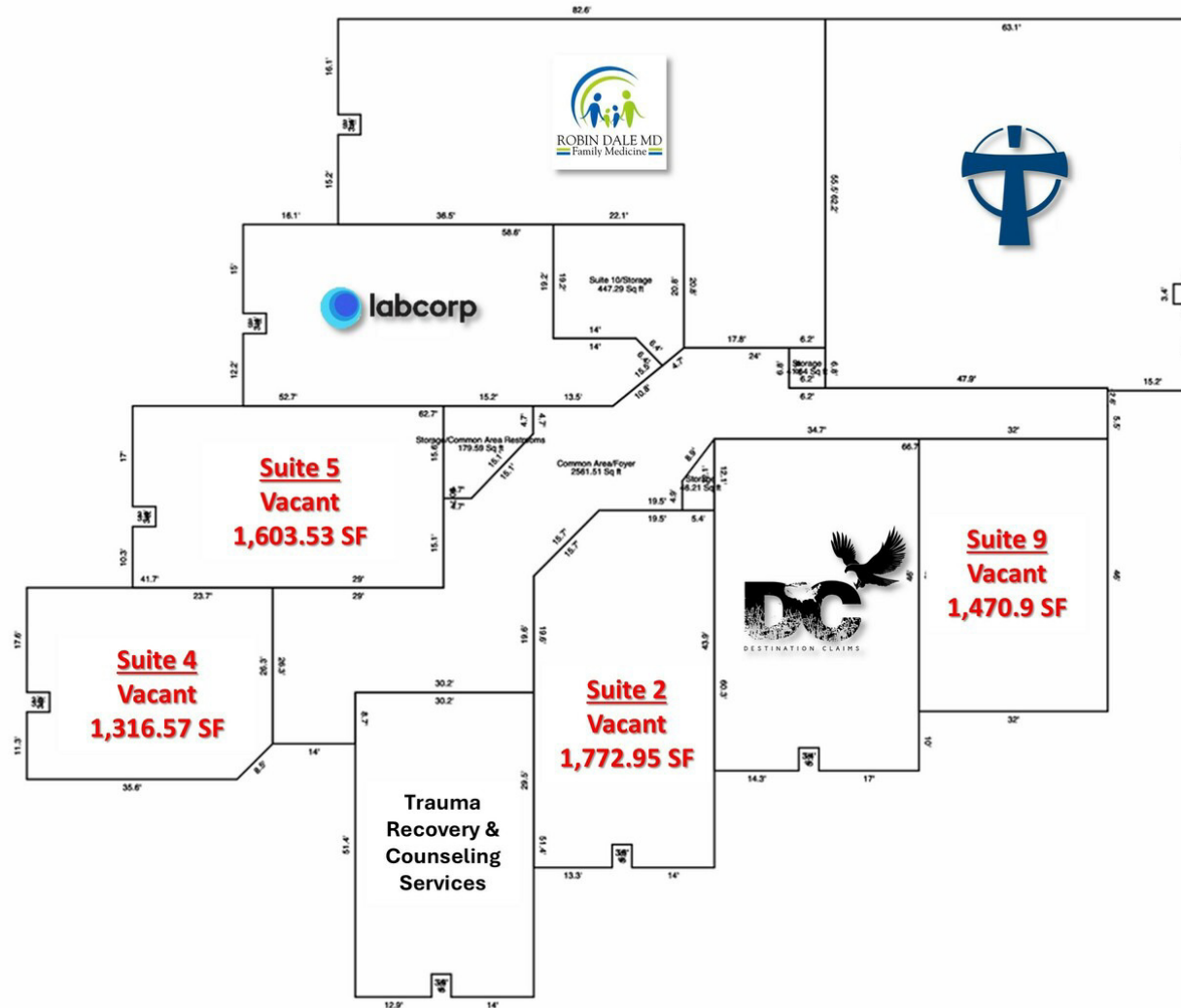
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LEASE SPACES



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LEASE SPACES

Lease Information

Lease Type:	Modified Gross LL Pays: Taxes, Insurance, Water, Sewer, Common Area Cleaning, and Professional Landscaping.	Lease Term:	Three to Five Years
Total Space:	6,162 SF	Lease Rate:	\$14.25 SF/yr

Available Spaces

	Suite	Tenant	Size (SF)	Lease Rate	Description
■	Suite 2	Available	1,773 SF	\$14.25 SF/yr	5 exam rooms, 1 office, 2 bathrooms, reception, waiting room
■	Suite 5	Available	1,603 SF	\$14.25 SF/yr	4 Exam rooms, 1 office, 3 bathrooms, reception, waiting room.
■	Suite 9	Available	1,470 SF	\$14.25 SF/yr	5 exam rooms, 2 bathrooms
■	Suite 4	Available	1,316 SF	\$14.25 SF/yr	3 to 4 exam rooms, 1 office, 2 bathrooms, waiting area

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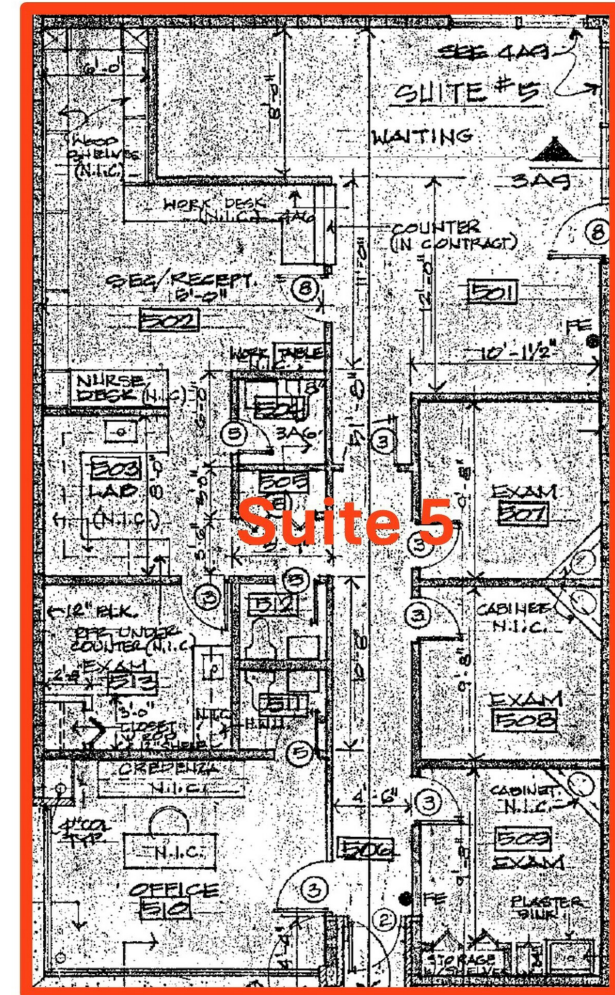
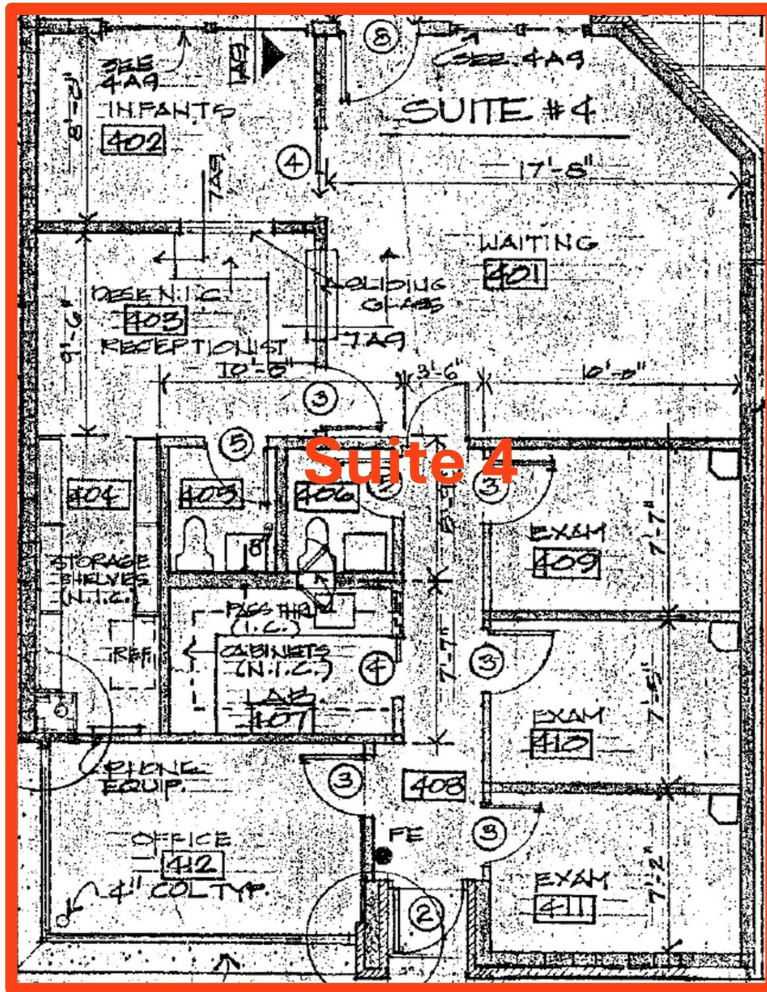
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FLOORPLANS



Suite 4, 1,316 Square Feet -- \$1,562.75 per month

Suite 5, 1,603 Square Feet -- \$1,903.56 per month

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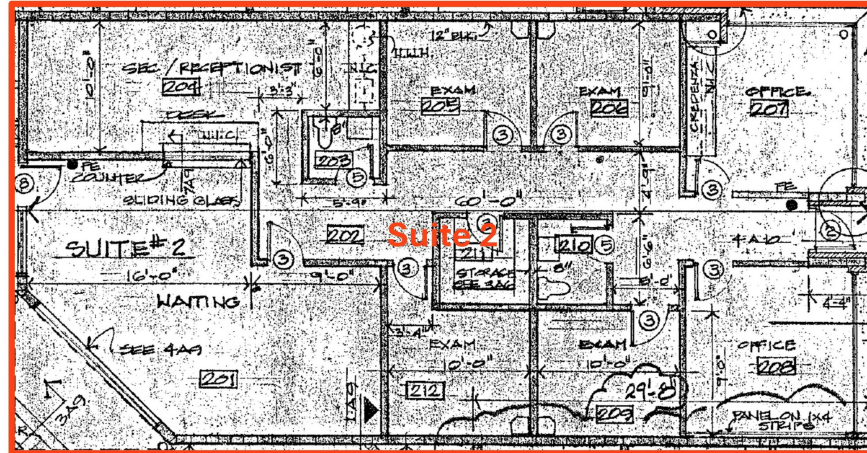
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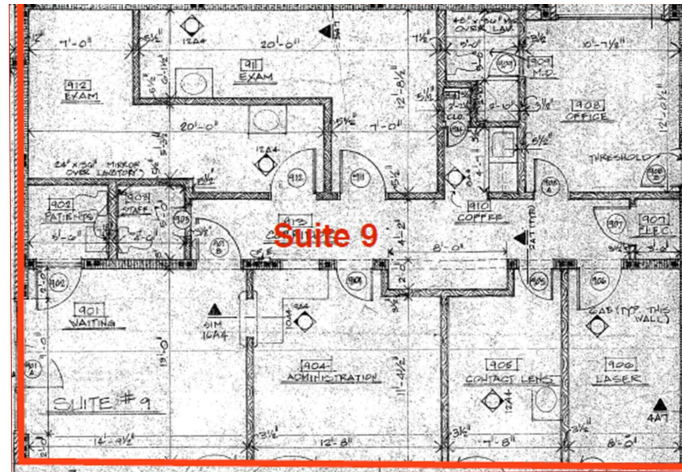
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FLOORPLANS



Suite 2, 1,773 Square Feet -- \$2,105.44 per month



Suite 9, 1,470 Square Feet -- \$1,745.63 per month

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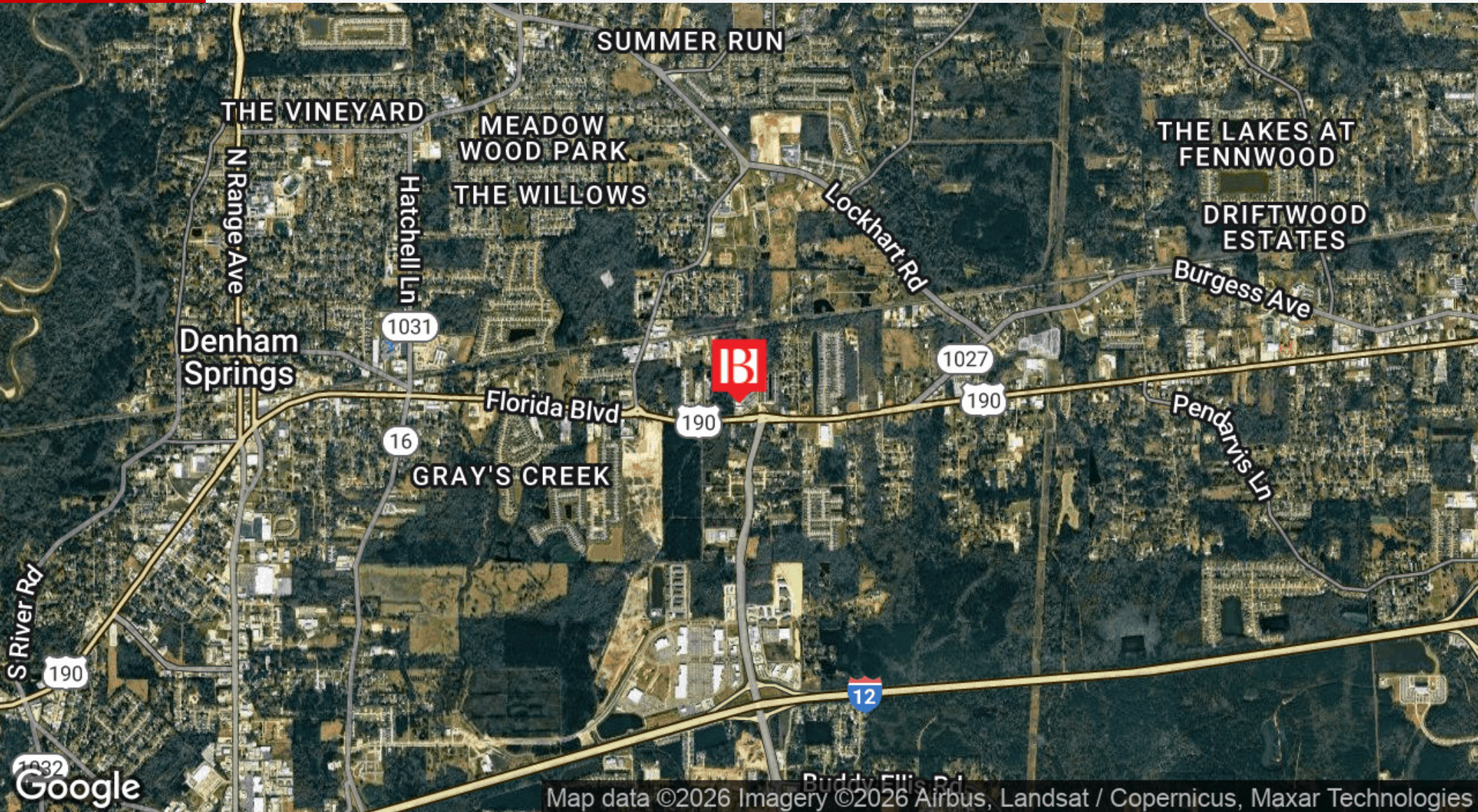
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LOCATION MAP



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ADDITIONAL PHOTOS



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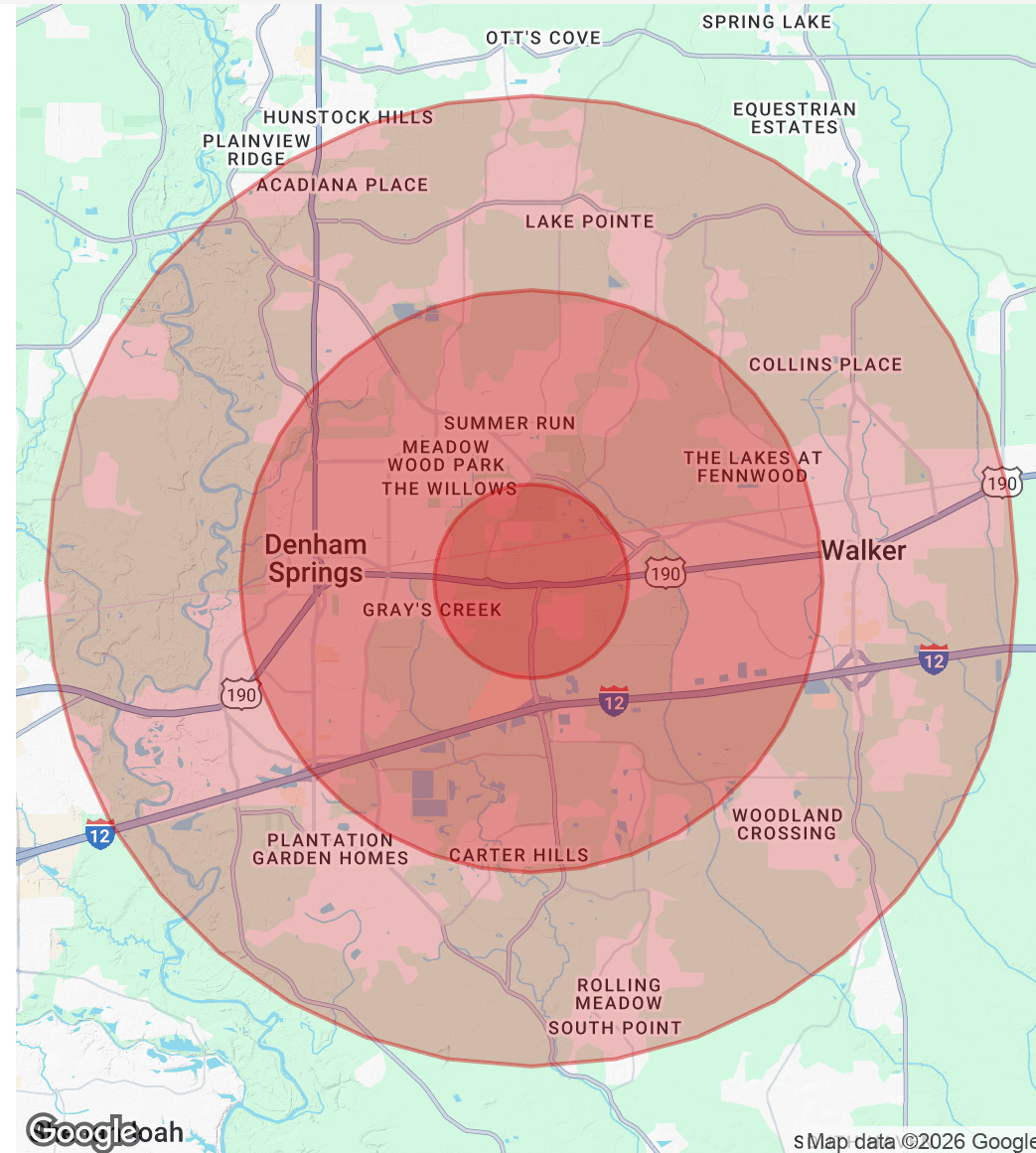
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,888	32,583	73,410
Average Age	37	39	38
Average Age (Male)	36	37	37
Average Age (Female)	38	40	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,155	12,270	27,282
# Of Persons Per HH	2.5	2.7	2.7
Average HH Income	\$89,693	\$101,417	\$106,531
Average House Value	\$247,142	\$269,837	\$285,499

Demographics data derived from AlphaMap



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