



SOUTHSTAR URGENT CARE

300 Hospital Rd, New Roads, LA 70760

COLLIN HOLMES • VP OF OPERATIONS

OFFICE: 504.414.0703

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PROPERTY DESCRIPTION

Strong Tenant Covenant – SouthStar Urgent Care (originally under Hulin Health) has been part of Community Care Partners, a large urgent care operator.

Secure Long-Term Income – Approximately 11 years remain on a 15-year lease, offering reliable and stable cash flow for the long term.

Built-In Rent Growth – Annual rent escalations of 1.25% provide steady, predictable income appreciation.

Modern, Low-Maintenance Facility – Constructed in 2021, the 3,750 SF building's newer condition minimizes near-term capital expenditure needs.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$1,627,000
Number of Units:	1
Lot Size:	20,124 SF
Building Size:	3,750 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	592	3,450	5,266
Total Population	1,032	6,177	9,096
Average HH Income	\$49,555	\$41,661	\$46,708

RETAIL PROPERTY FOR SALE

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MEDICAL BUILDING FOR SALE

AERIAL



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