

Jefferson
Industrial Medicine

Prime Medical Office Space

AVAILABLE FOR LEASE



Gretna, LA

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4475 Westbank Expressway

Gretna, LA 70072

PROPERTY SUMMARY



Property Description

Discover an exceptional opportunity for your medical practice at 4475 Westbank Expressway. This freestanding medical building offers a total of 7,075 square feet, divided into two well-appointed suites: Suite A with 5,750 square feet and Suite B with 1,325 square feet.

Previously utilized as medical space, this professionally designed facility provides a contemporary and welcoming environment for patient care and collaboration. Ample on-site parking ensures convenience for both patients and staff.

Located just down the street from West Jefferson Medical Center, the property enjoys high visibility along the Westbank Expressway, a major thoroughfare with significant traffic flow. Benefit from a steady stream of potential patients and opportunities for cross-referrals.

Property Highlights

- Ample On-Site Parking
- Professional Layout
- Up To 7,075 SF Available
- Prominent Location

Offering Summary

Lease Rate:	\$20.00 SF/yr (MG)
Number Of Units:	2
Available SF:	1,325 - 5,750 SF
Building Size:	7,075 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	611	1,829	4,898
Total Population	1,093	3,392	9,533
Average HH Income	\$52,658	\$51,887	\$52,929

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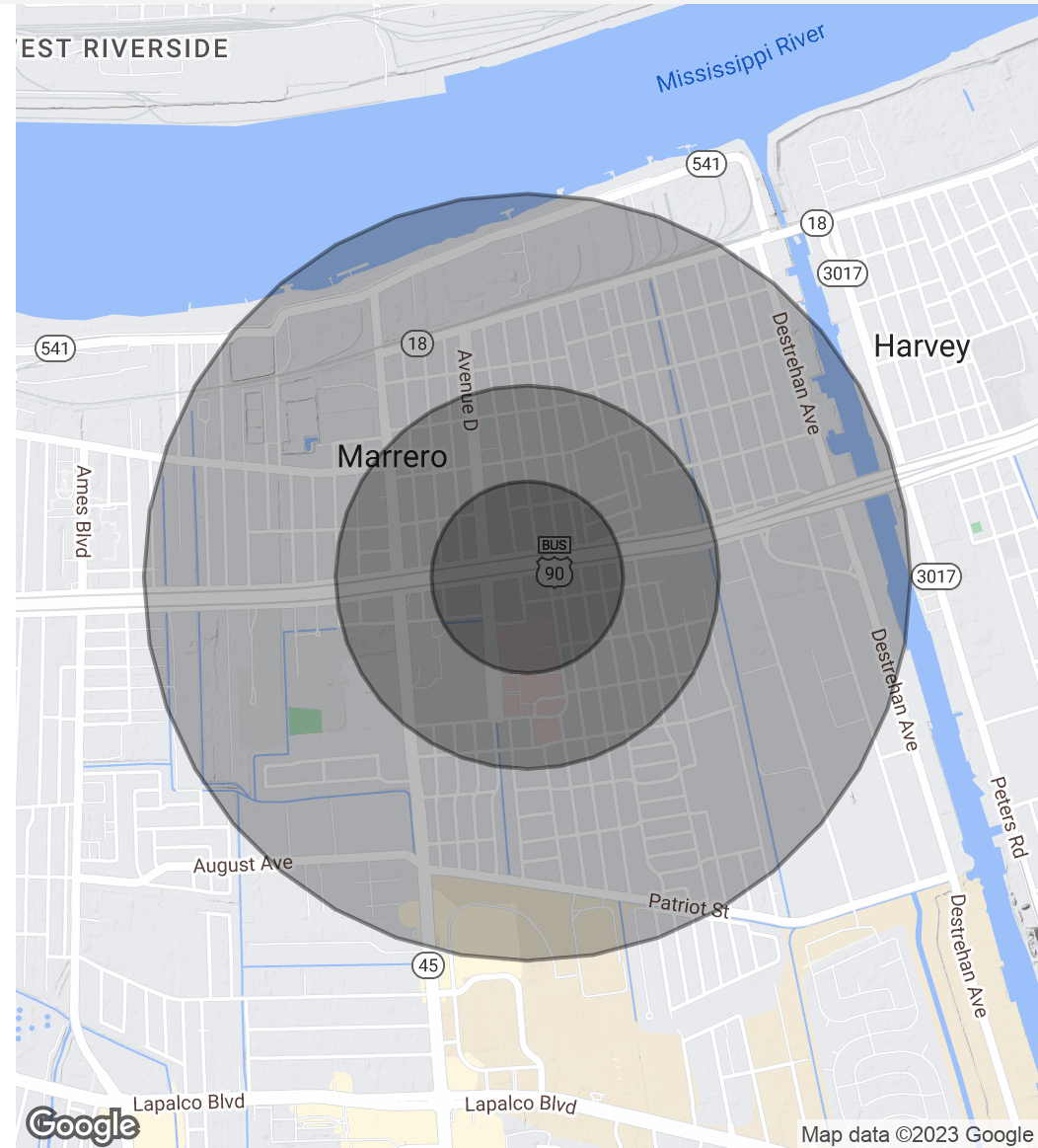
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DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,093	3,392	9,533
Average Age	59.1	57.2	52.9
Average Age (Male)	42.7	44.7	47.1
Average Age (Female)	61.4	59.3	52.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	611	1,829	4,898
# Of Persons Per HH	1.8	1.9	1.9
Average HH Income	\$52,658	\$51,887	\$52,929
Average House Value	\$190,558	\$182,850	\$172,767

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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