



PROPERTY DESCRIPTION

Former Medical Office at 4463 Louisiana 1 in Port Allen, LA. This professional space offers modern amenities and versatile layouts ideal for a variety of business needs. With ample parking and a convenient location, this property provides ease of access for employees and clients alike.

PROPERTY HIGHLIGHTS

-EXCELLENT VISIBILITY WITH PROMINENT SIGNAGE ON HIGHWAY 1 SOUTH

- EASY TO REACH AND NAVIGATE FROM INTERSTATE 10.

-PROVIDES A PERFECT BLEND OF CONVENIENCE AND ACCESSIBILITY FOR OFFICE PROFESSIONALS.

-GROWING AREA WITH TRAFFIC COUNT OVER 40,000 VEHICLES PER DAY.

OFFERING SUMMARY

Available SF:	7,202 SF
Lot Size:	2.334 Acres
Property Type	Office
Zoning	C-1.2
Building Class	A
For Sale/Lease	Available

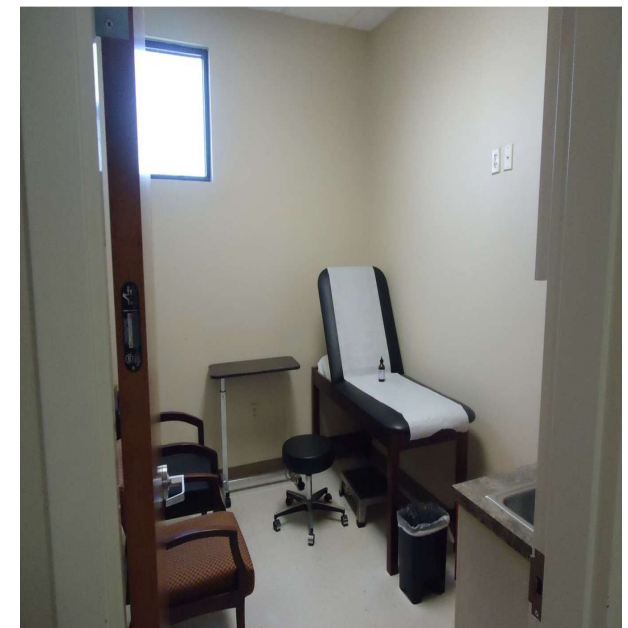
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	121	302	605
Total Population	303	756	1,518
Average HH Income	\$103,854	\$103,656	\$103,131



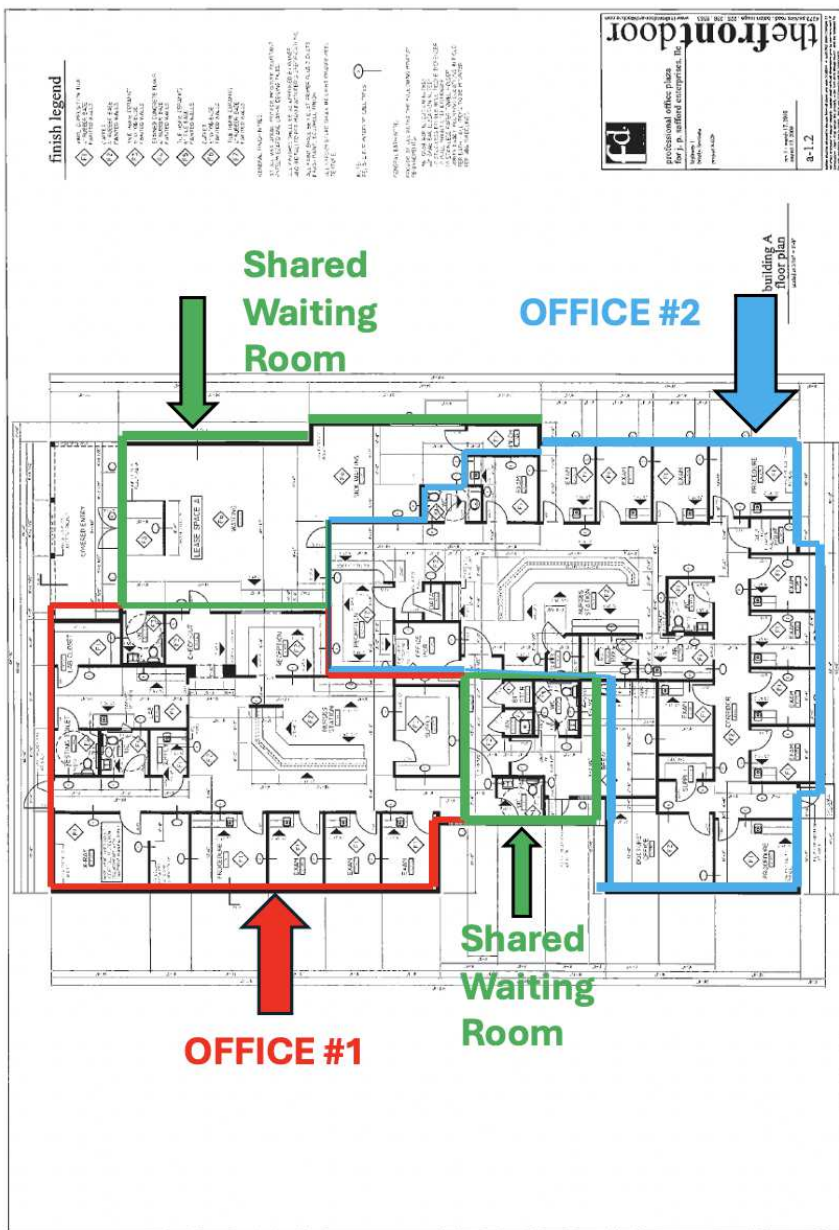
FOR SALE OR LEASE: PREMIER MEDICAL OFFICE BUILDING

Property Features:

- A reception area
- Separate well and sick waiting areas
- .12 exam rooms
- Two nurses stations
- X-ray room
- Two procedure rooms
- Doctor's office and manager's office
- Multiple restrooms
- Lab area







MEDICAL OFFICE BUILDING FORMERLY LEASED TO LAKE AFTER HOURS AND BONE AND JOINT CLINIC.

CAN BE SPLIT INTO TWO SUITES OF 3,867 AND 3,335 SF

CONTACT:

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