



300 Hospital Rd, New Roads, LA 70760

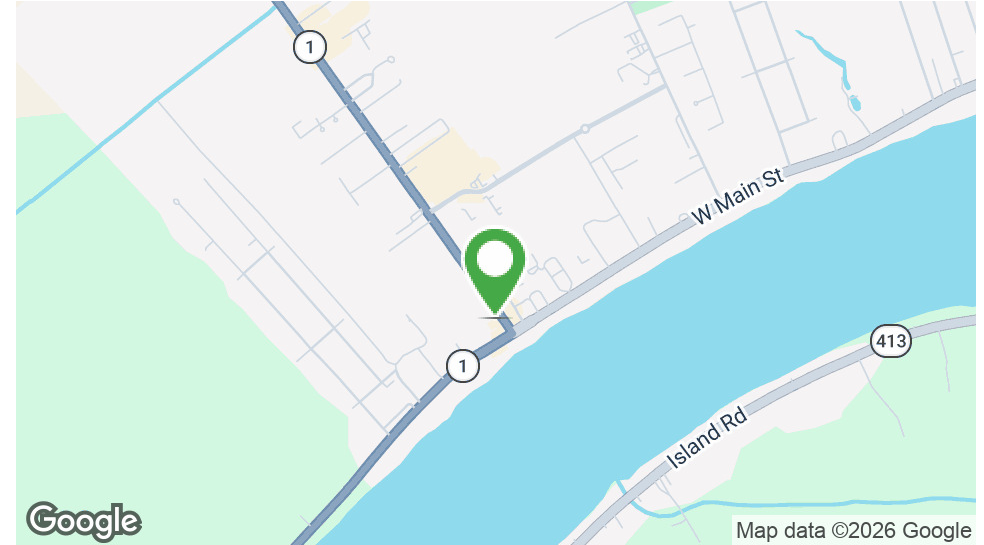
SOUTHSTAR URGENT CARE FOR SALE

COLLIN HOLMES • DIRECTOR OF BROKERAGE

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PROPERTY DESCRIPTION

A NNN medical investment opportunity in New Roads, Louisiana. This 3,750 SF purpose-built urgent care clinic, completed in 2021, is leased long-term to SouthStar Urgent Care, a brand of Community Care Partners, one of the nation's leading urgent care operators. Strategically positioned along Hospital Road adjacent to Pointe Coupee General Hospital and surrounded by national retailers including Walmart, McDonald's, Burger King, and Taco Bell, this property benefits from exceptional visibility and healthcare corridor synergy. With approximately 10 years of lease term remaining, annual rent escalations, and a NNN structure, this offering presents investors with stable, passive income in a growing community.

OFFERING SUMMARY

Sale Price:	\$1,604,770
Cap Rate:	6.75%
NOI:	\$108,322
Building Size:	3,750 SF
Year Built:	2021
Lease Type:	NNN

PROPERTY HIGHLIGHTS

- **SouthStar Urgent Care** is a brand of Community Care Partners (CCP), a private equity-backed urgent care operator with more than 90 clinics across seven states. Backed by Shore Capital Partners — a Chicago-based PE firm with \$3B in AUM — CCP serves over one million patients annually, providing investors with a creditworthy, nationally scaled operator.
- **Secure Long-Term Income** Approximately 10 years remain on a 15-year NNN lease, delivering reliable, passive cash flow with minimal landlord obligations.
- **Built-In Rent Growth** Annual rent escalations of 1.25% provide steady, contractually guaranteed income appreciation over the lease term.
- **Modern, Low-Maintenance Asset** Constructed in 2021, this 3,750 SF purpose-built medical clinic is in excellent condition, minimizing near-term capital expenditure risk for the investor.

RETAIL PROPERTY FOR SALE

PROPERTY SUMMARY



SOUTHEAST
COMMERCIAL
REAL ESTATE



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AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com





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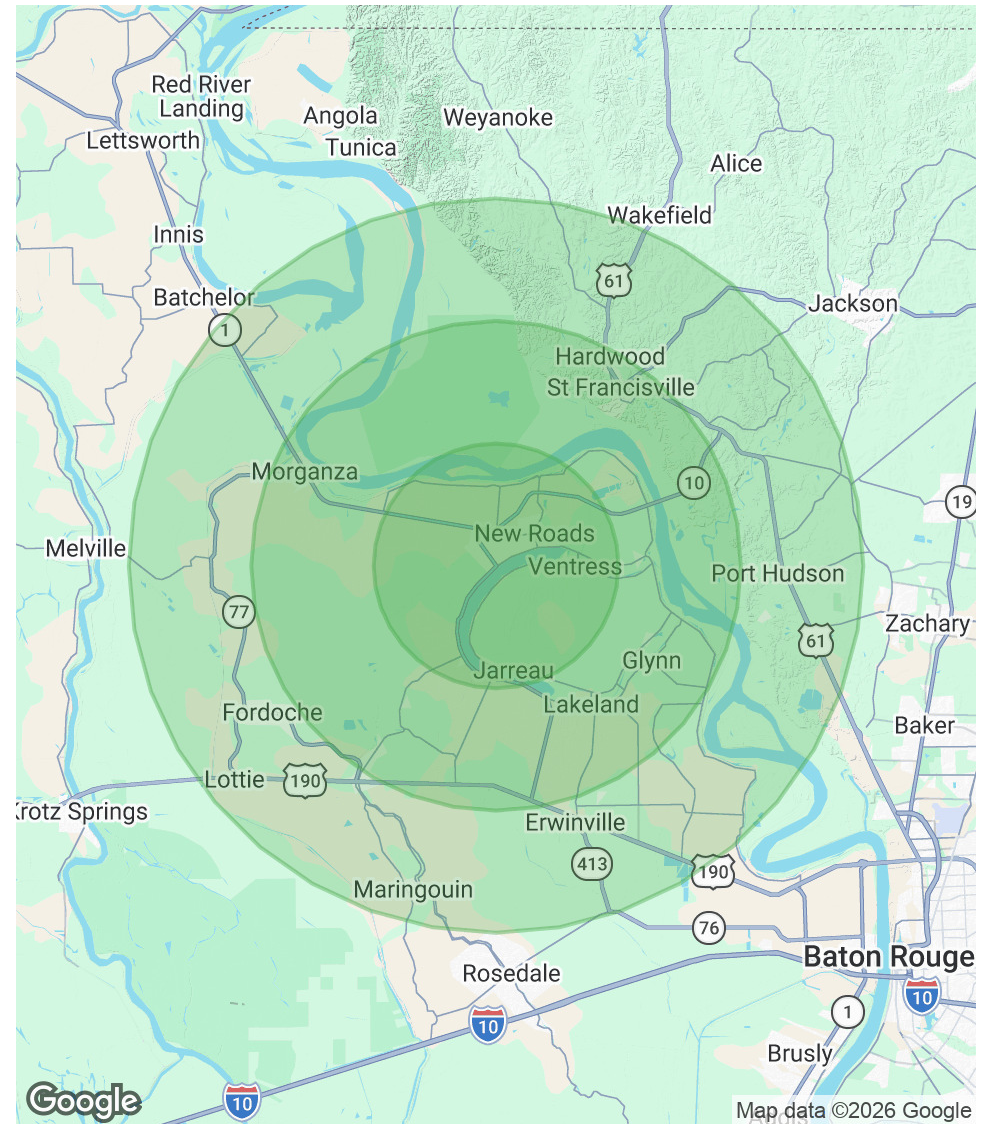
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	1,032	6,177	9,096
Average Age	40.2	43.0	45.2
Average Age (Male)	34.3	42.2	43.3
Average Age (Female)	51.1	49.1	50.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	592	3,450	5,266
# of Persons per HH	1.7	1.8	1.7
Average HH Income	\$49,555	\$41,661	\$46,708
Average House Value	\$193,933	\$174,225	\$190,104

2020 American Community Survey (ACS)



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT



SOUTHEAST COMMERCIAL REAL ESTATE