



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
LEASED OFFICE A-CREDIT TENANT W/MODIFIED NET LEASE

1301 HUDSON LN, MONROE, LA 71201

26,238 SF

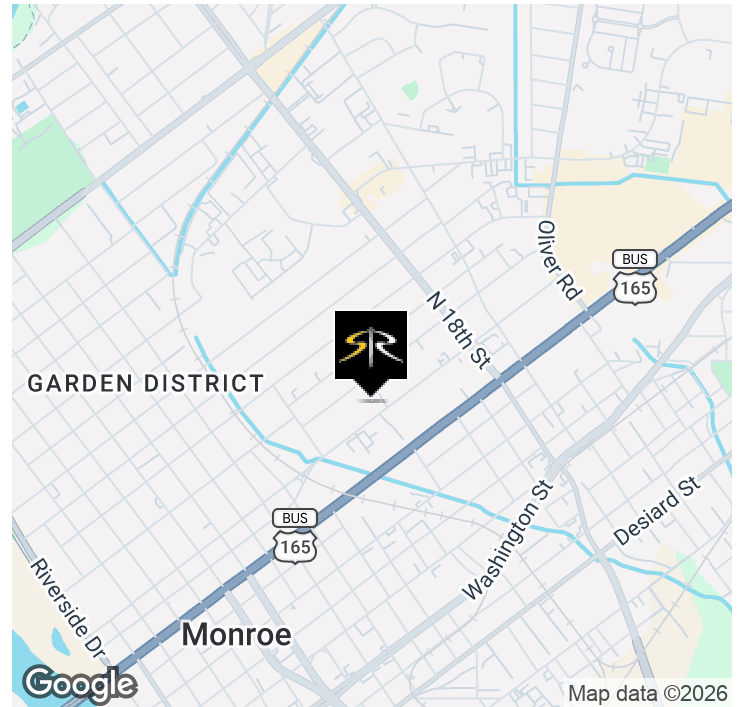


OFFERING SUMMARY

Sale Price:	\$3,427,000
Building Size:	26,238 SF
Lot Size:	1.879 Acres
Price / SF:	\$130.61
NOI: (2026)	\$248,483.74
Year Built:	1999
Zoning:	B-3

PROPERTY HIGHLIGHTS

- Leased Office A-Credit Tenant with Modified Net lease
- Office - 26,238 sqft
- 2026 NOI at \$248,483.74
- Contact Agent for Confidentiality Agreement to access all Lease Documents & Expense Information
- Do not disturb Tenant



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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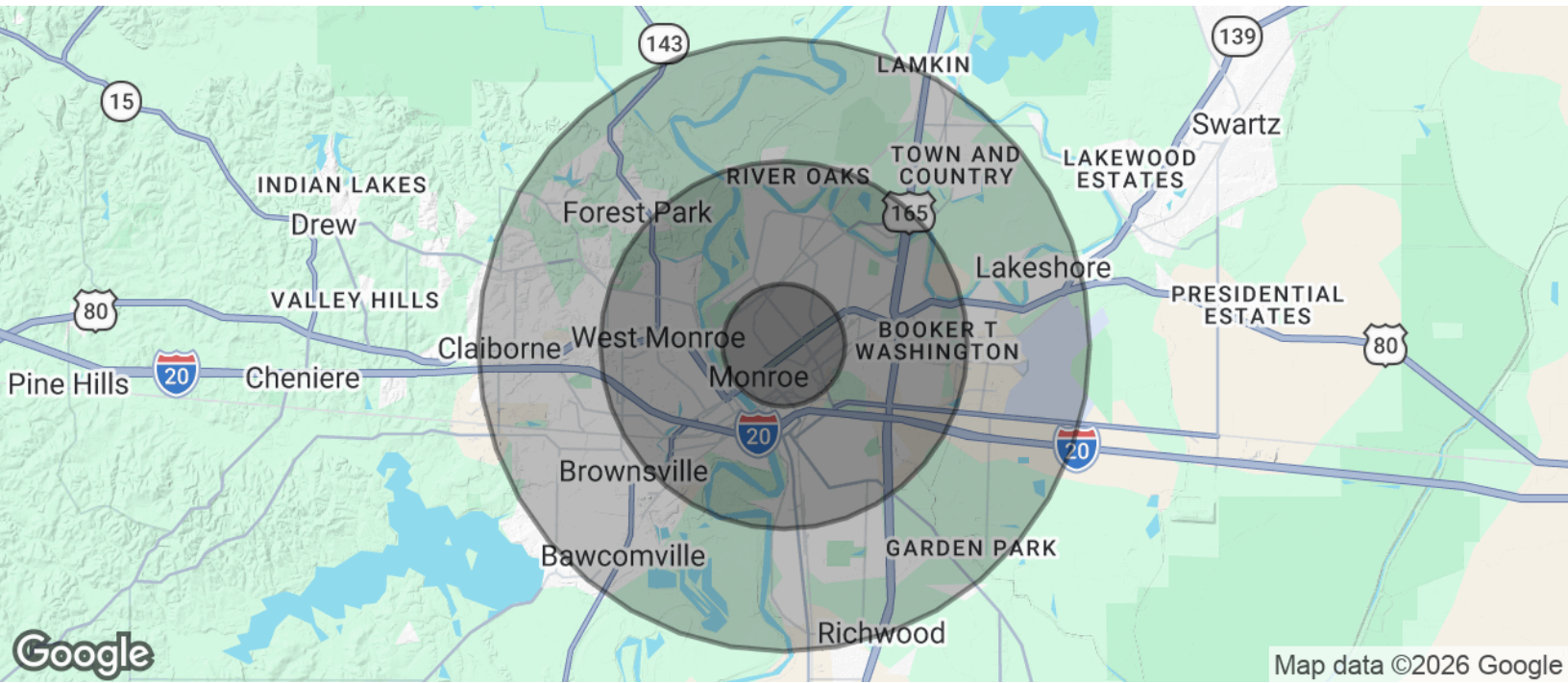


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,410	48,919	95,143
Average Age	40	39	38
Average Age (Male)	38	37	37
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,120	20,252	37,996
# Of Persons Per HH	2.1	2.4	2.5
Average HH Income	\$62,681	\$63,210	\$61,645
Average House Value	\$188,878	\$201,482	\$201,306

Demographics data derived from AlphaMap

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