

FOR SALE OR LEASE

PROPERTY SUMMARY

This 6,424 SF medical office and surgical center offers a practical interior layout designed to support day-to-day medical operations. The building includes a reception and waiting area, multiple exam and procedure rooms, administrative space, and support areas suitable for a variety of medical uses. Large front windows provide natural light throughout the main areas, and the interior finishes are modern and in move-in-ready condition.

Located just off the Judson Walsh exit at I-49, the property provides easy access and good visibility for both local and regional patients. It is minutes from Opelousas General's South and North Campuses and approximately 20 minutes from Lafayette. A large on-site parking lot accommodates staff and patient needs, making this a convenient and functional option for medical professionals seeking a well-located facility.

AVAILABILITY

- 0.73 Acres
- 6,424 SF

LEASE RATE

- \$15 PSF (Gross Lease)

SALE PRICE

- \$895,000

TRAFFIC COUNTS (ADT 2025)

- Interstate 49: 36,806

2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,762	191,271	28,883
Avg. HH Income	\$75,019	\$55,625	\$61,921
Households	1,124	7,369	10,921



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MOVE-IN READY MEDICAL OFFICE & SURGICAL CENTER

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