

For Sale

Versatile Commercial Space in Prime Location

35,129 SF



2320 Forsythe Ave

Monroe, Louisiana 71201

Property Highlights

- 4.19± acre lot is situated between Forsythe Ave, Oliver Rd, and Broadmoor Blvd
- Multi-Use Building: Office, Retail, Special Purpose, Call Center
- 318±' Forsythe Ave
- On site generator

Property Description

This versatile, building sits on the corner of Forsythe Ave & Broadmoor Blvd, adjacent to the Monroe Surgical Hospital

The 4.19± acre lot is situated between Forsythe Ave, Oliver Rd, and Broadmoor Blvd; and boasts 318±' of frontage along busy Forsythe Ave The 35,129± SF building is multi-purpose and could be used as a corporate headquarters, multi-tenant office space, training/meeting space, church or organization meeting space, school, retail, call center, or other use.

The interior of the building features 11.9'± drop down ceiling height, and 18'± to the roof deck, secure lobby entrance, three large work station areas, private offices, classrooms, break rooms, and large training/meeting rooms. There is upstairs office / storage space not included in the square footage.

OFFERING SUMMARY

| | |
|----------------------|-------------|
| Sale Price | \$2,975,000 |
| Building Size | 35,129 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------------|-------------------|-----------------------|
| 1 Mile | 5,459 | \$89,833 |
| 3 Miles | 36,143 | \$63,966 |
| 5 Miles | 81,004 | \$53,413 |

For more information

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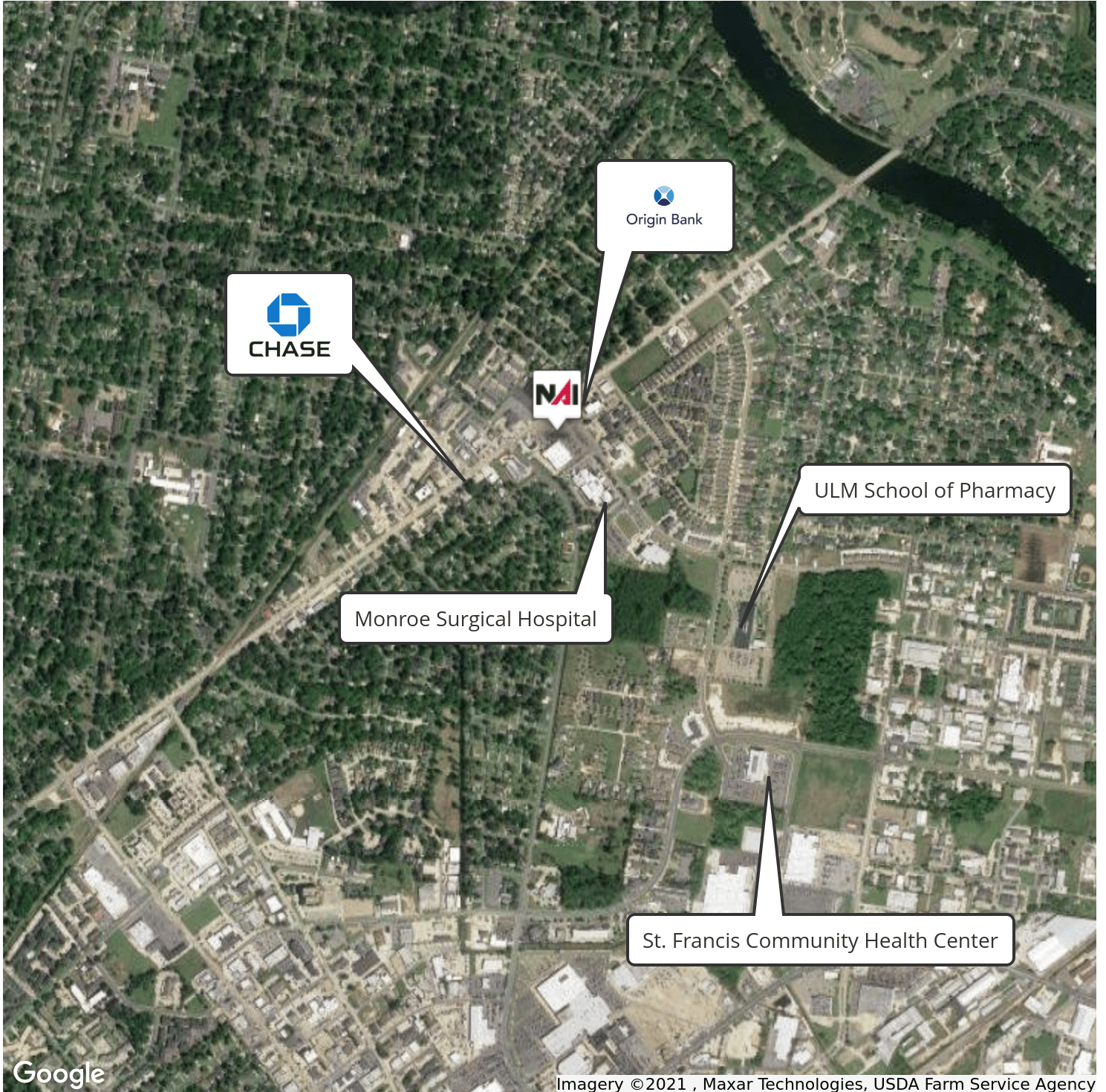
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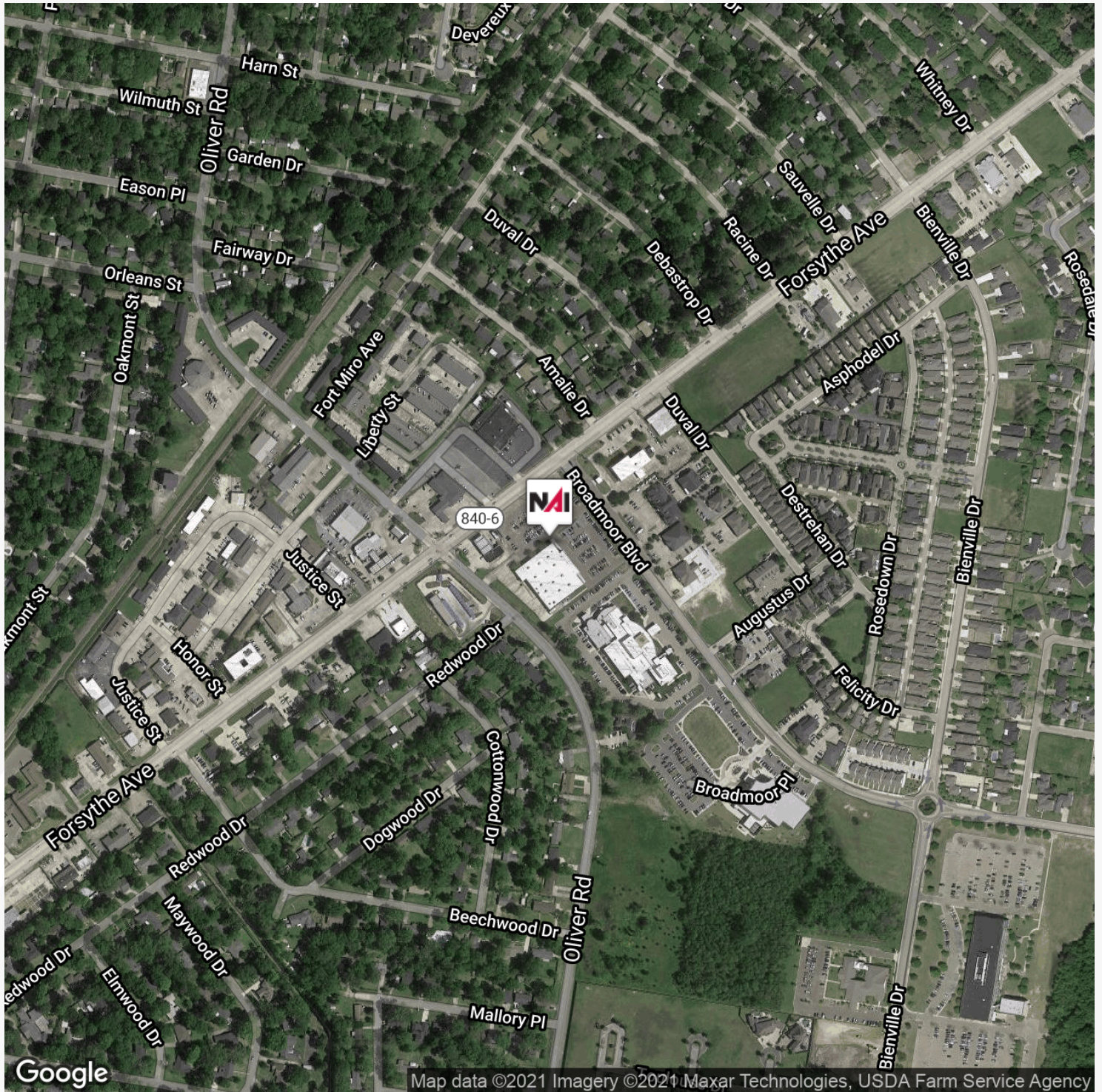
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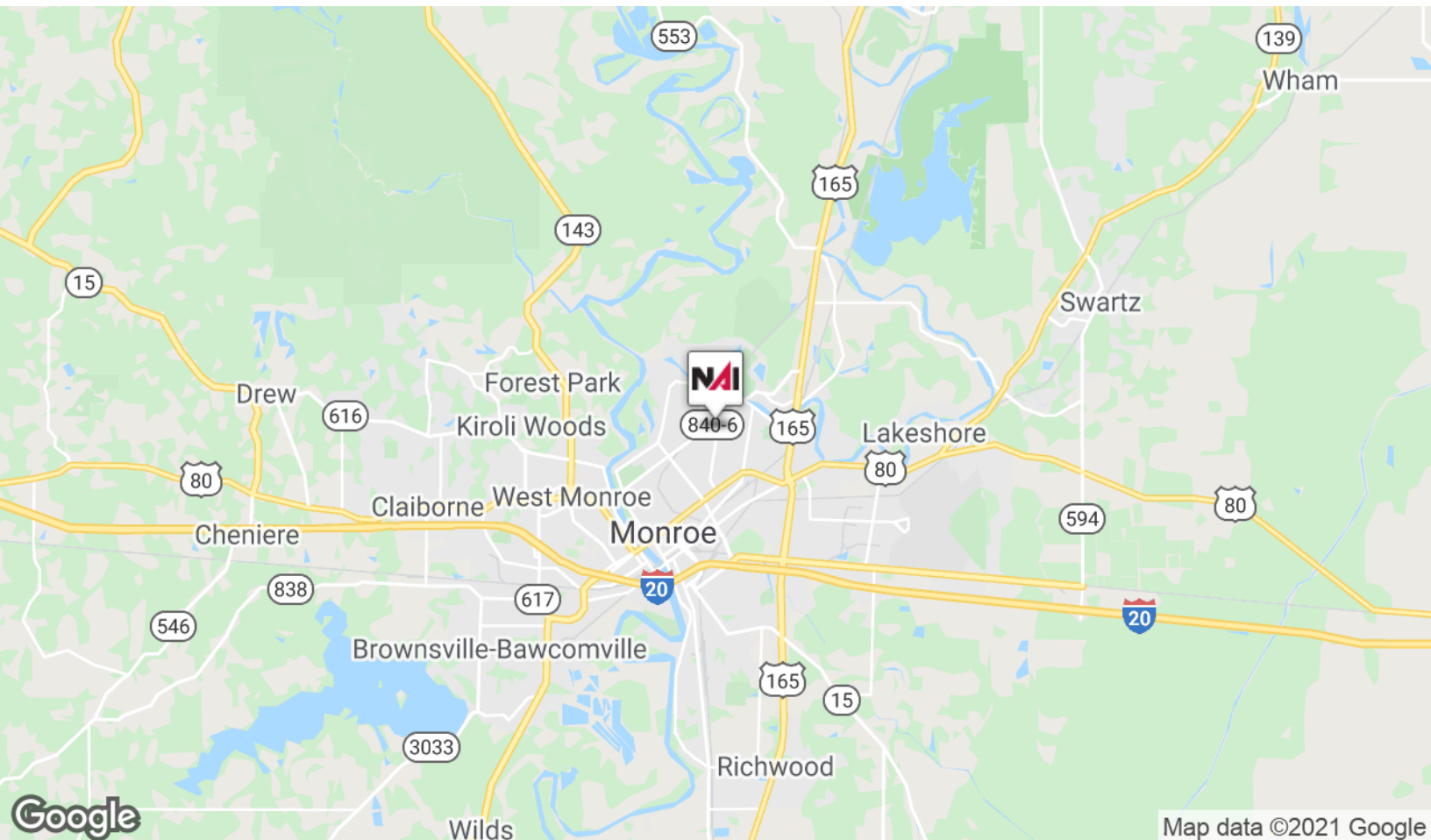
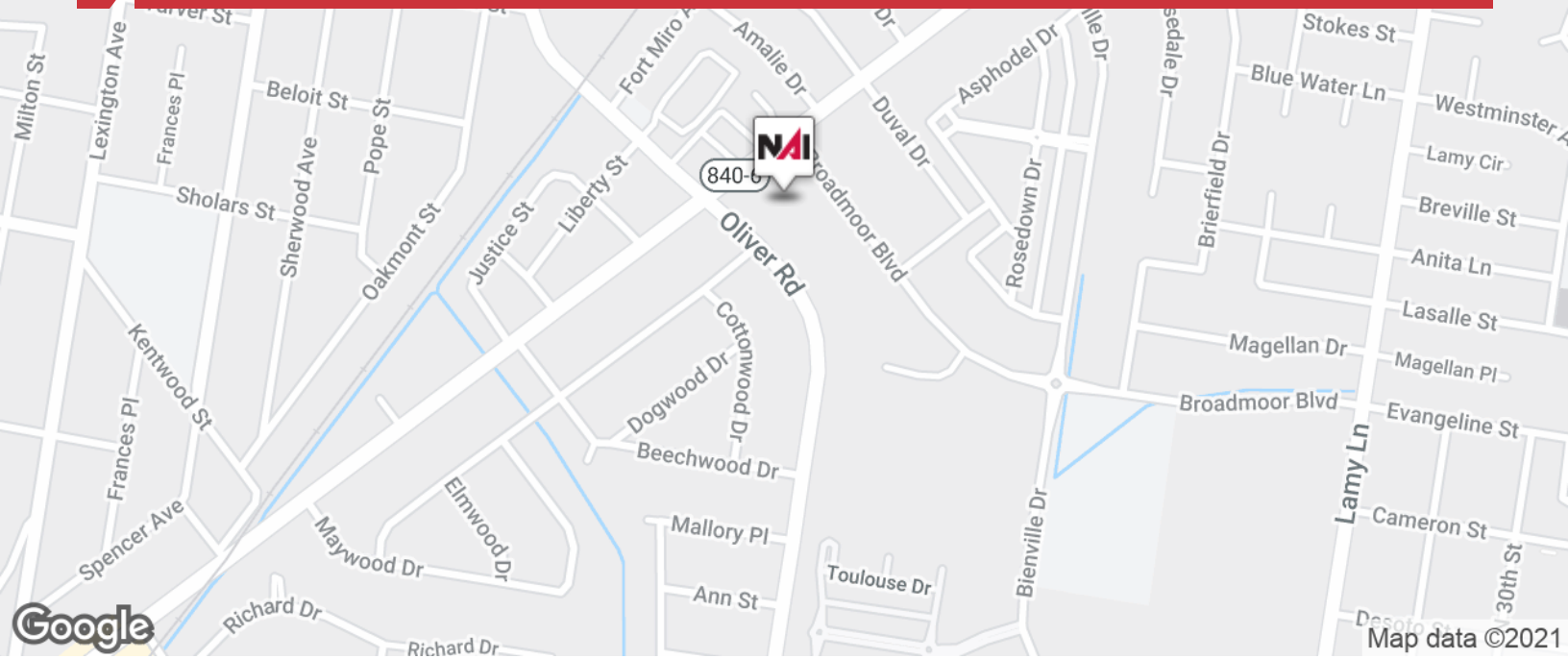
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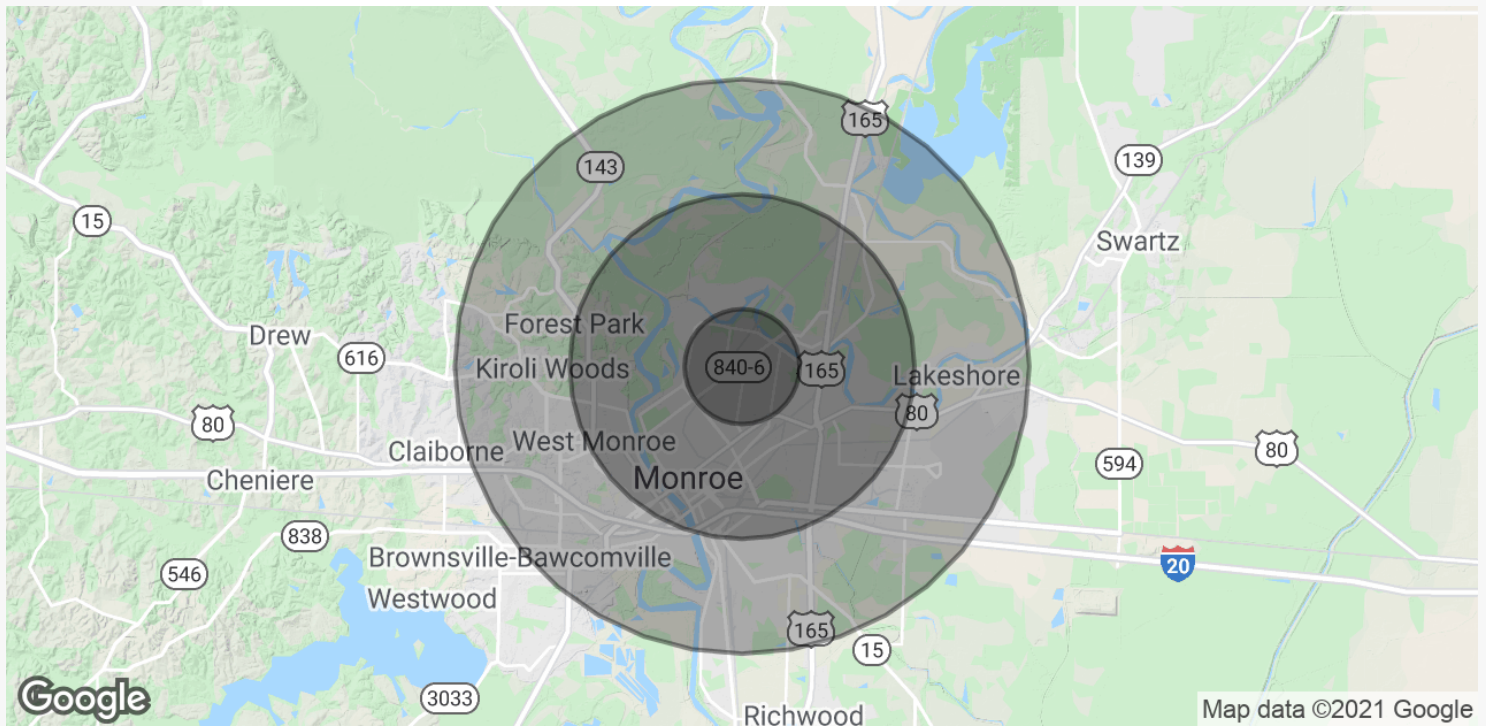
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 5,459 | 36,143 | 81,004 |
| Average age | 45.8 | 37.4 | 34.3 |
| Average age (Male) | 40.6 | 35.2 | 31.7 |
| Average age (Female) | 48.9 | 39.0 | 36.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 2,503 | 14,827 | 31,867 |
| # of persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH income | \$89,833 | \$63,966 | \$53,413 |
| Average house value | \$395,445 | \$252,431 | \$162,513 |

* Demographic data derived from 2010 US Census