



FOR LEASE | MEDICAL OFFICE

MEDICAL OFFICE

2204 Robin Avenue, Hammond, LA 70403

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

Frankie Cali Broker, LA RE Lic. No. 995682054 | 985.320.2549 | frank@3451818.com | bhhssp.com



**BERKSHIRE
HATHAWAY**
HomeServices

Southern
Properties

Medical Office

2204 Robin Avenue, Hammond, LA 70403



BERKSHIRE
HATHAWAY | Southern
HomeServices Properties



PROPERTY SUMMARY

Lease Price:	\$17/SF NNN
Lot Size:	1.28 Acres
Building Size:	16,622 SF
Cross Streets:	Robin Ave & Morrison Blvd

PROPERTY OVERVIEW

16,622 SF for lease medical office. The subject property consists of a large parcel of approximately 1.28 acres. It is located within a 1/2 mile from Interstate 12 and Interstate 55 intersection. This medical office is conveniently situated by busy retail thoroughfare and within minutes of every major Hammond, LA hospital.

HIGHLIGHTS

- 16,622 SF for lease medical office
- Currently built out for a Physical Therapy practice
- Therapy pool on site
- Located within minutes of every major Hammond, LA hospital

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

Frankie Cali Broker, LA RE Lic. No. 995682054 | 985.320.2549 | frank@3451818.com | bhhssp.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

Medical Office

2204 Robin Avenue, Hammond, LA 70403



BERKSHIRE
HATHAWAY
HomeServices

Southern
Properties



Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

Frankie Cali Broker, LA RE Lic. No. 995682054 | 985.320.2549 | frank@3451818.com | bhssp.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

Medical Office

2204 Robin Avenue, Hammond, LA 70403

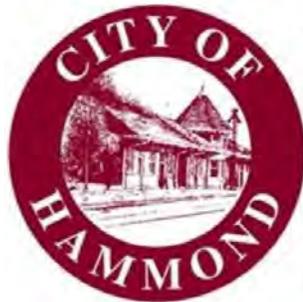


BERKSHIRE
HATHAWAY
HomeServices

Southern
Properties



CITY OF HAMMOND OVERVIEW



With a population of over 20,000, the City of Hammond is the largest city in Tangipahoa Parish, Louisiana. It is also the principal city of the Hammond Micropolitan Statistical Area, which includes the entire parish. In addition to being centrally located between Baton Rouge and New Orleans, Hammond is home to South-eastern Louisiana University, the Hammond Northshore Regional Airport, the Chappapeela Sports Park, a thriving downtown and historic district, the Columbia Theatre, International Baccalaureate programs in the K-12 schools, and numerous other resources which make this city the ideal place to live, work and play.

The City of Hammond, Louisiana was chartered in 1889 and has enjoyed steady growth since that time. The majority of the city's oldest buildings are located in the downtown area. Preservation of these historic areas is very important to the overall quality of life in Hammond, as the downtown provides a center for continually expanding boundaries that provides a visual link with the past in addition to a unique character that cannot be duplicated by new construction.



Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

Frankie Cali Broker, LA RE Lic. No. 995682054 | 985.320.2549 | frank@3451818.com | bhssp.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

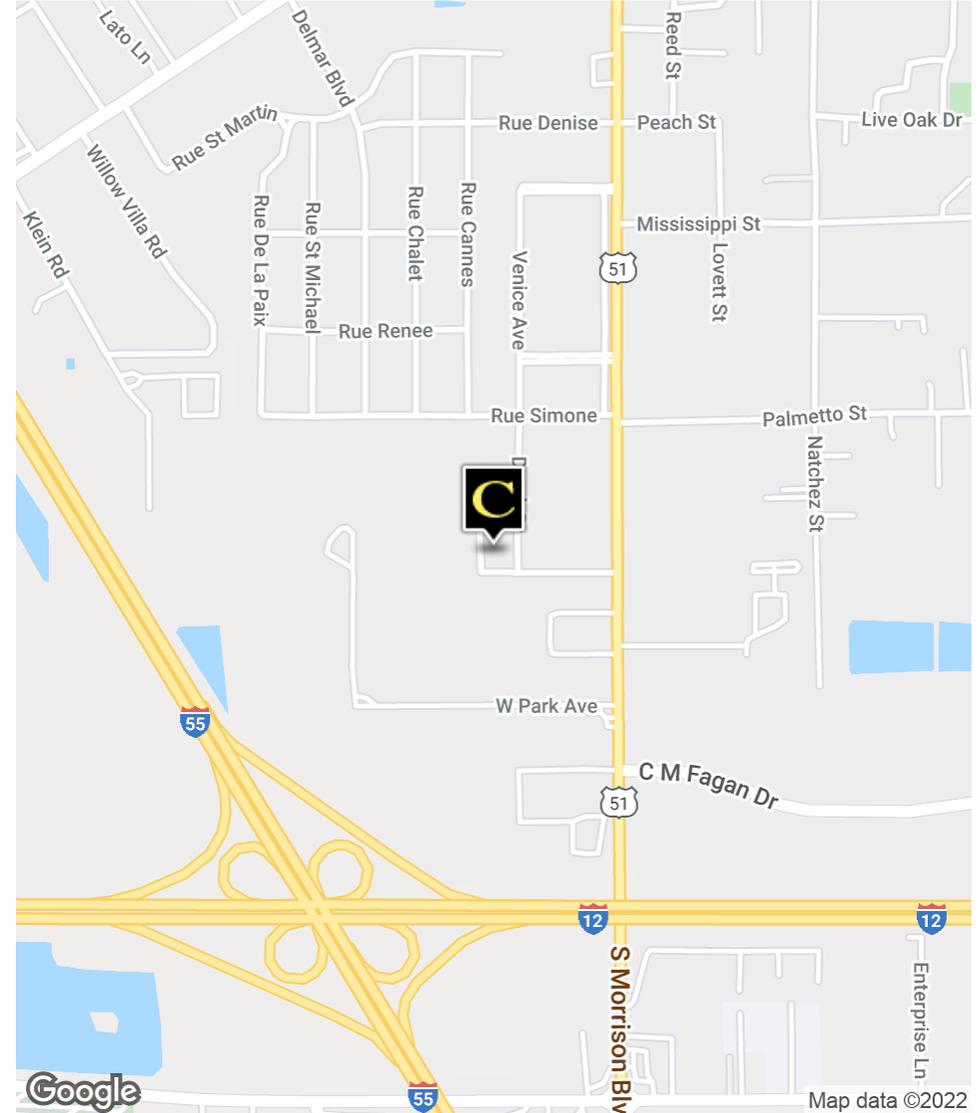
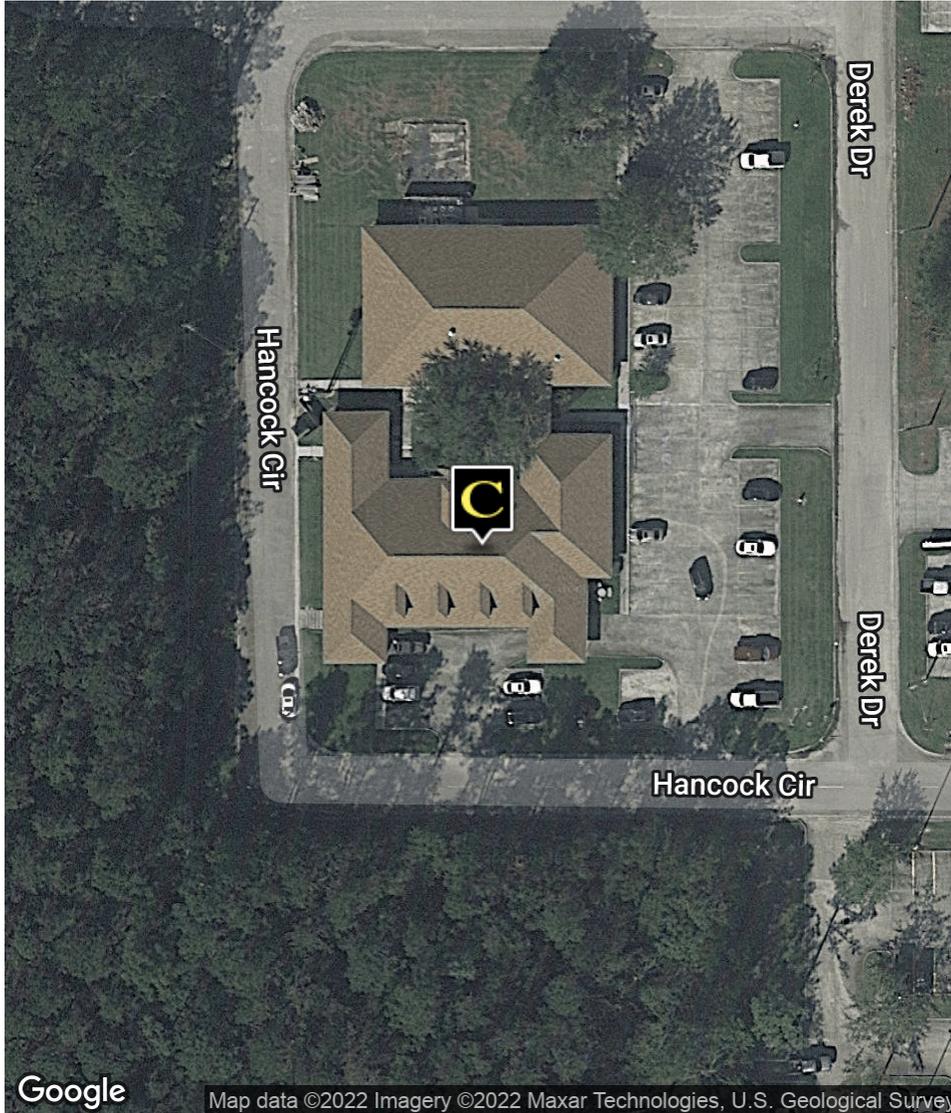
FOR LEASE | MEDICAL OFFICE

Medical Office

2204 Robin Avenue, Hammond, LA 70403



BERKSHIRE HATHAWAY | Southern Properties
HomeServices



Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

Frankie Cali Broker, LA RE Lic. No. 995682054 | 985.320.2549 | frank@3451818.com | bhssp.com

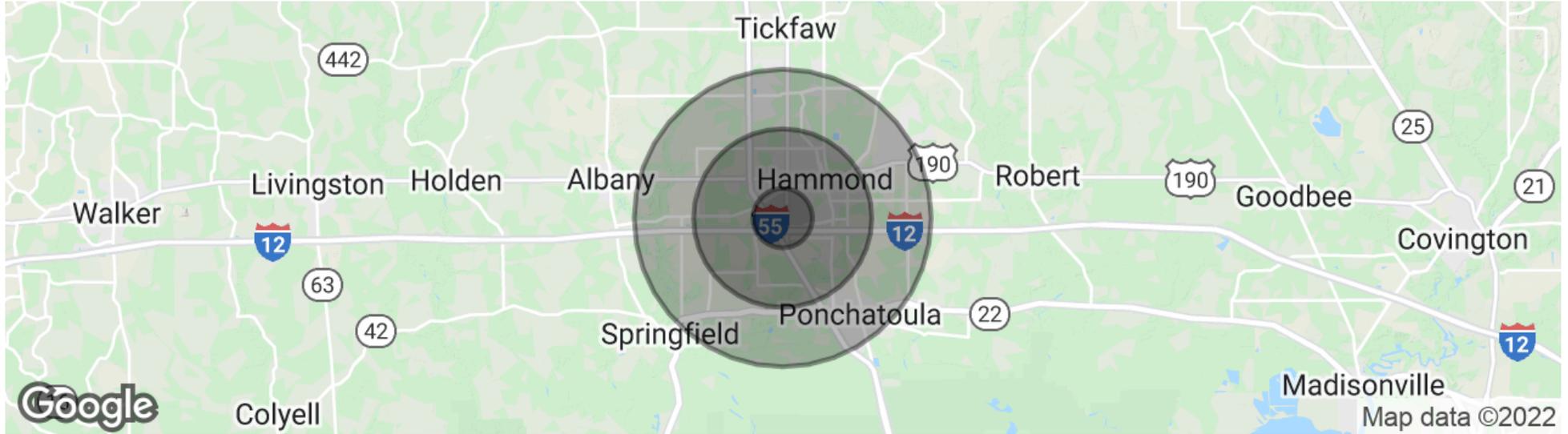
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

Medical Office

2204 Robin Avenue, Hammond, LA 70403



BERKSHIRE HATHAWAY | Southern Properties
HomeServices



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,022	27,935	52,462
Average age	32.4	32.2	32.8
Average age (Male)	25.5	29.6	31.7
Average age (Female)	35.8	34.0	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,397	10,471	19,822
# of persons per HH	2.9	2.7	2.6
Average HH income	\$38,782	\$51,431	\$54,140
Average house value	\$167,426	\$175,103	\$176,262

* Demographic data derived from 2010 US Census

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com | coberealestate.com

Frankie Cali Broker, LA RE Lic. No. 995682054 | 985.320.2549 | frank@3451818.com | bhssp.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.