

**FOR IMMEDIATE RELEASE**

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**FOR MORE INFORMATION**

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**JUST SOLD**  
**SAGE SPECIALTY HOSPITAL**  
**\$7,900,000**

February 2025 – Upland Real Estate Group’s Net Lease Team of Keith Sturm, CCIM, Deborah Vannelli, CCIM, and Amanda Leathers represented the seller in the sale of Sage Specialty Hospital in Lafayette, LA for \$7,900,000. Sage was sold to an investor with a long term NNN lease in place and annual rent increases. There are four additional medical investment properties for sale operating as Sage Hospital or St. Joseph Hospice. Please contact Deb Vannelli, [deb@upland.com](mailto:deb@upland.com) for details.

Lafayette is home to the University of Louisiana at Lafayette where approximately 16,200+ students are enrolled. This property is located near Highway 90 which averages 54,522 vehicles per day. This property boasts excellent demographics of a 5-mile population of 137,728 and 3 mile average household income of \$101,585.

Please visit our website at [www.nnnsales.com](http://www.nnnsales.com) to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Sage Specialty Hospital in Lafayette, Louisiana)

**About Upland Real Estate Group, Inc:**

**Upland Real Estate Group, Inc.** is a Minneapolis based commercial real estate investment and brokerage company, which focuses on the sale of single and multi-tenant net lease investment properties across the country. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

Since its inception in 1995, Upland has completed more than 900 net lease sales transactions totaling over \$2.8 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 25 years.

[www.nnnsales.com](http://www.nnnsales.com)

**Look Upland. Where Properties and People Unite.**

*Certain matters discussed within this press release may be deemed to be forward-looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.*

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