

FOR SALE OR LEASE



Property Description

The site sits at one of New Orleans East’s most active intersection. The property has recently undergone substantial renovations, giving it a clean, modern presence and excellent functionality for a wide range of retail, service-commercial, or adaptive reuse.

Featuring **33,274 SF of conditioned showroom** space and **10,988 SF of warehouse**, the building offers a rare combination of scale, layout flexibility, and full climate control. Recent upgrades include a new roof and gutters (2022) with a 20-year transferrable warranty, updated interior finishes and LED lighting (2021), new exterior siding and soffits (2021), and two new 20-ton HVAC units (2021 & 2024)—providing ownership and occupants with reliable, low-maintenance operations.

The property carries **C-3 zoning**, permitting a broad mix of commercial and warehousing uses. Two recessed truck docks further enhance distribution or back-of-house functionality, enabling occupancy for retail, entertainment, flex, or last-mile fulfillment.

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Offering Summary

Sale Price:	\$2,950,000 (\$66.65/SF)
Lease Rate	\$7.00/SF, NNN
Building Size:	44,262 SF
Lot Area:	2.95 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	310	1,132	7,028
Total Population	735	2,719	17,686
Average HH Income	\$55,533	\$53,094	\$51,398





**9921 I 10 Service Rd**  
**New Orleans, LA 70127**

AERIAL



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**ADDITIONAL PHOTOS**



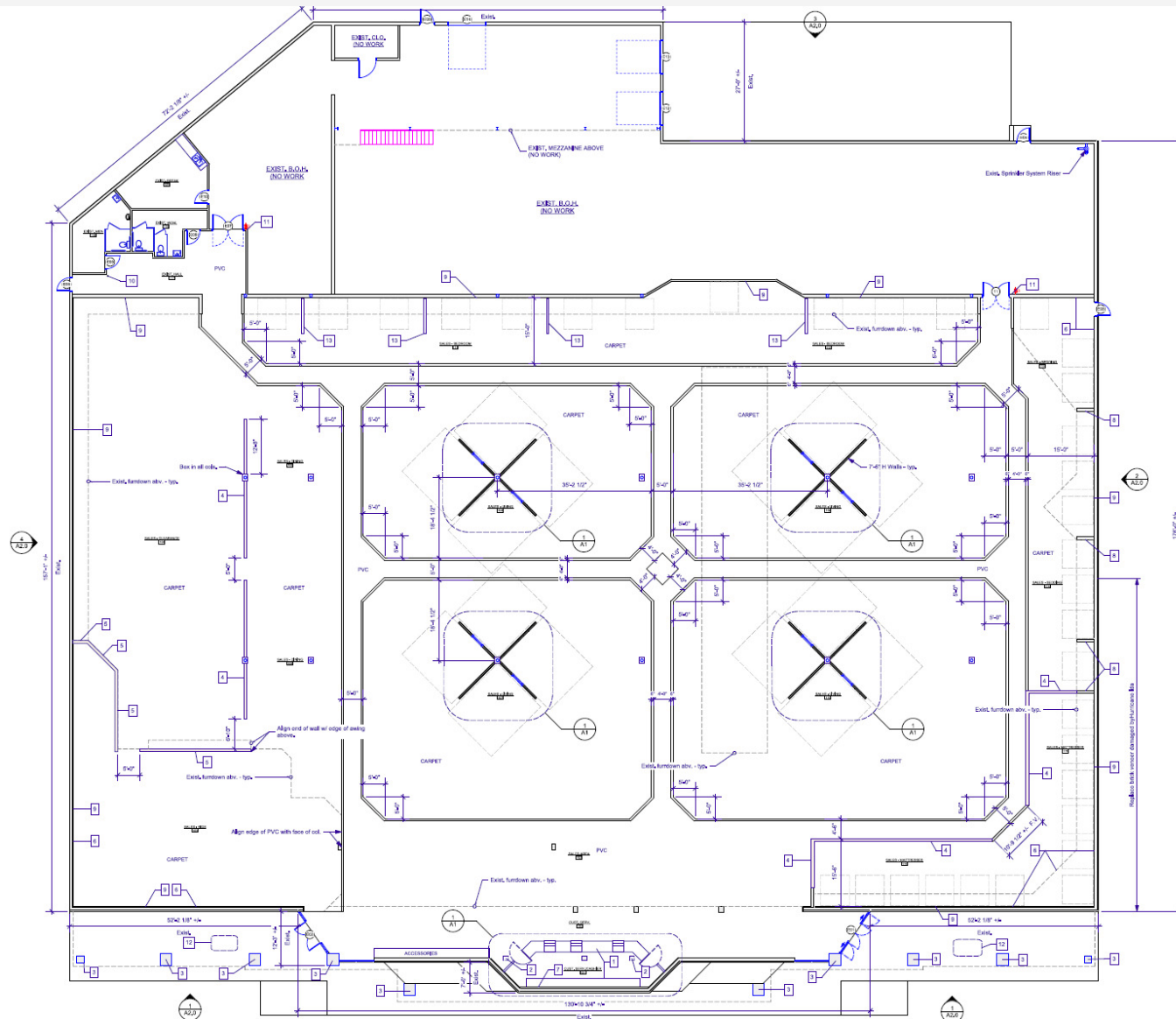
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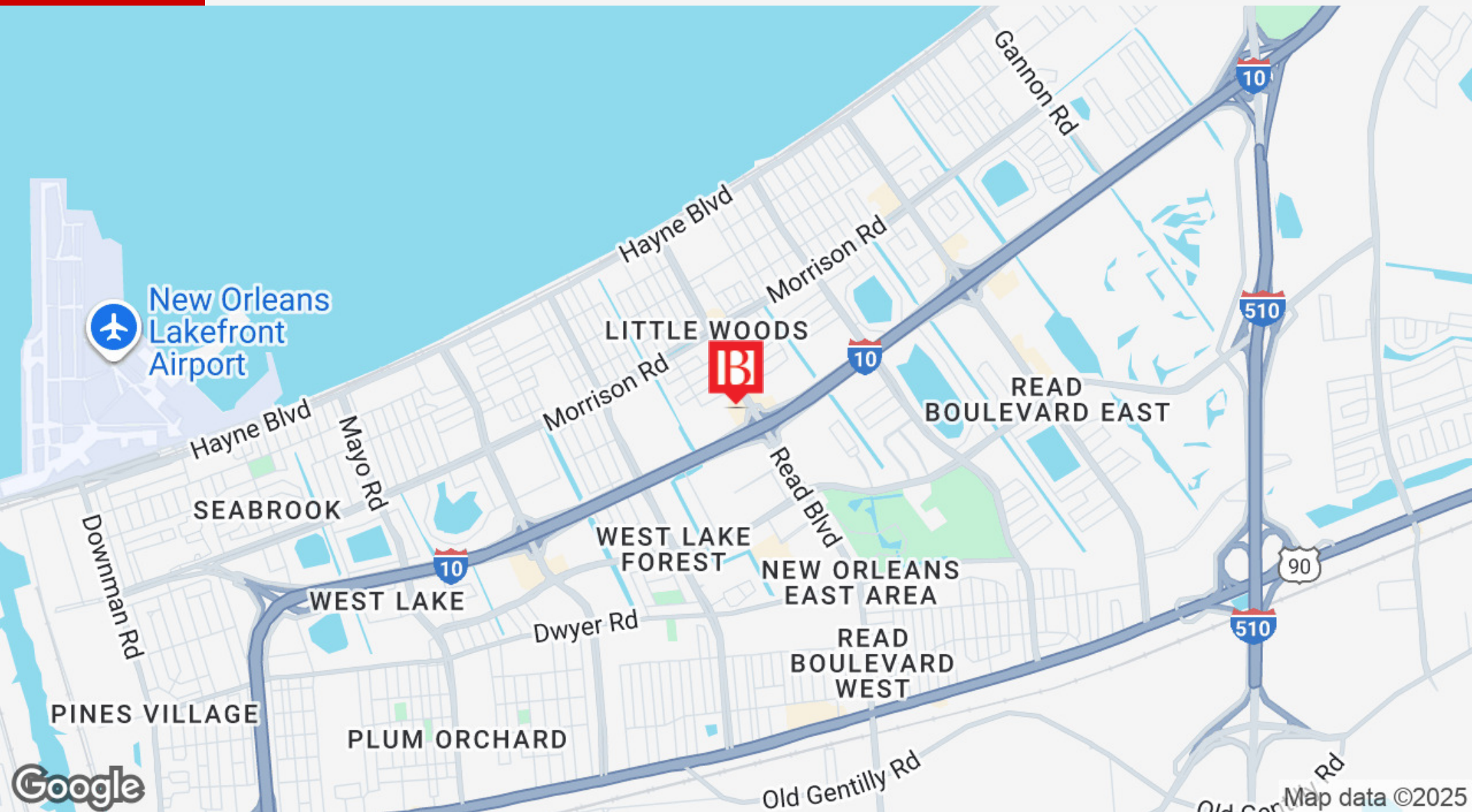


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LOCATION MAP



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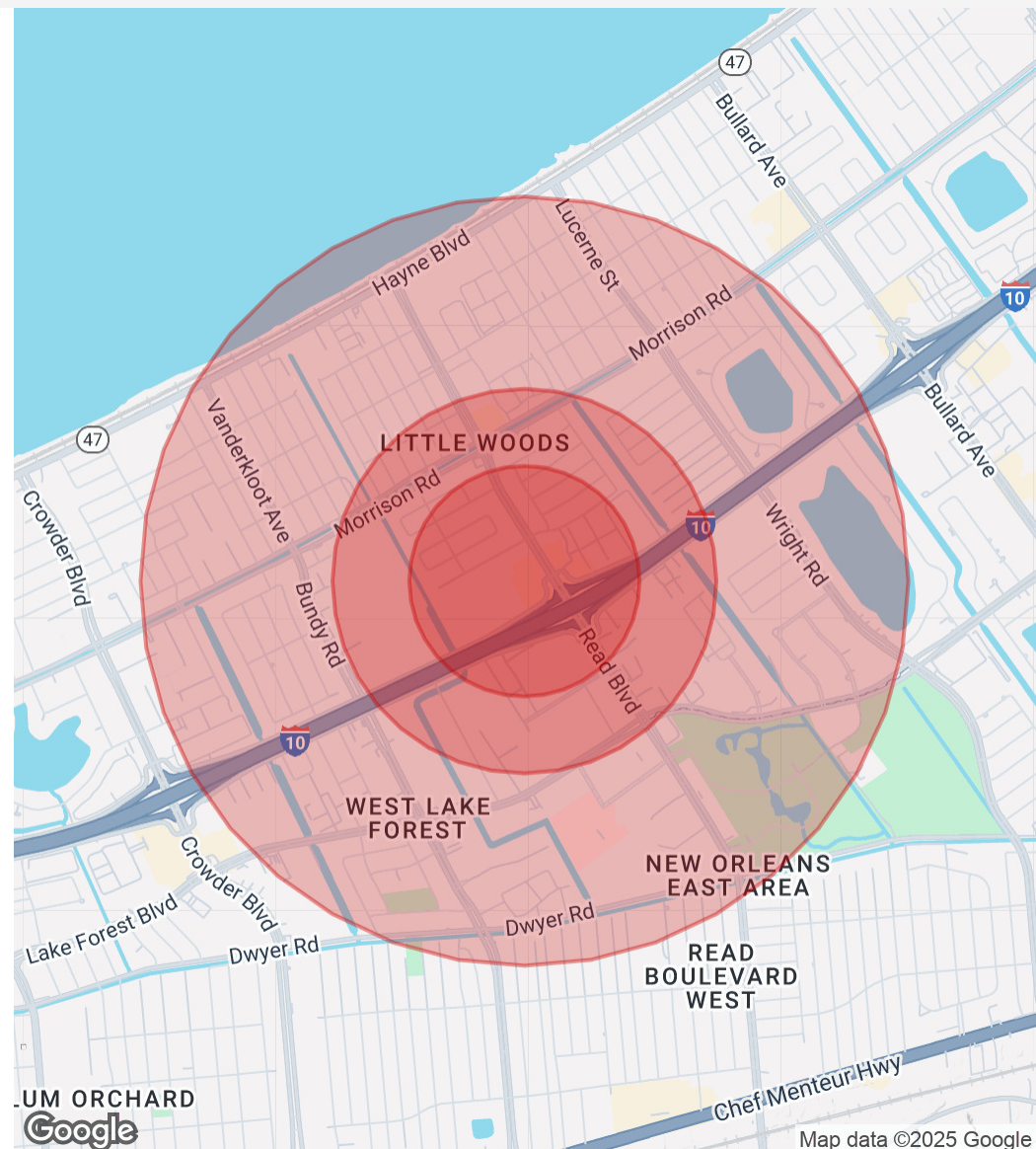
## New Orleans, LA 70127

### DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	735	2,719	17,686
Average Age	40	40	37
Average Age (Male)	38	39	36
Average Age (Female)	41	41	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	310	1,132	7,028
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$55,533	\$53,094	\$51,398
Average House Value	\$255,753	\$240,069	\$214,675

Demographics data derived from AlphaMap



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**CONTACT FOR MORE INFORMATION**



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