



Each office independently owned and operated

FOR SALE OR LEASE

OFFICE BUILDING

# 118 GIUFFRIAS AVENUE

METAIRIE, LA 70001

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

**MAX JUGE**

Sales Associate

504.838.0001

LA #995716624

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PROPERTY SUMMARY

# 118 GIUFFRIAS AVENUE

METAIRIE, LA 70001



## PROPERTY DESCRIPTION

Two-story, walk-up office located a half-block off Airline Drive near Cleary Ave. Centrally located, allowing for ease of access to New Orleans, Metairie, and Kenner.

Property was previously occupied by a medical clinic and with its current configuration would serve as a complimentary layout for a similar use.

4200-8400 SF Available. 2nd floor - \$8.50/SF, 1st floor - \$9.50/SF

Restriped parking lot, new flooring, new interior paint, and new lighting.

## OFFERING SUMMARY

Lease Rate:	\$8.50 - 9.50 SF/yr (NNN)
List Price:	\$995,000.00
List Price PSF:	\$118.45
Lot Size:	.25 Acres
Zoning:	C2
Available SF:	4,200-8,400 SF
Building Size:	8,400 SF
Flood Zone:	X



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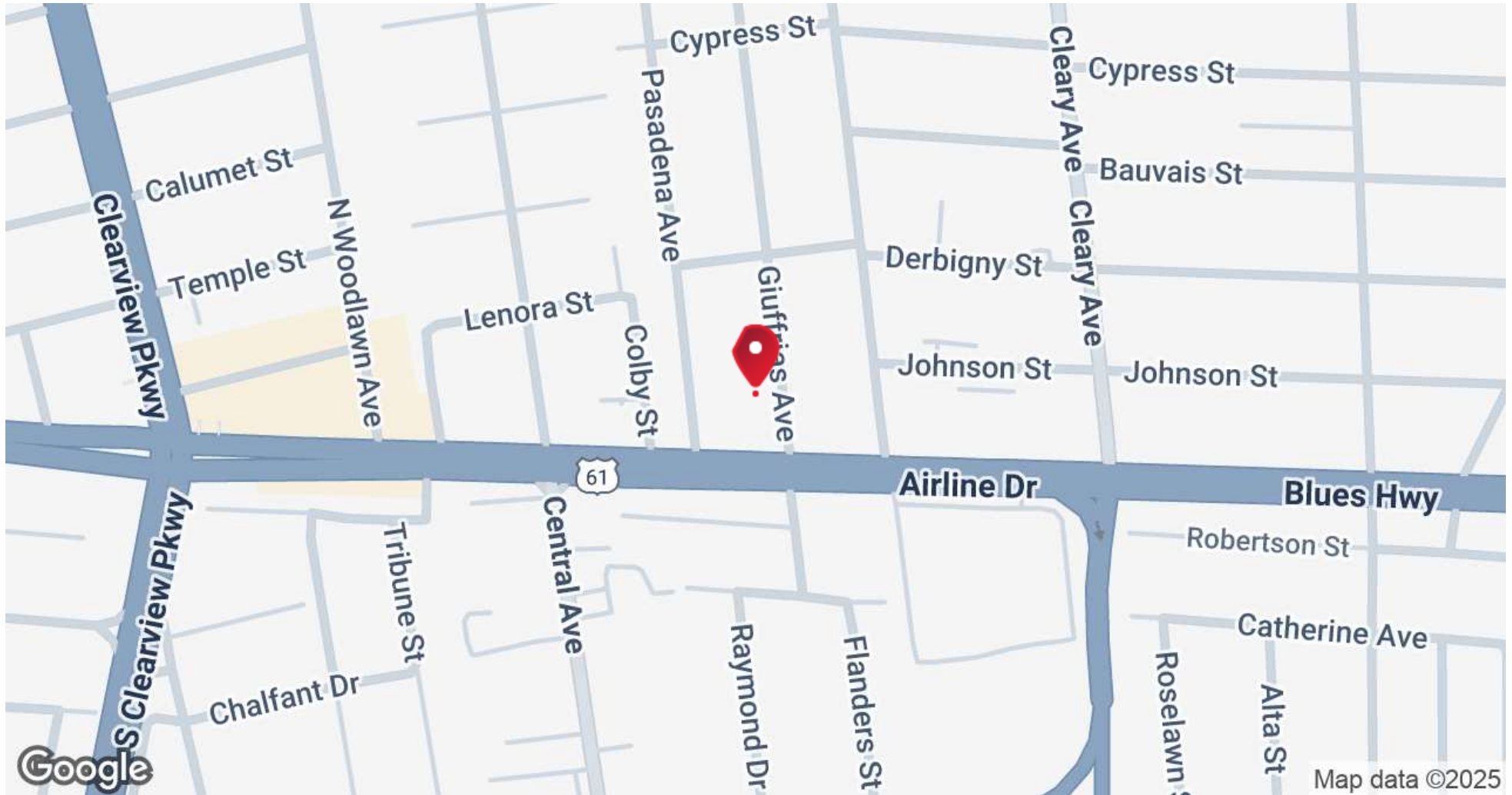
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LOCATION MAP

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ADDITIONAL PHOTOS

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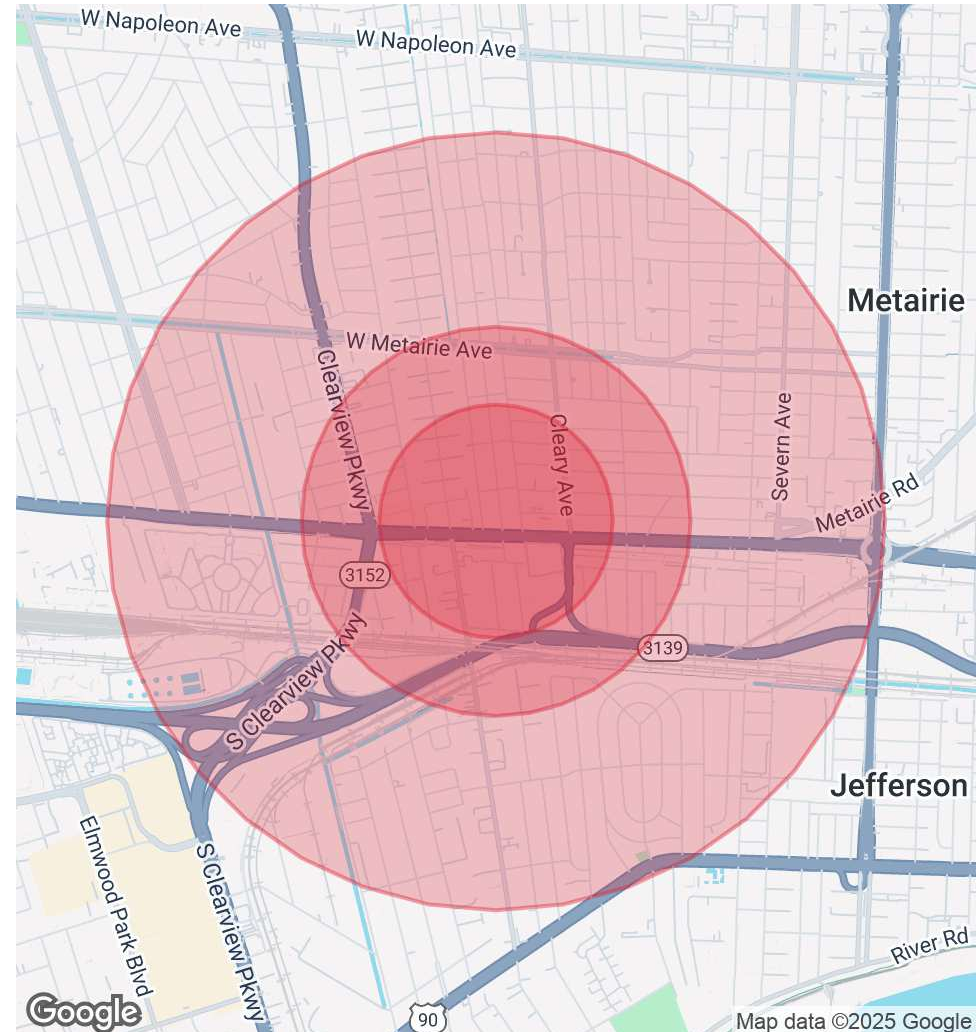
DEMOGRAPHICS MAP &amp; REPORT

# 118 GIUFFRIAS AVENUE

METAIRIE, LA 70001

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	918	4,131	15,695
Average Age	43	43	44
Average Age (Male)	42	42	43
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	429	1,939	7,350
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$81,379	\$83,595	\$90,041
Average House Value	\$272,854	\$277,724	\$293,466

*Demographics data derived from AlphaMap*

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