

LAND FOR SALE - \$199,000

# PRIME 2.17-ACRE INDUSTRIAL PARCEL

11419 ALMONASTER AVENUE, NEW ORLEANS, LA 70129



**\*Fenced \*Industrial Zoning \*Partially Stabilized \*Utilities Available**

**KW COMMERCIAL - BR**  
8686 Bluebonnet Blvd  
Baton Rouge, LA 70810



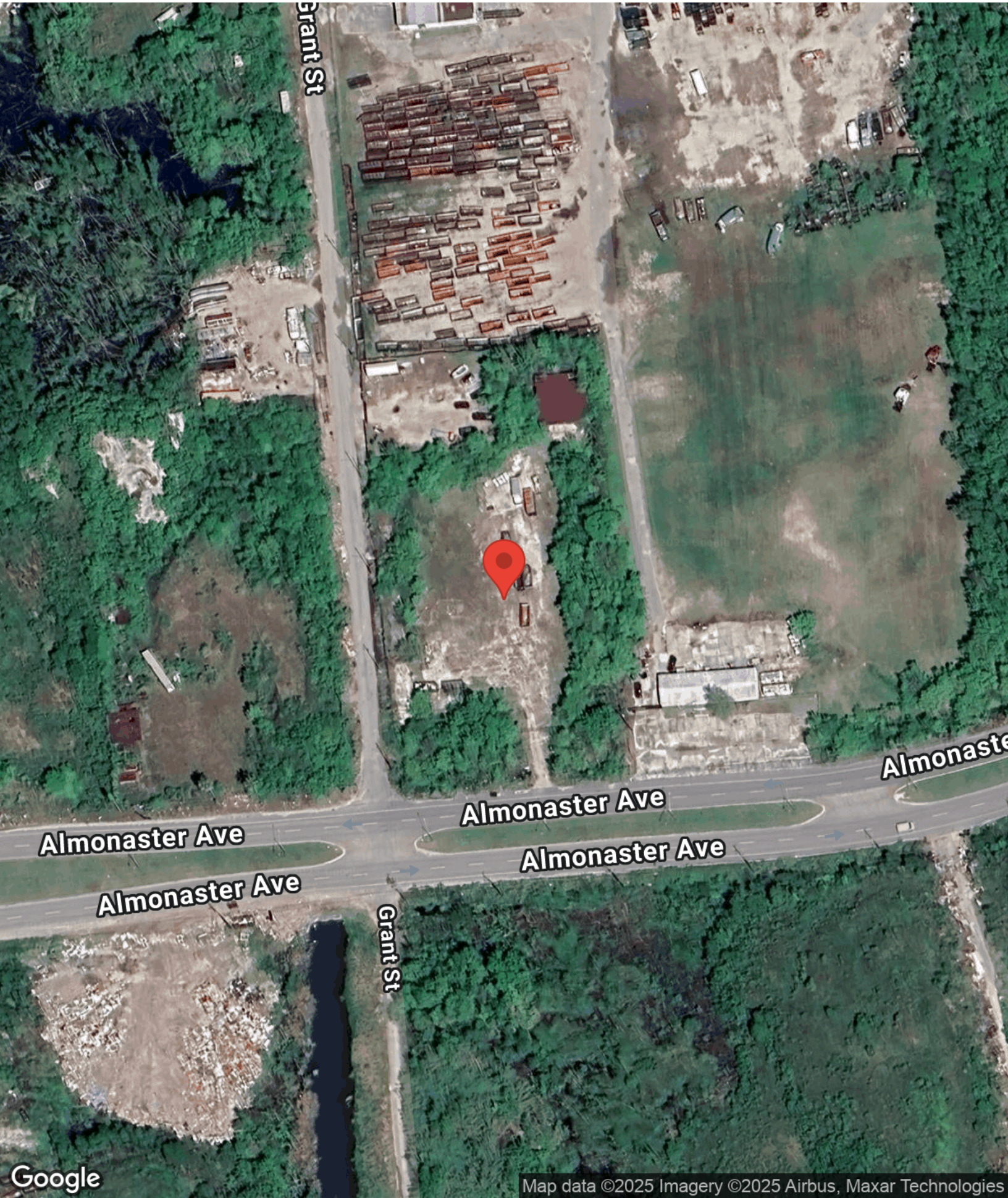
**\$199,000**

**DAVID VERCHER, CCIM**  
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Louisiana

**COMMERCIAL PROPERTY ADVISORS**  
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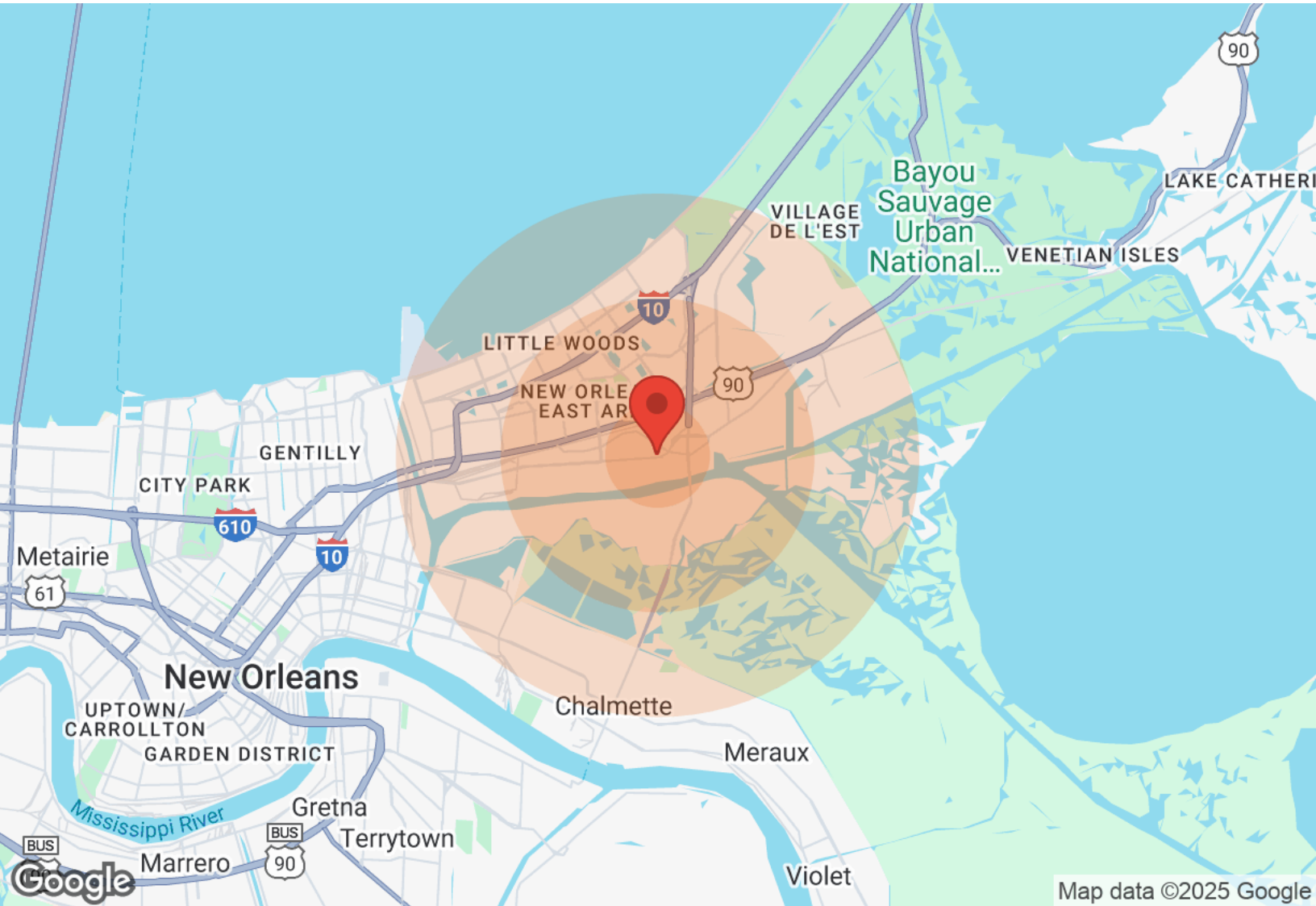
**AERIAL MAP**

11419 ALMONASTER AVENUE, NEW ORLEANS, LA 70129



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	340	15,263	37,636
Female	383	17,129	42,544
Total Population	723	32,392	80,180

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	177	6,943	18,259
Ages 15-24	136	5,190	12,694
Ages 25-54	264	13,563	32,610
Ages 55-64	76	3,565	8,863
Ages 65+	70	3,131	7,754

Race	1 Mile	3 Miles	5 Miles
White	5	536	11,365
Black	671	26,157	61,391
Am In/AK Nat	N/A	11	21
Hawaiian	N/A	2	13
Hispanic	15	1,805	4,699
Multi-Racial	2	1,582	4,264

Income	1 Mile	3 Miles	5 Miles
Median	\$64,764	\$33,818	\$33,774
< \$15,000	N/A	2,463	5,563
\$15,000-\$24,999	55	2,025	5,211
\$25,000-\$34,999	58	1,313	4,025
\$35,000-\$49,999	N/A	1,605	4,307
\$50,000-\$74,999	93	2,001	4,823
\$75,000-\$99,999	N/A	795	2,105
\$100,000-\$149,999	38	771	1,985
\$150,000-\$199,999	N/A	178	407
> \$200,000	N/A	34	159

Housing	1 Mile	3 Miles	5 Miles
Total Units	343	16,293	43,355
Occupied	270	12,671	33,320
Owner Occupied	212	7,778	19,097
Renter Occupied	58	4,893	14,223
Vacant	73	3,622	10,035

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Each Office Independently Owned and Operated

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