



OFFERING MEMORANDUM

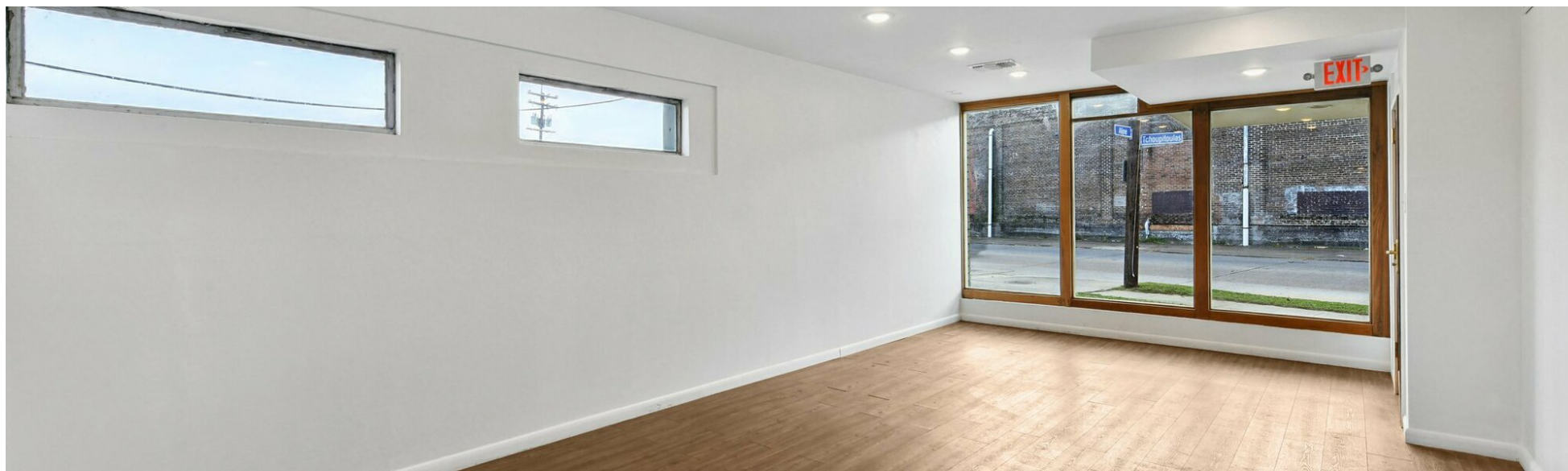
3501 Tchoupitoulas Street

New Orleans, LA 70115

Presented By:

Barrett Van Zandt

Commercial Sales & Leasing
504.715.9589
bvanzandt@rampartcre.com



PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$500.00 - 2,000.00 per month (Gross)
Number of Units:	3
Available SF:	185 - 1,100 SF
Lot Size:	4,016 SF
Building Size:	5,568 SF

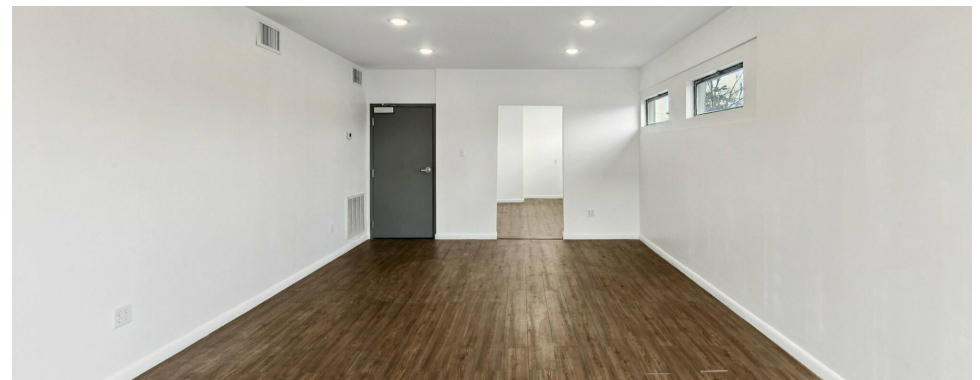
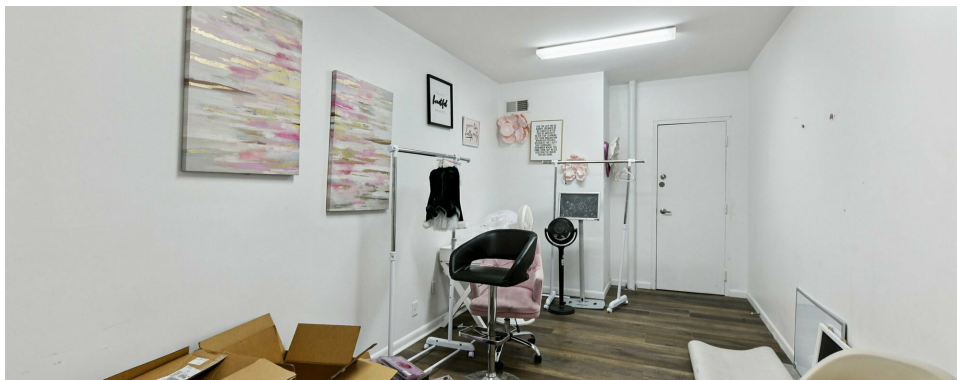
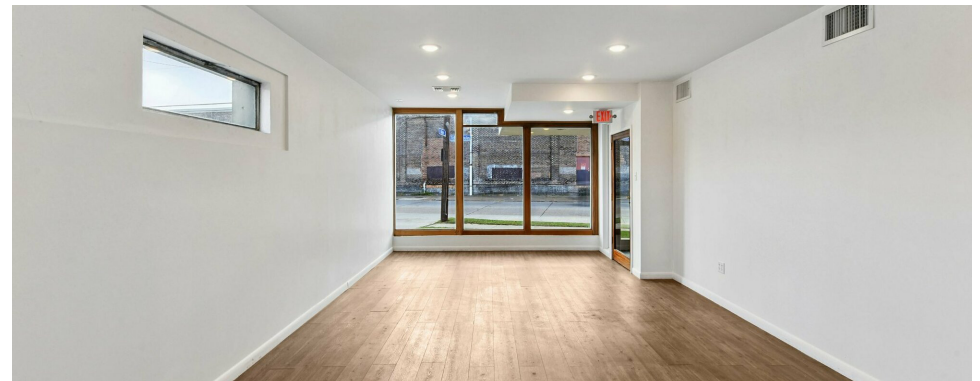
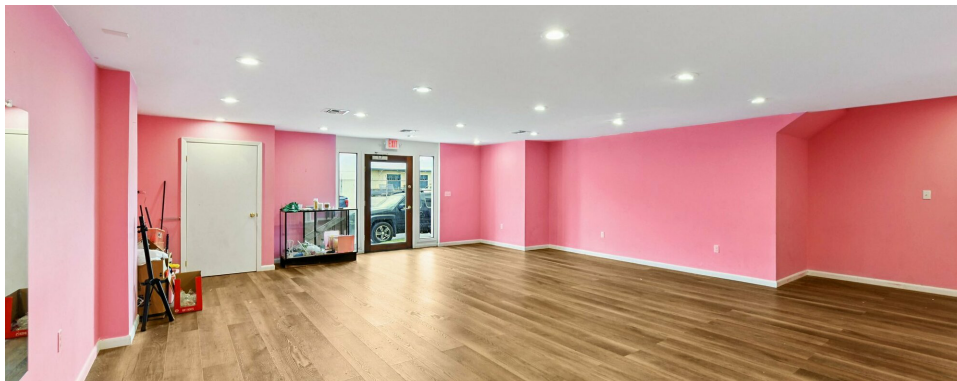
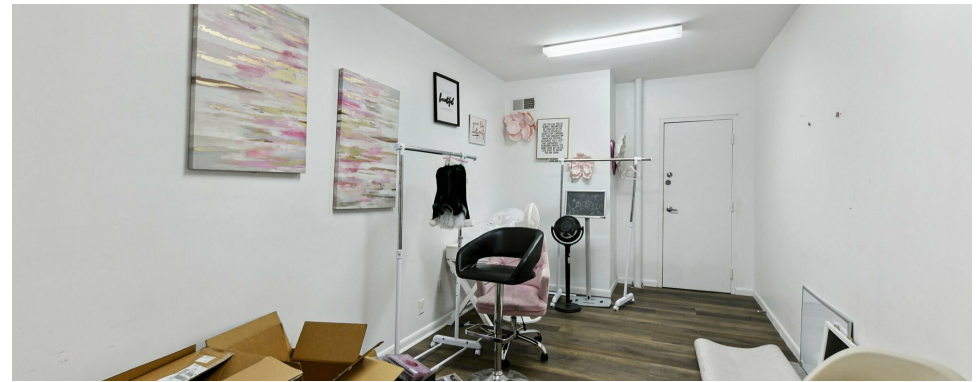
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,930	7,792
Total Population	718	3,689	14,850
Average HH Income	\$134,248	\$142,446	\$138,465

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**LOCATION DESCRIPTION**

This commercial property at 3501 Tchoupitoulas Street in New Orleans' Uptown/Garden District is a two-story warehouse building totaling 5,568 square feet on a 0.09-acre lot. The property is conveniently located near the St. Charles streetcar line and has historically housed various businesses including furniture stores and a barbershop. The building sits in a prime riverside location along Tchoupitoulas Street, one of the main commercial corridors connecting Uptown to the Warehouse District.

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LOCATION INFORMATION

Section 1

Prepared By:

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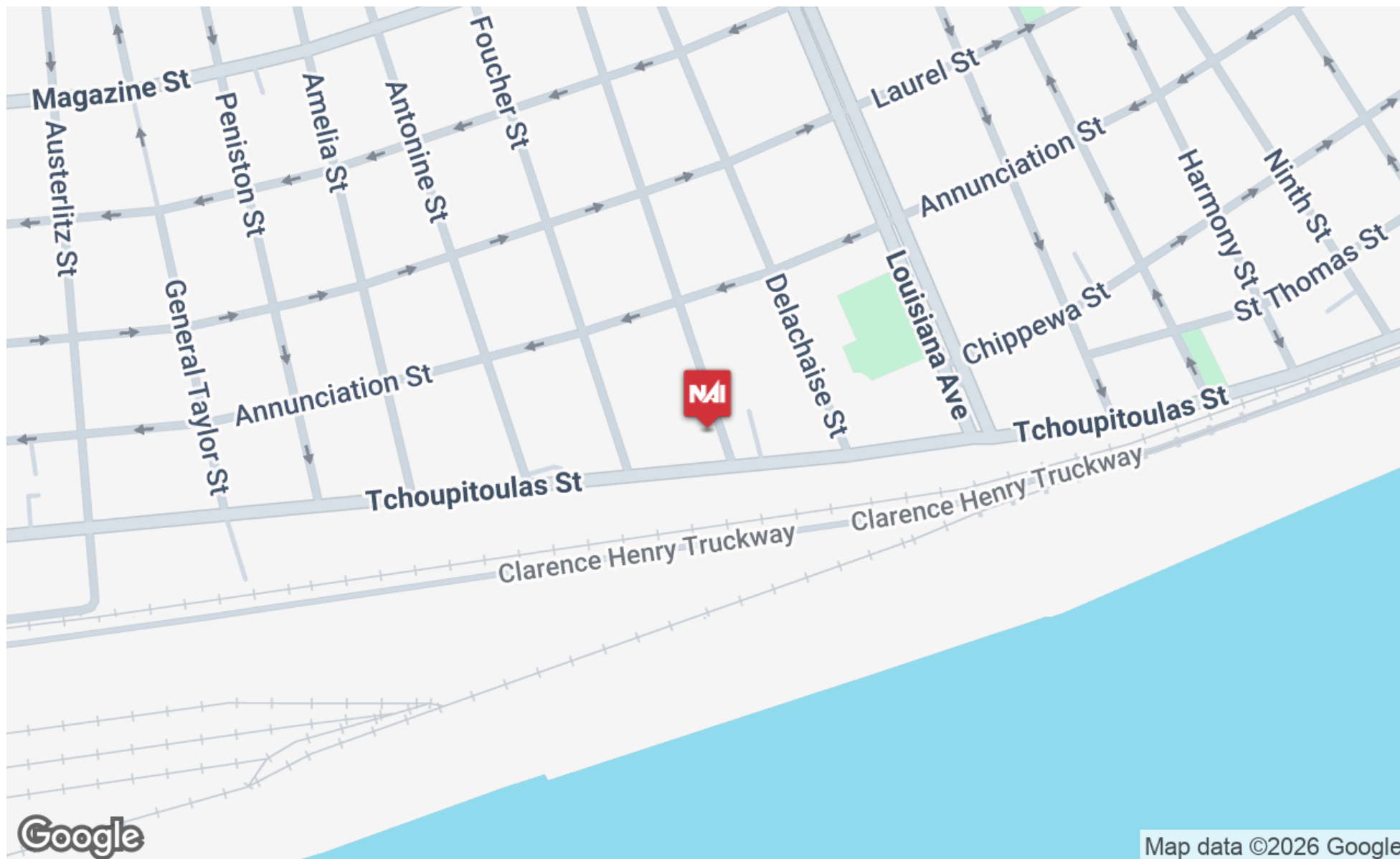
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bvanzandt@rampartcre.com





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DEMOGRAPHICS

Section 2

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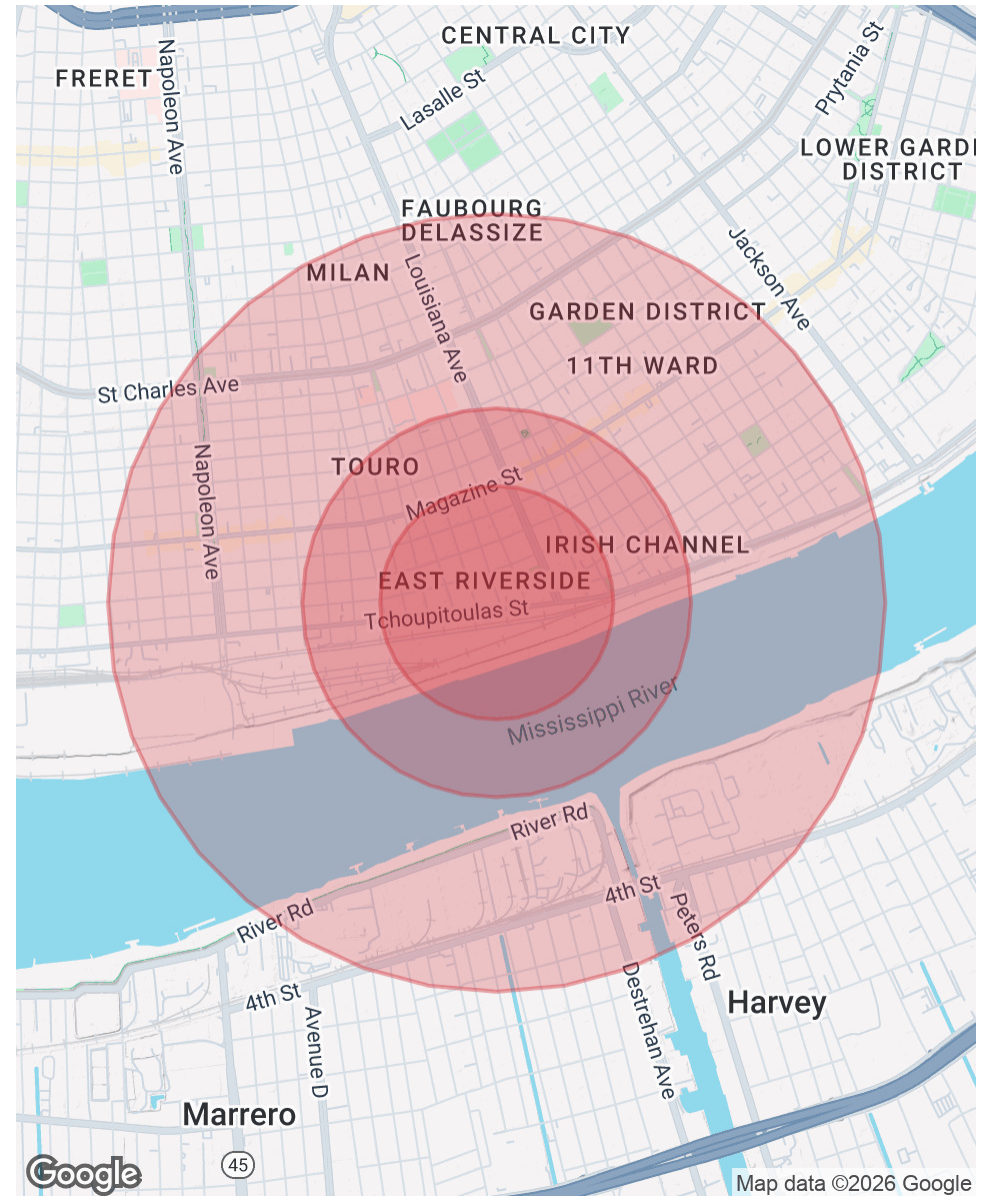
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	718	3,689	14,850
Average Age	41	42	42
Average Age (Male)	40	42	42
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	383	1,930	7,792
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$134,248	\$142,446	\$138,465
Average House Value	\$606,245	\$689,069	\$728,407

Demographics data derived from AlphaMap



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For More Information:

Barrett Van Zandt

Commercial Sales & Leasing

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NAI Rampart

110 Veterans Memorial Blvd., Suite 250
Metairie, LA 70005

www.rampartcre.com