



FOR SALE

2508/2510 Tulane Ave.

NEW ORLEANS, LA 70119



PROPERTY ONE

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PROPERTY DESCRIPTION

Income producing building for sale with about a Cap Rate of 7.99 percent across the street from new Trader Joe's facility and in area of Department of Veteran of Affairs Medical Center on Tulane Ave. Building with retail on bottom floor and multifamily on second floor. Property zoned MU-2 High Intensity Mixed-Use District. Possibility of also purchasing a vacant lot behind the property.

Contact agent for viewing.

PROPERTY HIGHLIGHTS

- Income property with $\pm 7.99\%$ Cap Rate
- Office, retail, and multi-family tenants
- Directly across from new Trader Joe's facility
- Close to Department of Veterans Affairs medical facility
- University Medical Center just down the street
- MU-2 High Intensity Mixed-Use zoning

OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	4,576 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	441	1,984	8,689
Total Population	1,000	4,648	20,700
Average HH Income	\$47,384	\$65,849	\$64,608

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5 Reasons to Purchase 2508/2510 Tulane Ave.



Strong 7.99% Cap Rate

An income-producing property offering an attractive going-in return for an investor.



Prime Location Across from Trader Joe's

Situated directly across from the new Trader Joe's facility, bringing increased visibility and potential foot traffic to the area.



Diverse Income Streams

The property includes retail, office, and multifamily tenants, providing a mix of uses and reducing reliance on a single tenant type.



Growing Medical Corridor

Located near the VA Medical Center and University Medical Center, positioning the property within an established and expanding medical district.



Flexible MU-2 Zoning

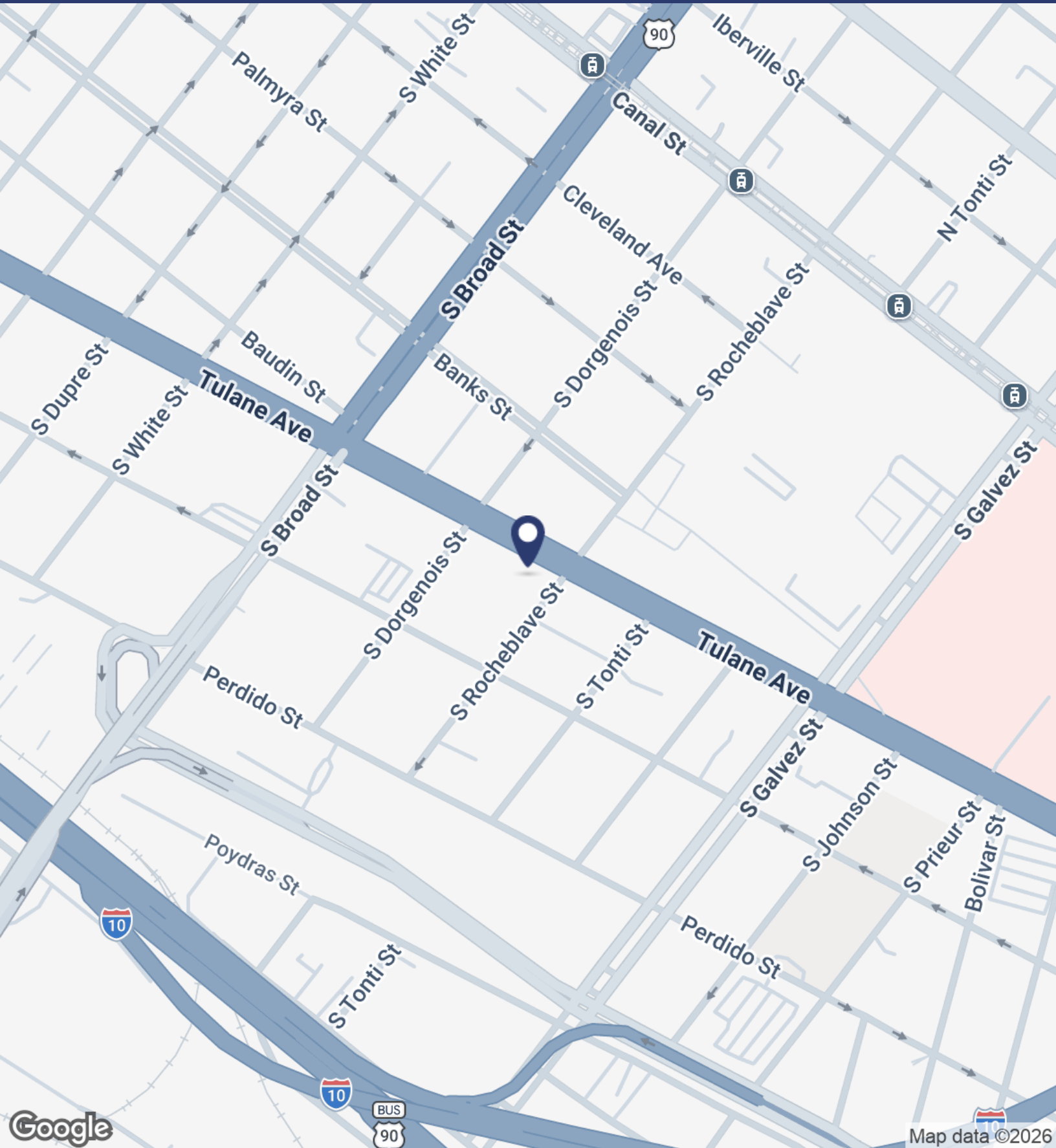
MU-2 High Intensity Mixed-Use zoning allows for a variety of potential uses and provides flexibility for future investment or redevelopment.

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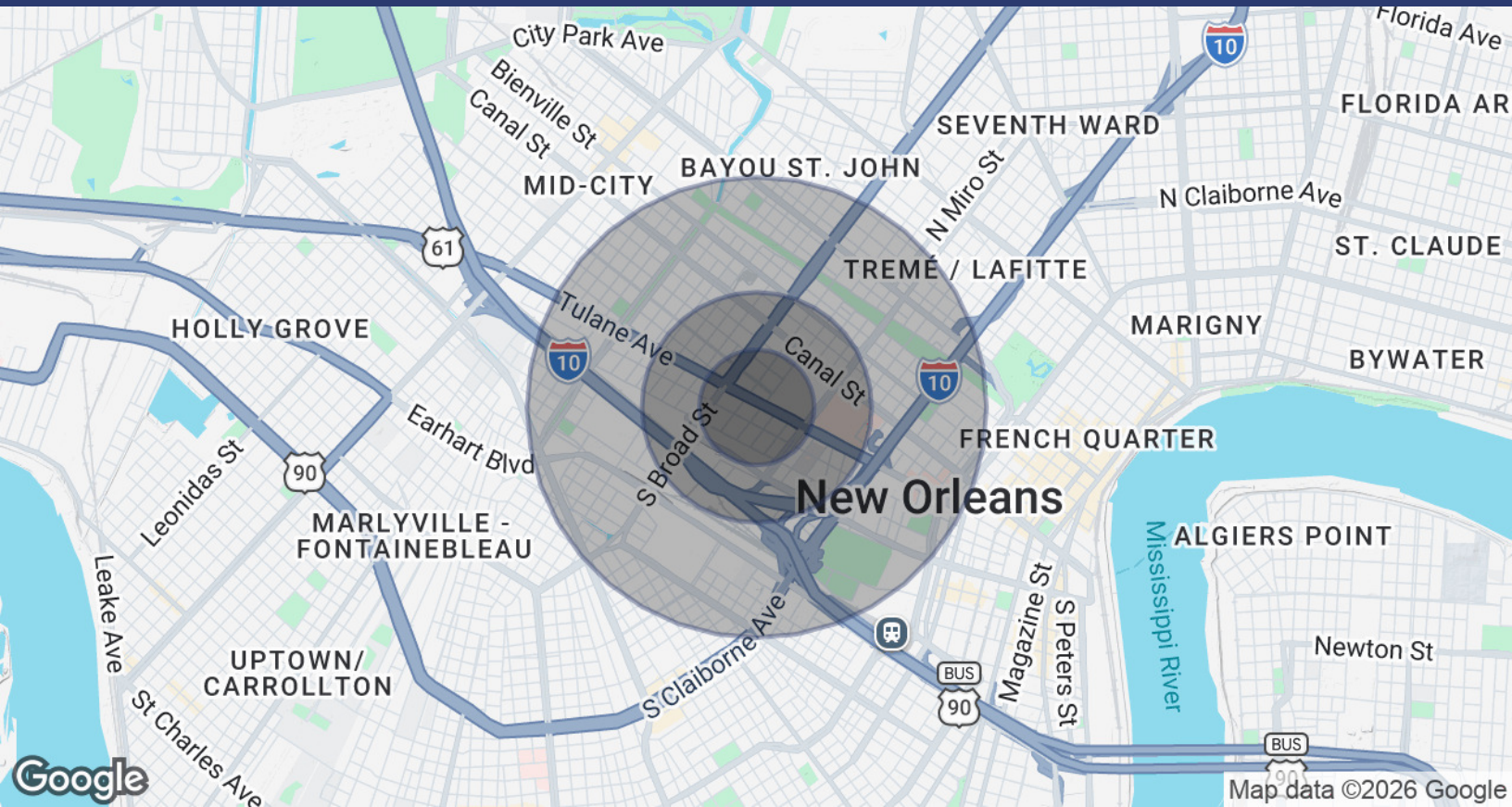


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,000	4,648	20,700
Average Age	34.5	34.6	34.0
Average Age (Male)	35.0	36.0	34.6
Average Age (Female)	29.6	32.0	33.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	441	1,984	8,689
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,384	\$65,849	\$64,608
Average House Value	\$80,090	\$236,695	\$385,733

2023 American Community Survey (ACS)

PRESENTED BY

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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____