



FOR SALE

2512/2514 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 8.82 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 multifamily on second floor. Property zoned MU-2 High Intensity Mixed-Use District. Possibility of also purchasing a vacant lot. Building next to this building is also for sale.

Contact agent for viewing.

PROPERTY HIGHLIGHTS

- Income producing with $\pm 8.82\%$ 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:	\$600,000
Building Size:	4,576 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	449	2,007	8,711
Total Population	1,003	4,690	20,758
Average HH Income	\$48,701	\$66,254	\$64,840

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5 Reasons to Purchase 2512/2514 Tulane Ave.



Strong 8.82% Cap Rate

The property is already income-producing, offering an attractive going-in return at the \$600,000 asking price.



Prime Tulane Avenue Location

Located directly across from the new Trader Joe's, bringing significant visibility and anticipated foot traffic to the area.



Strong Medical District Proximity

The property is near the VA Medical Center and University Medical Center, creating a strong location for office, retail, medical, and residential uses.



Mixed-Use Income Potential

The existing property includes office, retail, and multifamily tenants, providing diversified rental income rather than relying on a single use.



MU-2 Zoning + Future Upside

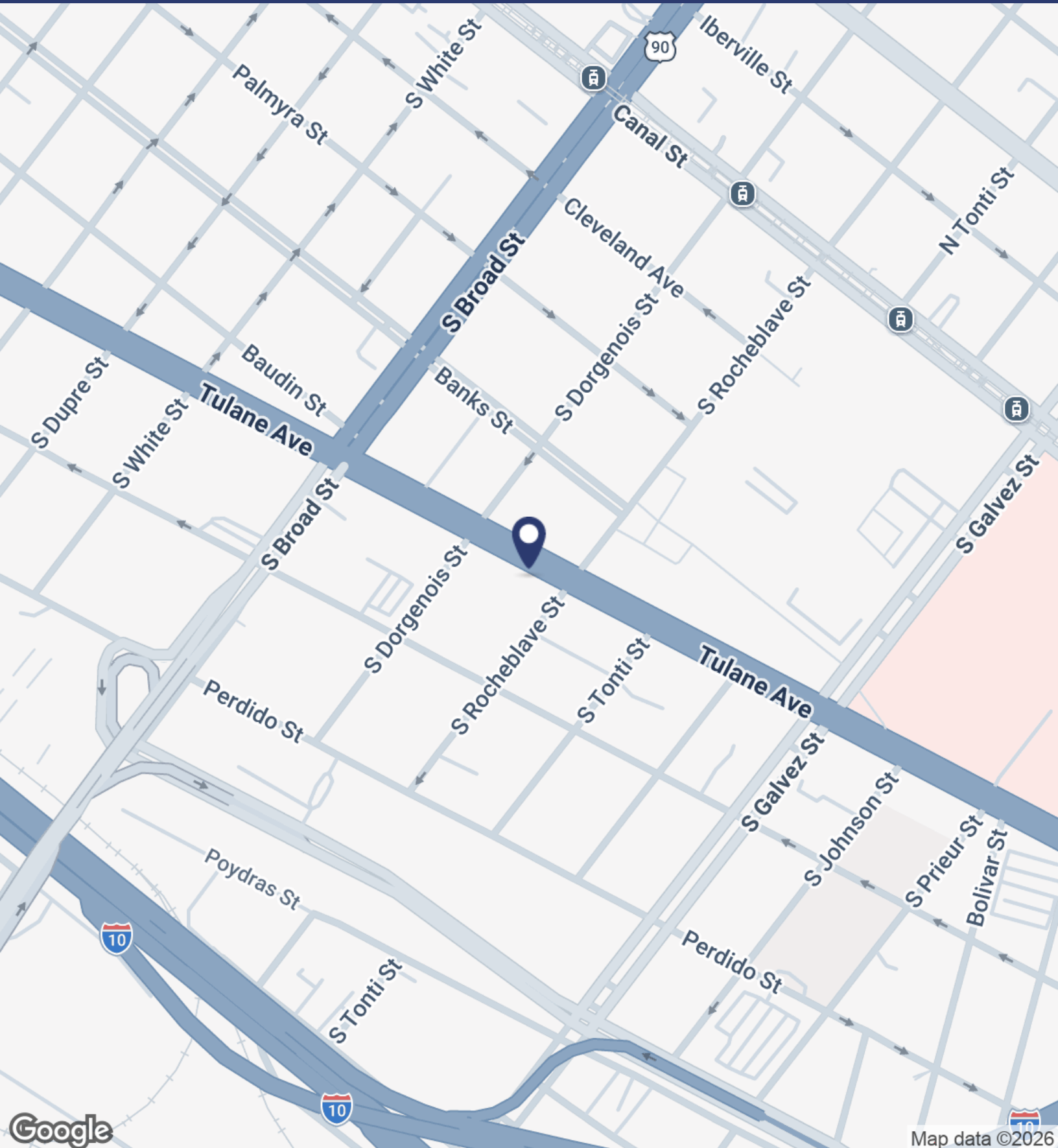
MU-2 High Intensity Mixed-Use zoning allows for a broad range of potential uses, while the nearby development and possible purchase of the adjacent vacant lot create additional opportunities for future growth or redevelopment.

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Google

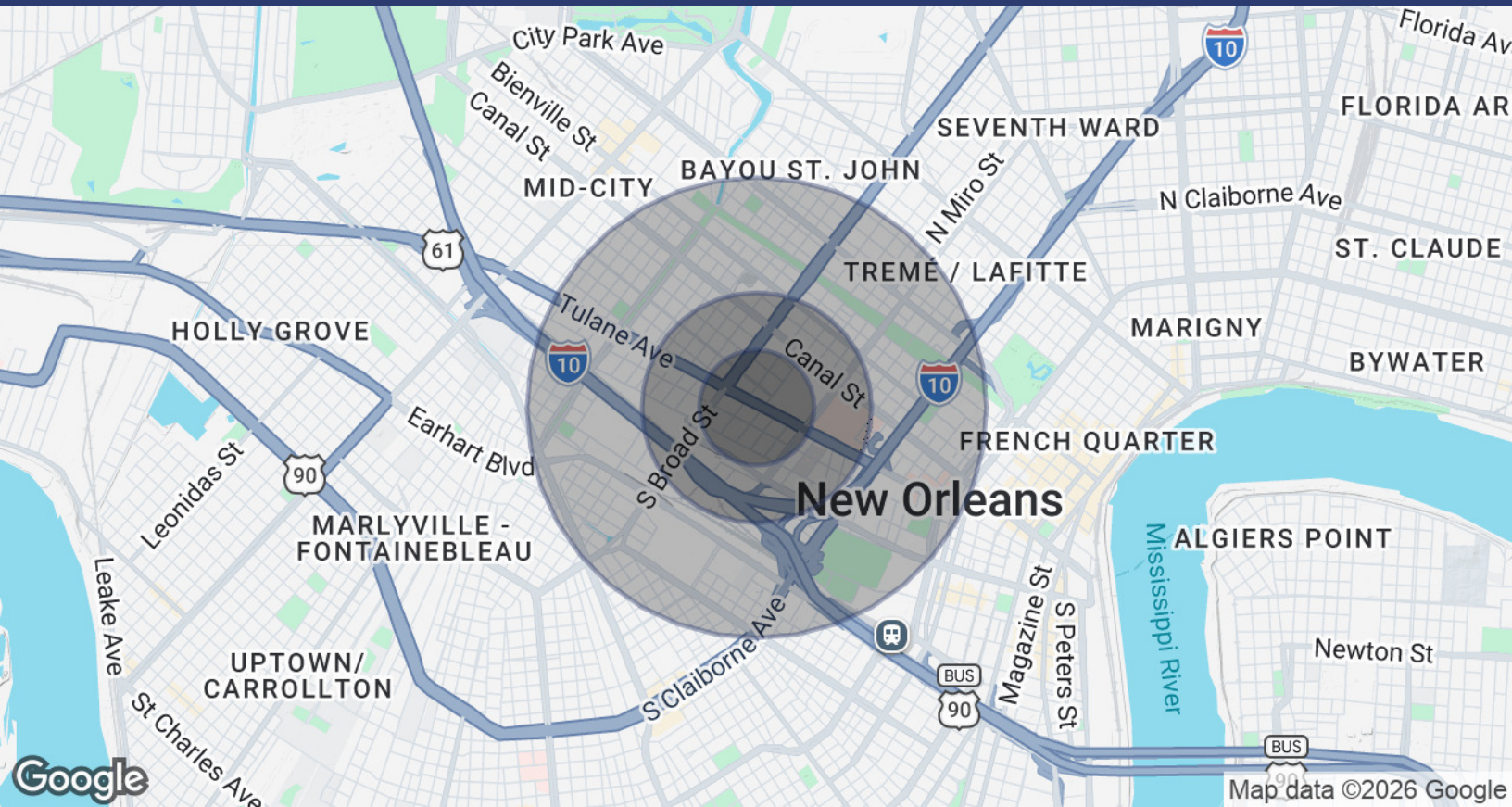
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,003	4,690	20,758
Average Age	34.9	34.7	34.0
Average Age (Male)	35.4	36.2	34.6
Average Age (Female)	29.7	32.2	33.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	449	2,007	8,711
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$48,701	\$66,254	\$64,840
Average House Value	\$87,436	\$240,450	\$387,009

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: _____