



PRIME MEDICAL OFFICE ON DOCTOR'S ROW IN METAIRIE

3939 Houma Blvd Building 5 Suite 219, Metairie, LA 70006

MATT EATON, CCIM • PARTNER

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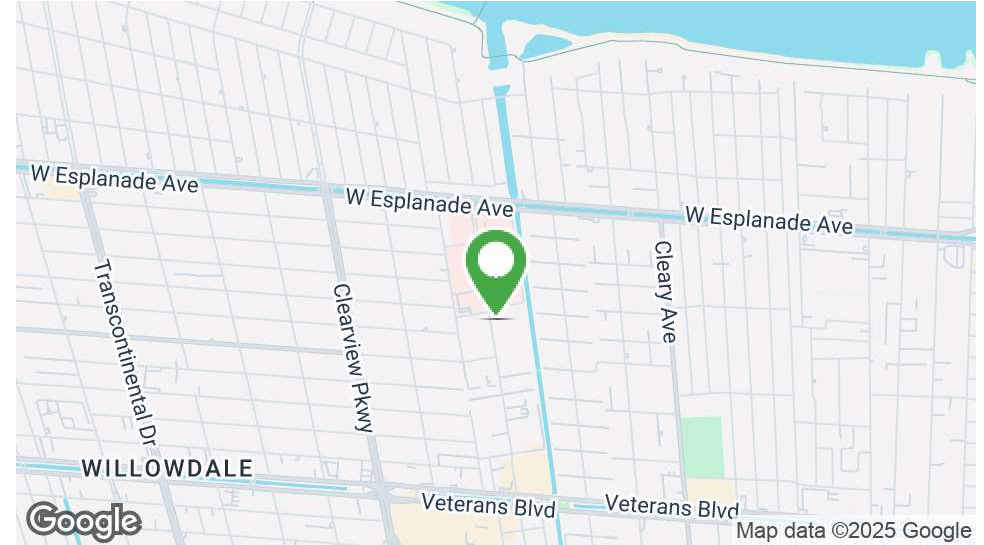


PROPERTY DESCRIPTION

We are proud to offer a medical office suite on the highly sought-after Doctor's Row in Metairie, LA — just steps from East Jefferson General Hospital and surrounded by a thriving community of medical professionals.

This second-floor suite is a blank canvas ready to be built out to meet the unique needs of your practice. The neighboring space, Suite 217, is also available for purchase. Together, these suites offer the flexibility to create a single, larger footprint for growing practices or specialized medical groups. Both units are fully sprinkled and have elevator access.

Position your business in one of Metairie's most established medical corridors, offering unmatched convenience for both patients and providers and excellent proximity to major healthcare services.



OFFERING SUMMARY

Sale Price: \$225,000

Building Size: 2,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,436	49,995	101,167
Total Population	18,038	114,636	232,703
Average HH Income	\$99,394	\$100,137	\$98,249

OFFICE BUILDING FOR SALE

PROPERTY SUMMARY





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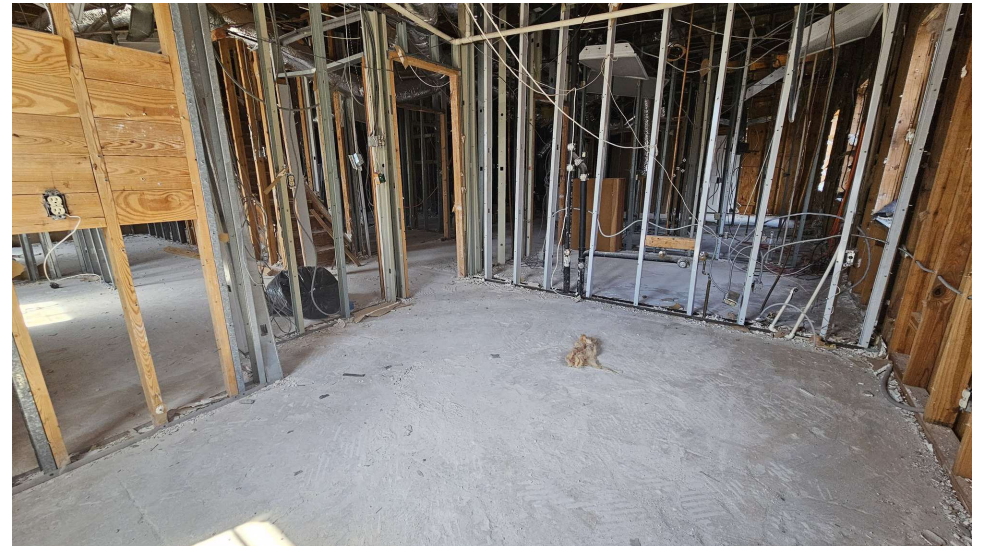
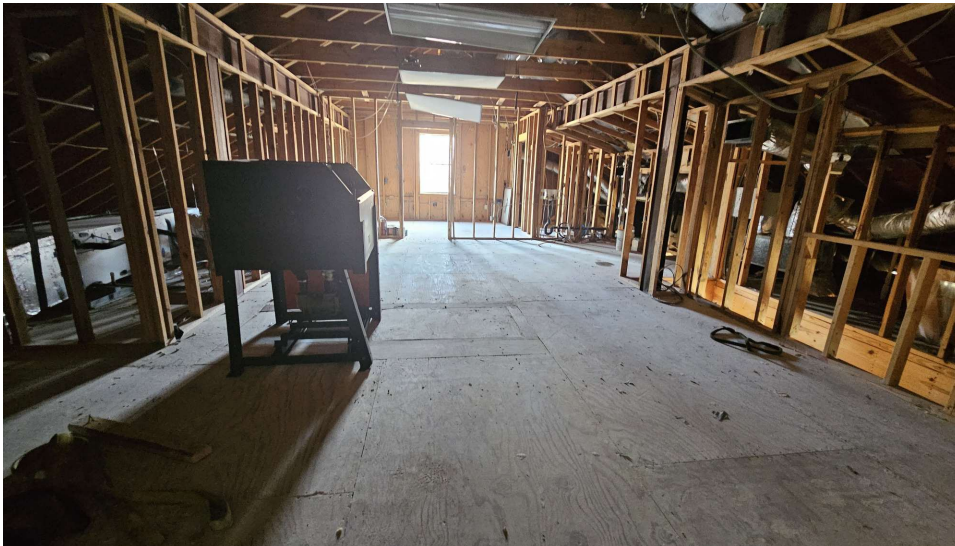
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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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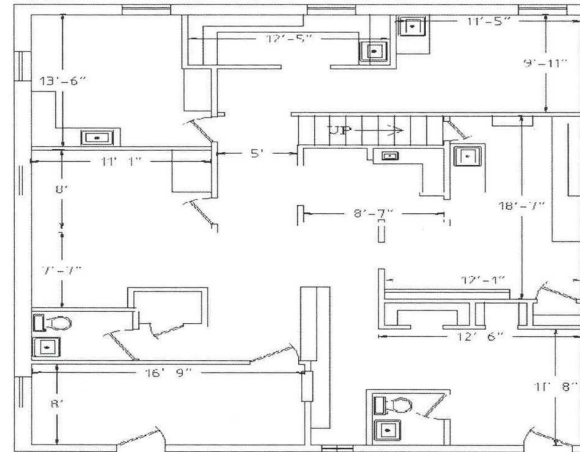
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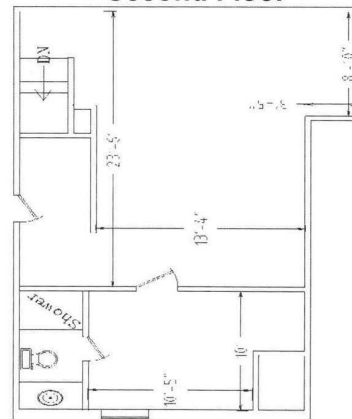
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3939 Houma Blvd, Metairie, LA Building 4, Suite 219

First Floor



Second Floor



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FLOOR PLAN

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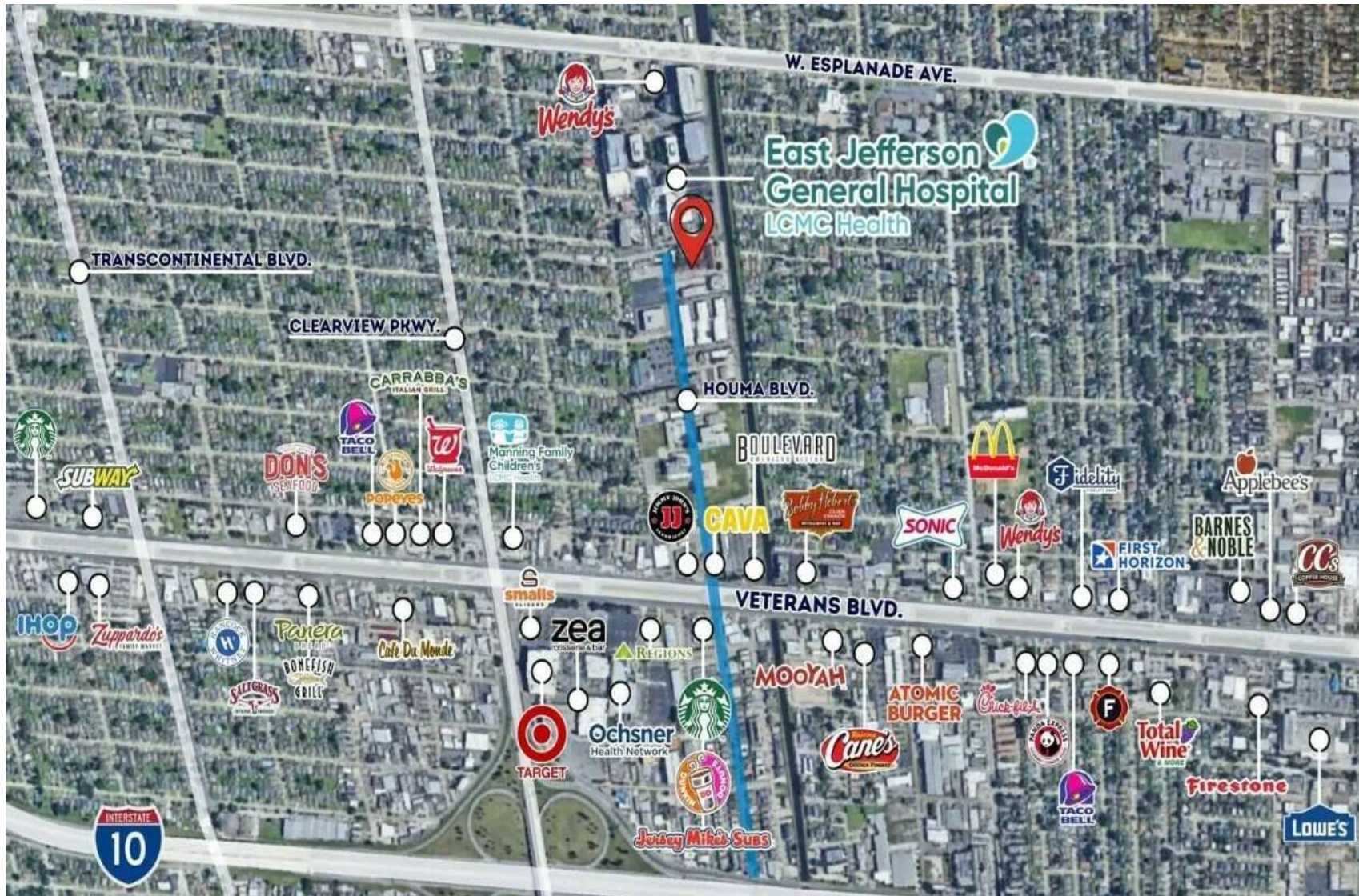
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AERIAL

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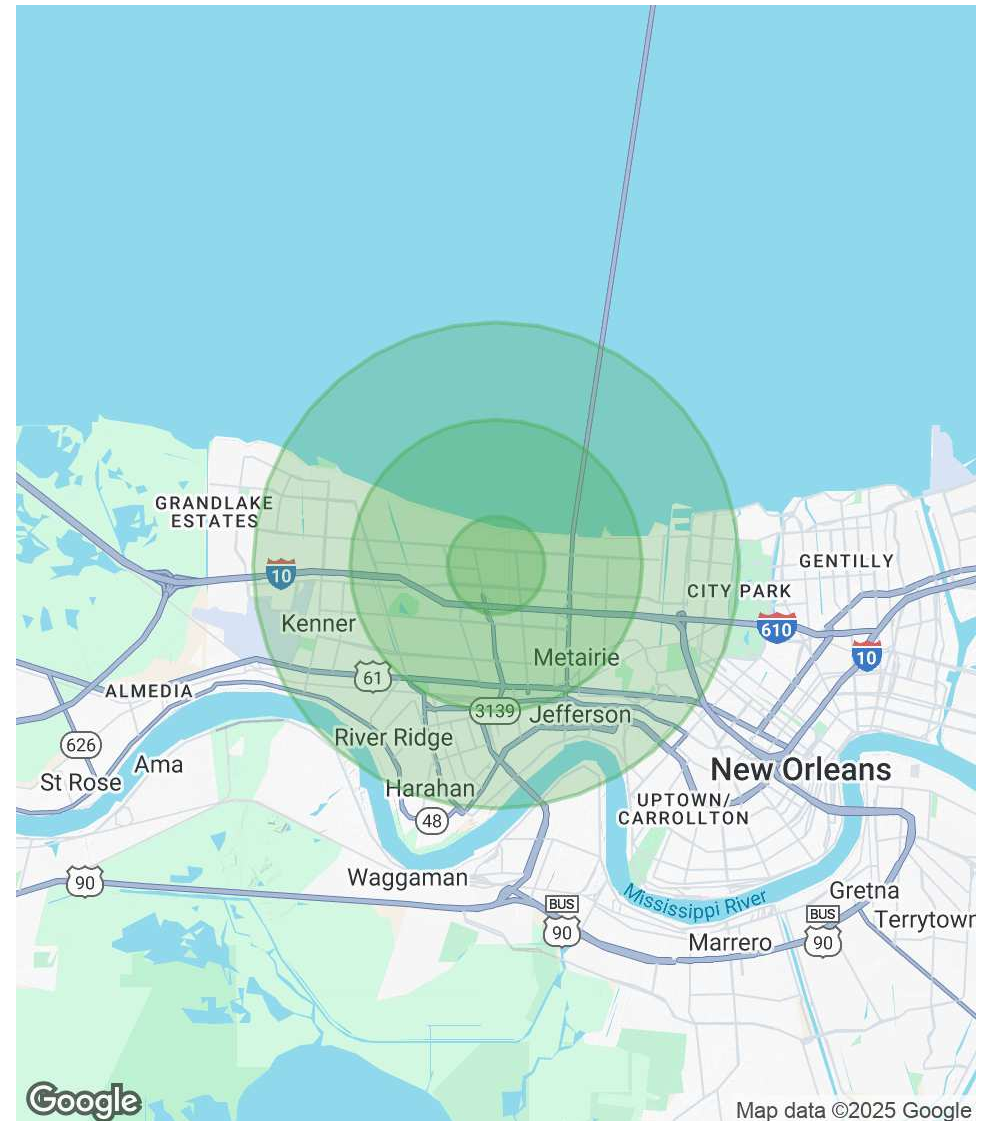
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,038	114,636	232,703
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,436	49,995	101,167
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$99,394	\$100,137	\$98,249
Average House Value	\$367,468	\$339,825	\$354,359

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT

