



Each office independently owned and operated

FOR SALE

OFFICE BUILDING

MEDICAL OFFICE FOR SALE

2225 N HULLEN ST, METAIRIE, LA 70001

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

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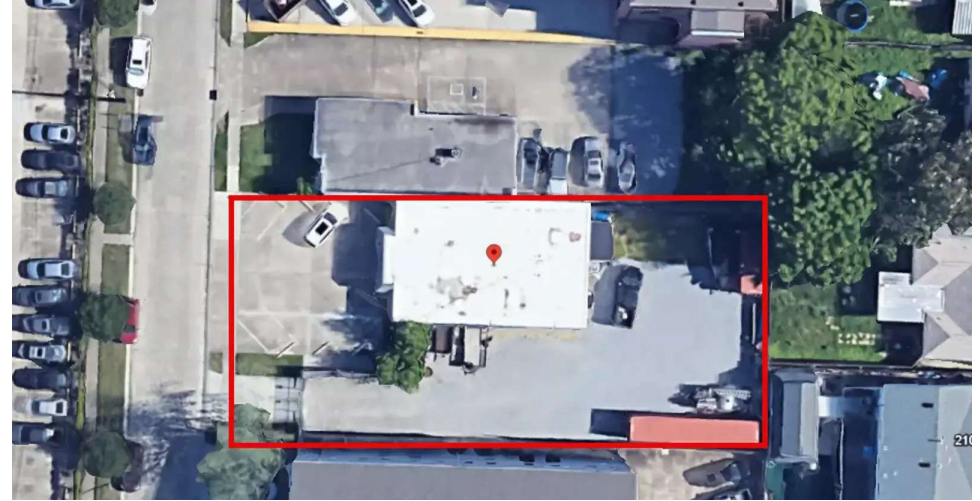


PROPERTY DESCRIPTION

Discover a turn-key professional office space at 2225 N. Hullen Street, ideally located in the heart of Metairie. Currently configured as a fully operational medical office, this 2,333 square foot building offers modern finishes and efficient layout ideal for medical, wellness, or general office use.

Renovated in 2021, the property features updated systems, interior buildout, and finishes, ensuring a contemporary and professional environment for staff and clients alike. The layout includes multiple exam rooms, a spacious reception area, private offices, a break room, and two restrooms.

Sitting on an oversized 12,375 square foot lot, fenced in by a secure gate, the property also includes ample on-site parking and potential for future expansion or reconfiguration. Zoned BC-2 and conveniently located near Veterans Blvd and I-10, this high-visibility location offers excellent accessibility and signage opportunities. Whether you're an investor or an owner-occupant, 2225 N. Hullen is a rare opportunity to acquire a fully updated building in one of Metairie's most desirable commercial corridors



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	12,375 SF (.284 Acres)
Building Size:	2,333 SF
Zoning:	BC-2 (Business Core District)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,149	3,313	10,421
Total Population	2,099	6,292	21,486
Average HH Income	\$70,068	\$75,585	\$90,704



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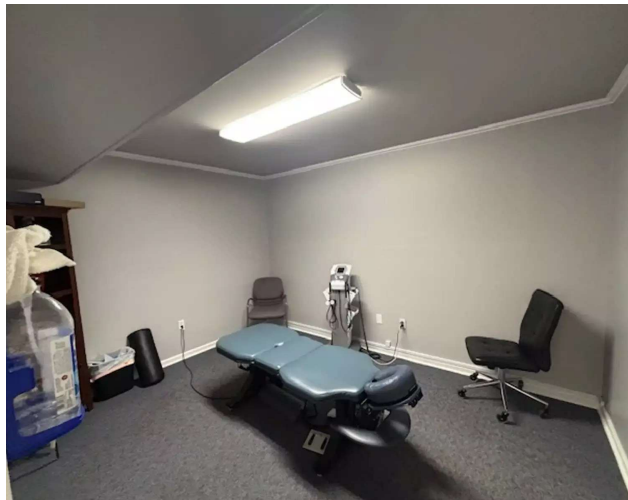
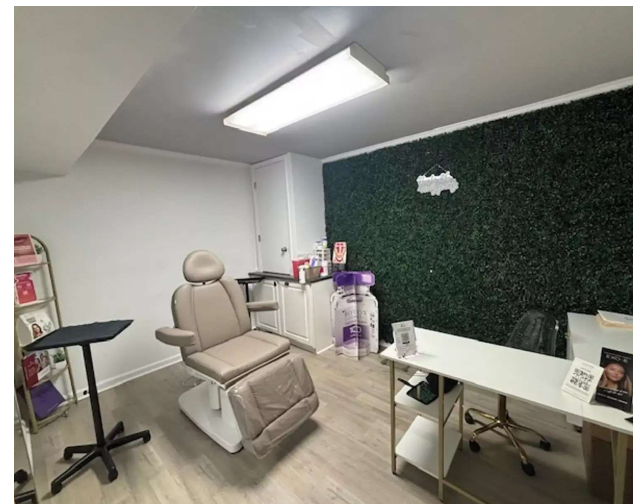
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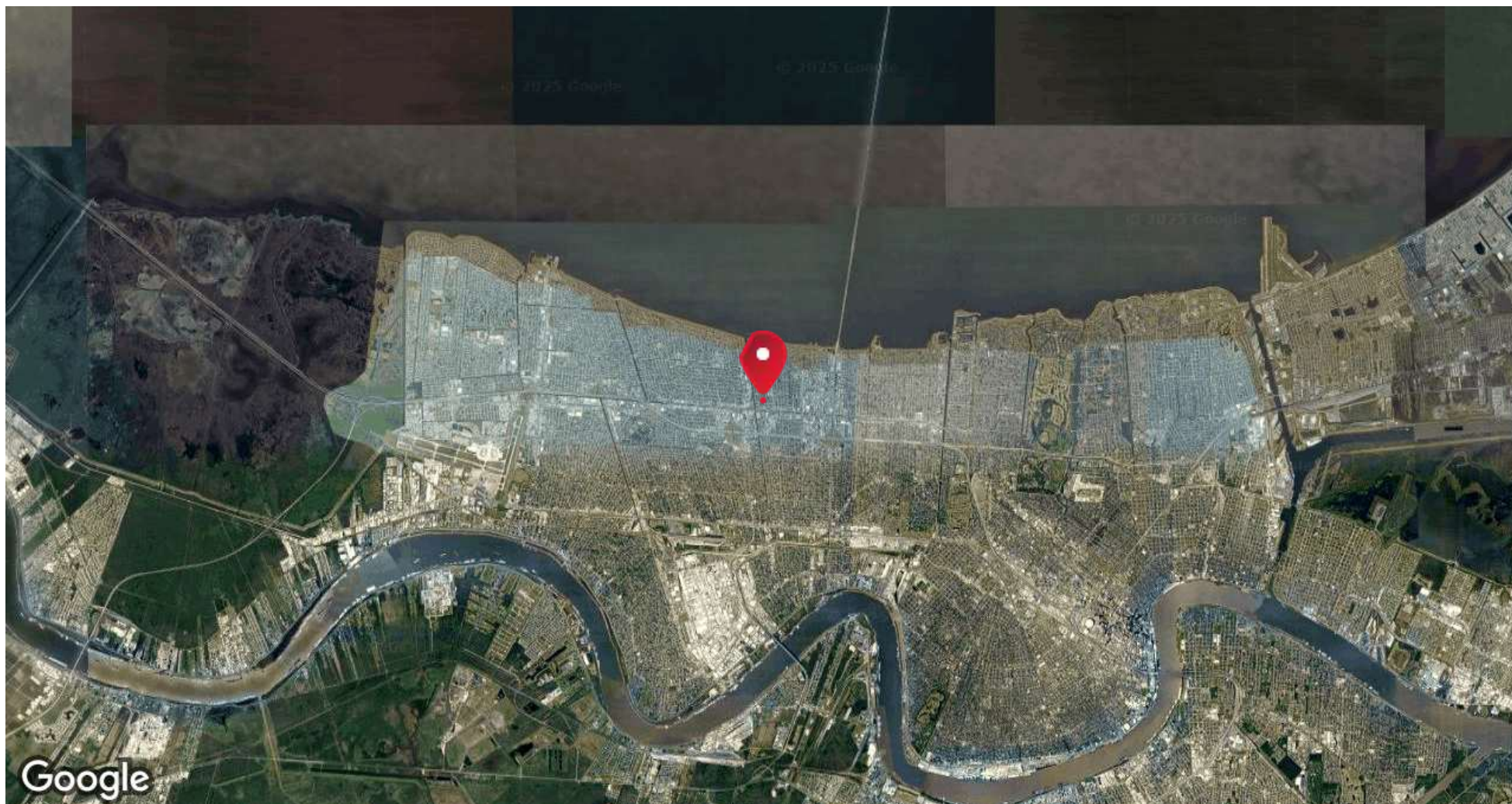
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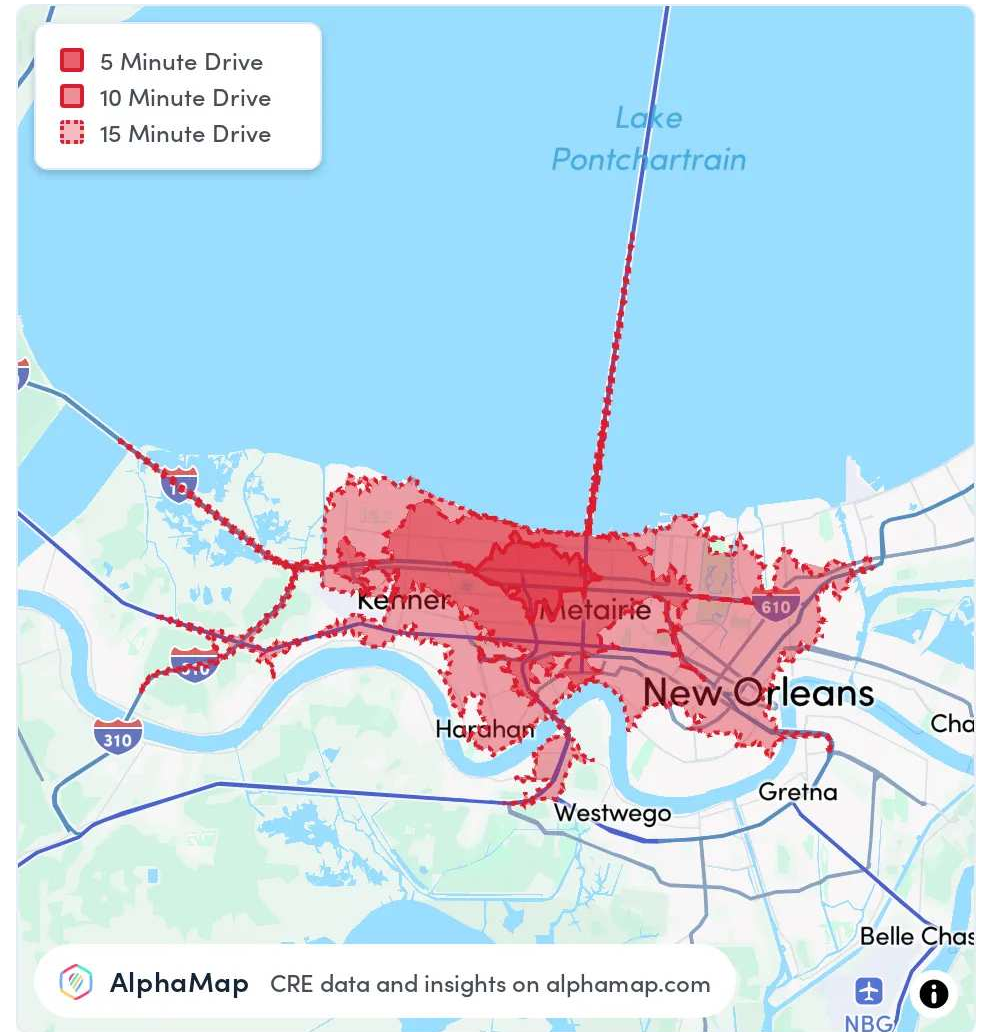
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	30,364	143,130	366,299
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	40	43	42

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	13,301	61,802	162,003
Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,496	\$99,011	\$88,816
Average House Value	\$309,905	\$341,844	\$369,636
Per Capita Income	\$36,302	\$43,048	\$38,615

Map and demographics data derived from AlphaMap

DRIVE TIME	5 MINUTES	10 MINUTES	15 MINUTES
Workday Population	29,759	136,136	452,055
Civilian Labor Force, % Employed	62.2%	61.1%	58.5%
Median HH Income	\$62,391	\$72,642	\$88,816
% Population with a Bachelor's Degree	24.2%	24.4%	22.9%



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