

6,000 Medical Office Space For Sale

2925 General De Gaulle Drive New Orleans, LA 70114

PROPERTY SUMMARY



Property Description

The specific site at 2924 General De Gaulle Drive is a former DaVita Dialysis facility (at 2924), which offers 6,000 square feet of space on a 0.83-acre lot, complete with 26 parking spaces, a covered drive-thru, and a layout including a reception area, 9 private offices/exam rooms, and a large treatment room.

Property Highlights

- 6,000 SF building
- Zoned C-2
- Prime New Orleans location
- Ideal for office or office building investment
- High traffic area
- Spacious layout

Burden Edmonds

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Offering Summary

Sale Price:	\$1,000,000
Lot Size:	0.83 Acres
Building Size:	6,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	147	1,194	6,031
Total Population	409	3,279	14,747
Average HH Income	\$61,565	\$47,243	\$46,721



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LOCATION MAP



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ADDITIONAL PHOTOS



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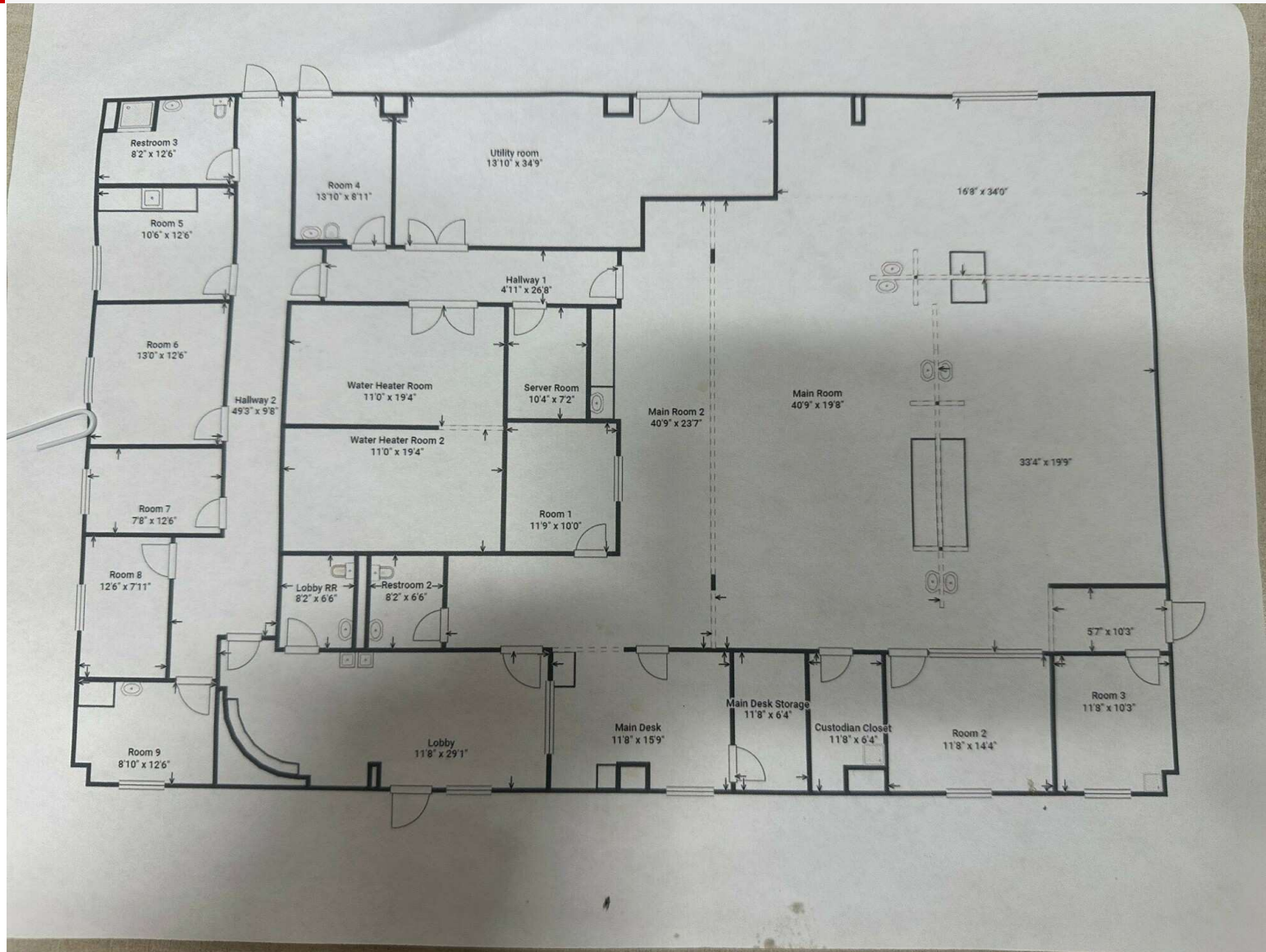
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FLOOR PLANS



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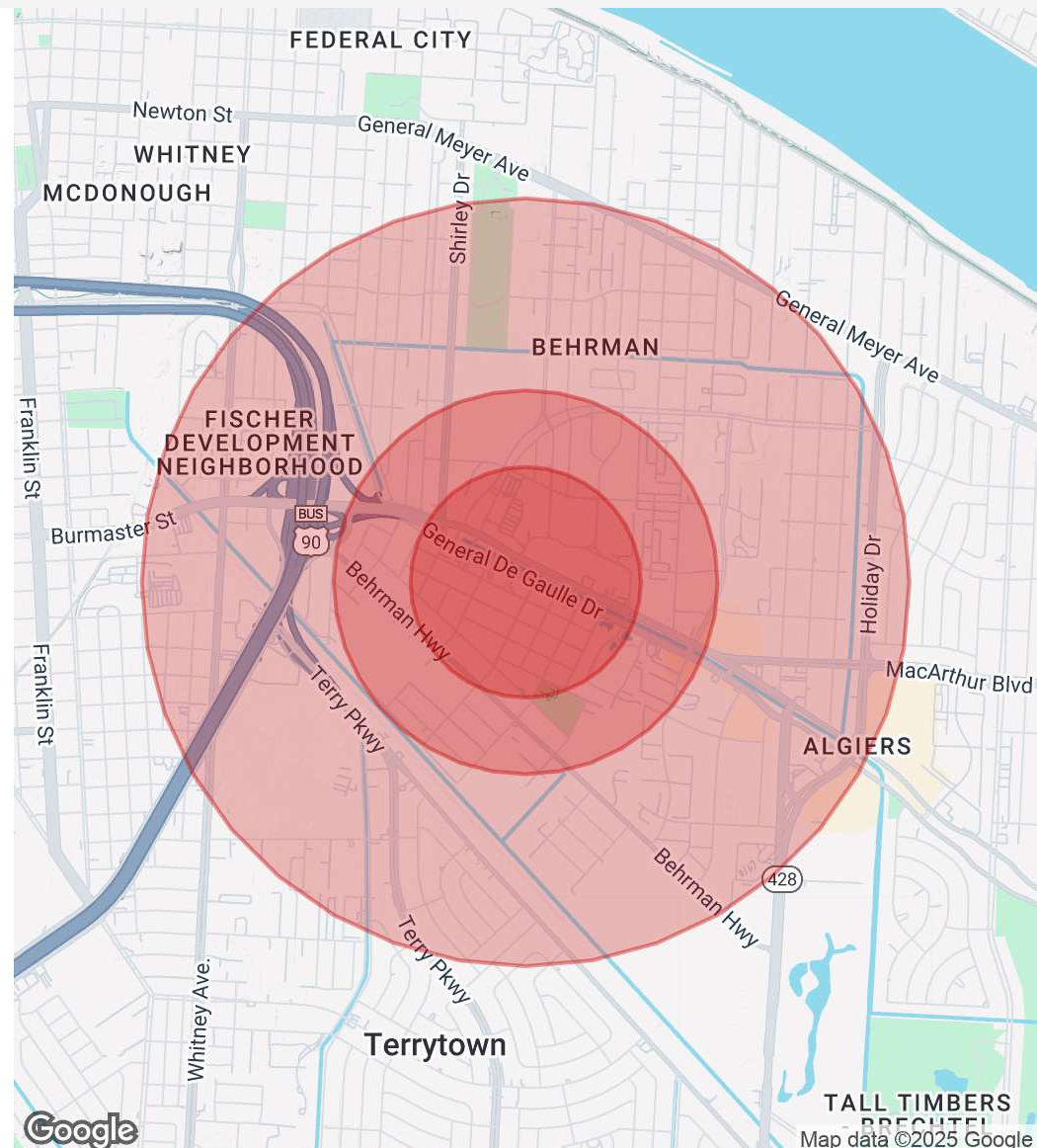
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	409	3,279	14,747
Average Age	40	36	38
Average Age (Male)	39	34	37
Average Age (Female)	40	37	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	147	1,194	6,031
# Of Persons Per HH	2.8	2.7	2.4
Average HH Income	\$61,565	\$47,243	\$46,721
Average House Value	\$401,525	\$232,724	\$195,710

Demographics data derived from AlphaMap



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