



FOR SALE

Jefferson Mixed-Use Building

100 CICERO STREET, JEFFERSON, LA 70121

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PROPERTY ONE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This is an opportunity to acquire a versatile mixed-use property with great exposure to a busy road and an established market. An investor or owner user can add value to the residential units and warehouse space by improving and leasing up.

Property Includes:

- 3,238 SF - Warehouse Space
- Billboard
- 3,719 SF - Multifamily Space
 - Two Units Leased. Generating \$1,750 / month.

OFFERING SUMMARY

Sale Price:	\$910,000
Lot Size:	0.21 Acres
Building Size:	6,956 SF

ADDITIONAL PHOTOS



PROPERTY DESCRIPTION



LOCATION DESCRIPTION

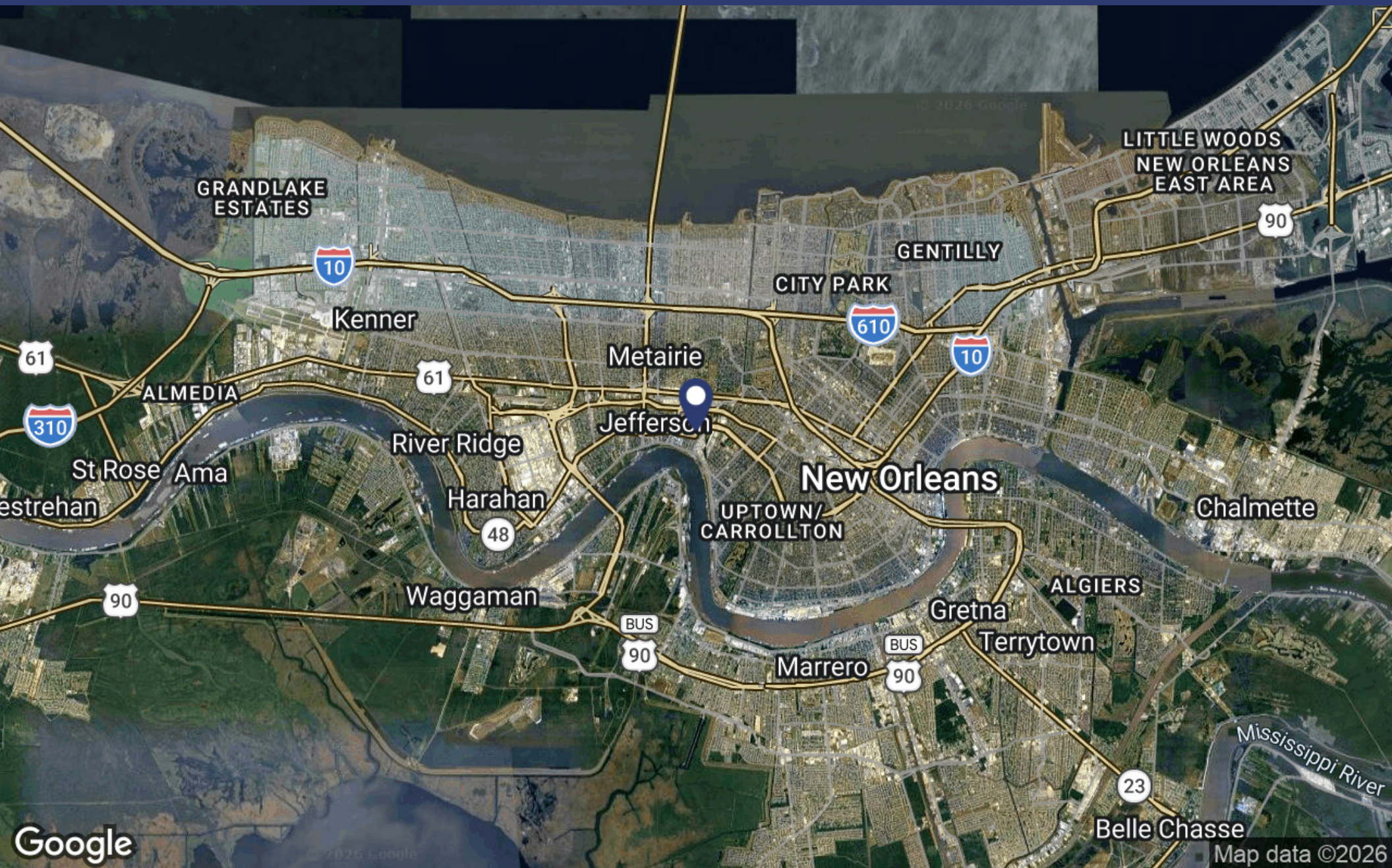
100 Cicero is a Mixed-Use building sitting just off of Jefferson Hwy. Jefferson Hwy is a crucial and busy road, with more than 37,000 vehicles traveling on it per day.

This property is positioned near the middle of Metairie/New Orleans, and is just minutes from Downtown, Uptown, the MSY Airport, and Metairie. This building is also next to the Ochsner Medical Center, one of the region's largest employers.

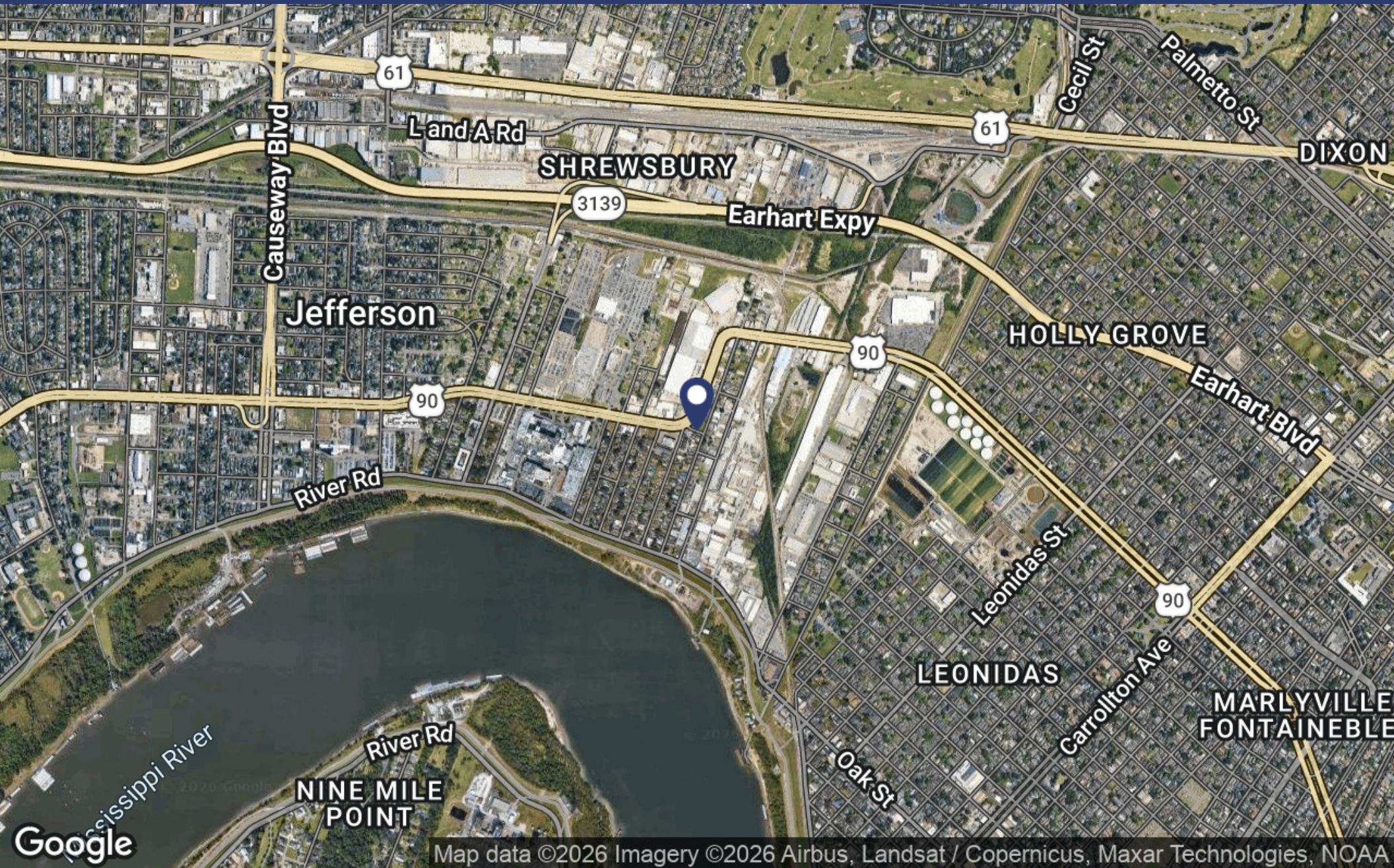
PROPERTY HIGHLIGHTS

- 6,956 SF Building
- Billboard visible to over 37,000 VPD
- Close proximity to Ochsner Medical Campus

REGIONAL MAP



LOCATION MAP



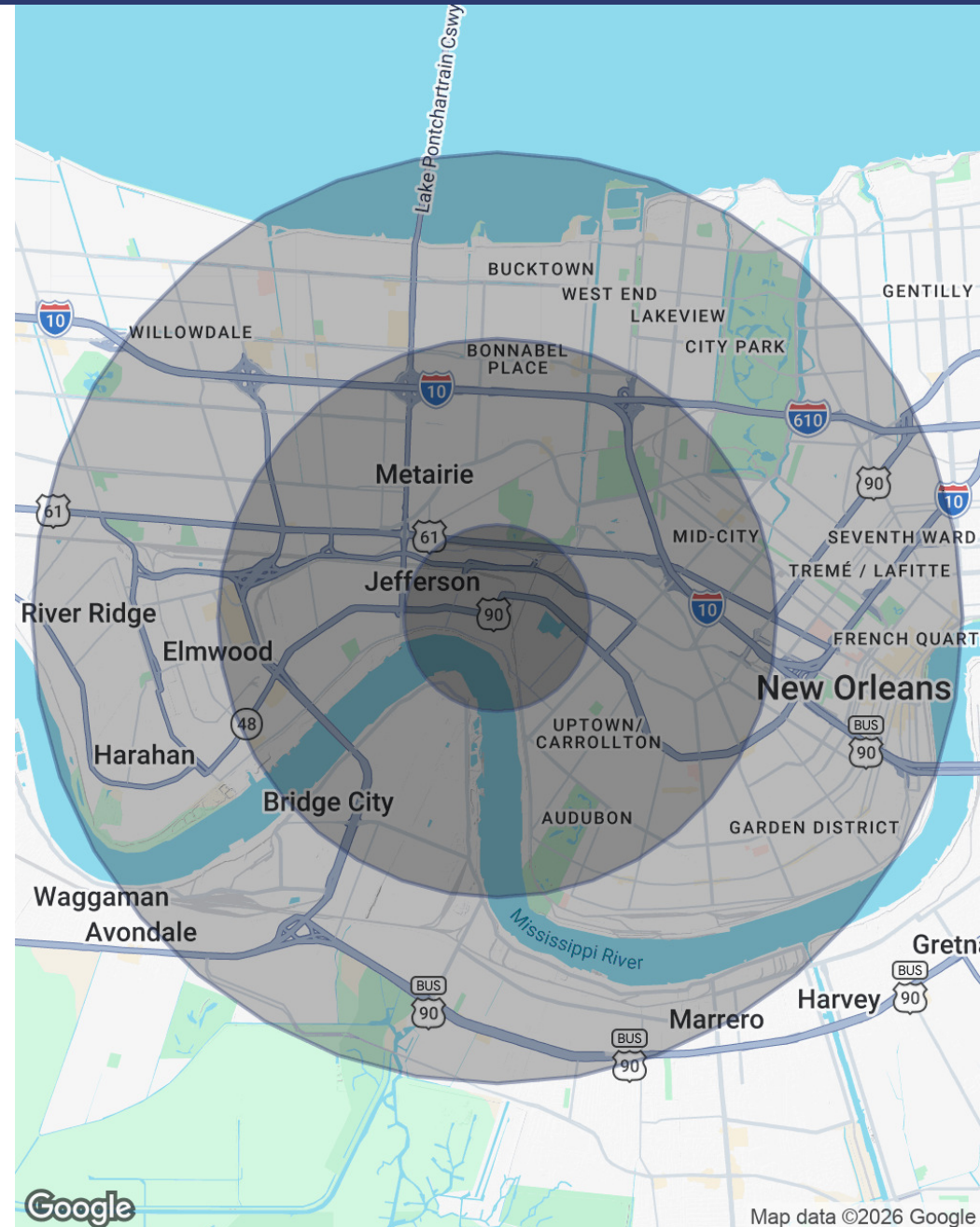
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, NOAA

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,783	134,565	346,011
Average Age	40.7	39.0	40.6
Average Age (Male)	39.7	38.1	39.6
Average Age (Female)	41.7	40.0	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,130	56,420	152,917
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$86,102	\$109,942	\$102,793
Average House Value	\$348,242	\$463,883	\$430,797

2023 American Community Survey (ACS)



PRESENTED BY

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