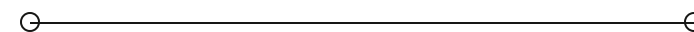




LEASE

723 Aurora Avenue

METAIRIE, LA 7005



PRESENTED BY:

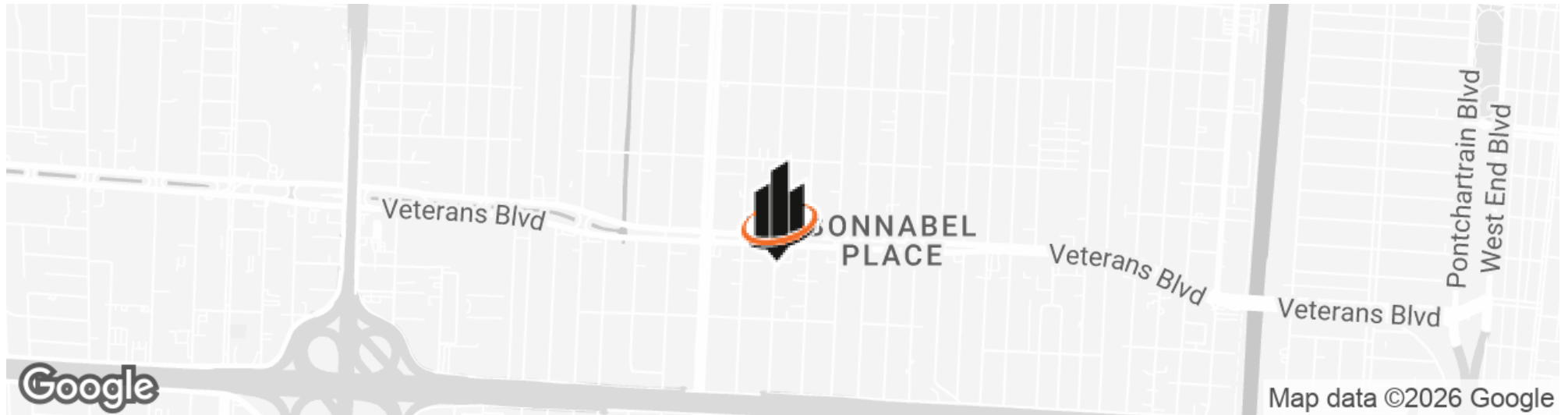
HAYDEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,795 - \$3,100 per month (MG)
AVAILABLE SF:	850 - 1,813 SF
PARKING	Yes
LOT SIZE:	8,100 SF
ZONING:	C-1

PROPERTY & LOCATION HIGHLIGHTS

Located in the Bonnabel Place area of Metairie, 723 Aurora Avenue is centrally positioned within the greater New Orleans area, with convenient access from throughout the city. The property is just off Veterans Memorial Boulevard and near I-10, Causeway Boulevard, and other major thoroughfares.

The 850 SF main building is move-in ready and offers a functional office layout with a reception area, semi-private offices, a rear room that can serve as a conference room or executive office, a small kitchenette, and a restroom. The space is well suited for a small professional office or service-based business.

For tenants needing additional space, an auxiliary building at the rear of the property can also be included. The rear building offers flexibility for additional workspace, storage, or other business needs. The space is currently leased on a month-to-month basis.

The main building is offered at \$1,795 per month, or both buildings can be leased together for \$3,100 per month. Both options are offered on a modified gross basis.

Off-street parking is available on-site via a gravel driveway. Advance notice is required for all showings.

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PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

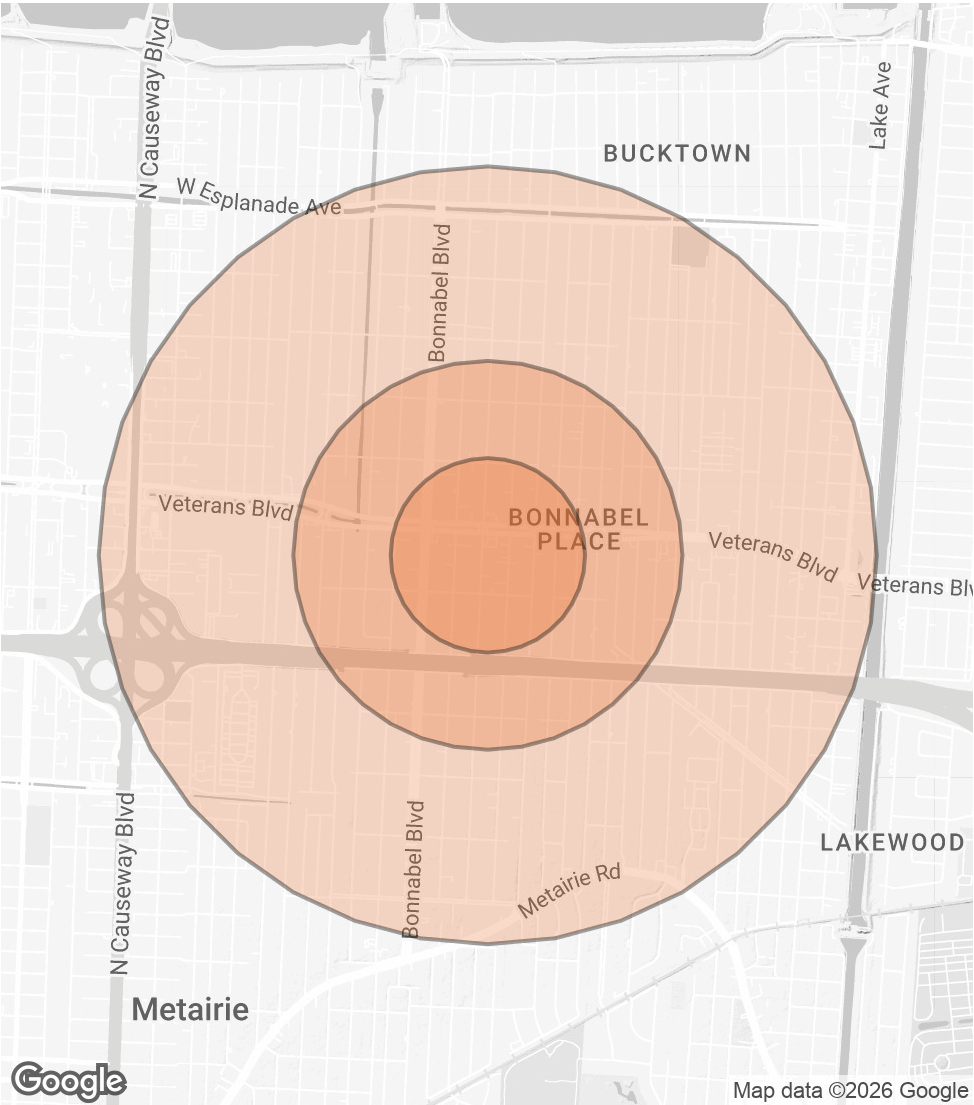
TOTAL POPULATION	833	4,249	18,676
AVERAGE AGE	42.7	47.6	48.5
AVERAGE AGE (MALE)	43.3	45.6	45.7
AVERAGE AGE (FEMALE)	41.8	48.0	49.9

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	422	2,127	9,776
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$70,388	\$84,179	\$84,110
AVERAGE HOUSE VALUE	\$255,911	\$353,938	\$370,733

2020 American Community Survey (ACS)



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LOCATION MAP



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