



MID-CITY OFFICE/RETAIL BLDG. FOR SALE OR LEASE

209 N Broad St, New Orleans, LA 70119

MATT EATON, CCIM • PARTNER

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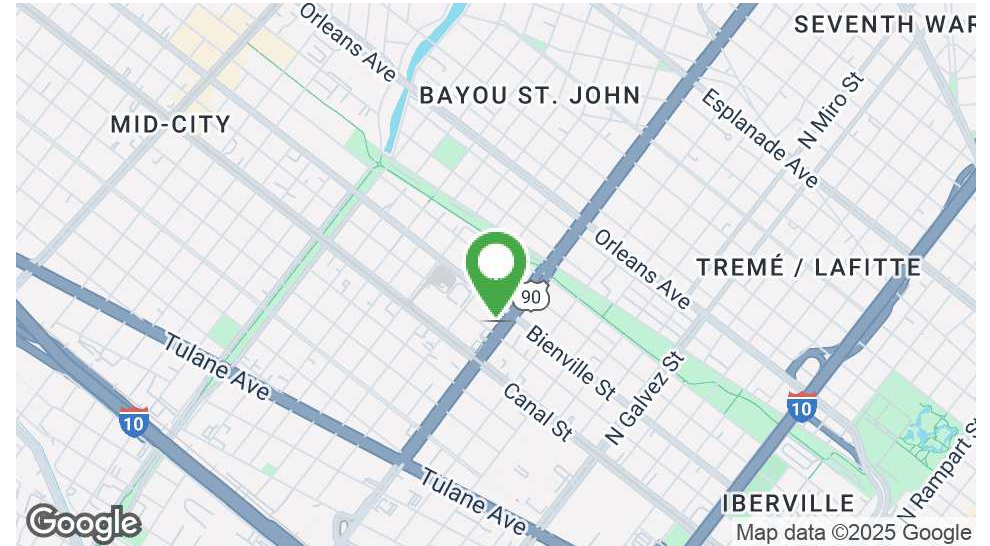


PROPERTY DESCRIPTION

Prime opportunity on bustling North Broad Street in Mid-City, New Orleans. Located directly across from Whole Foods Market and surrounded by a vibrant mix of local and national businesses. 209 N Broad Street is one block from Canal Street and offers excellent visibility and convenient accessibility.

The site features on and off street parking with multiple off-street parking spaces in the rear.

- Ground Floor: approximately 2,100 SF, available for lease — ideal for retail or office
- Second Floor: approximately 2,060 SF, owner occupied



OFFERING SUMMARY

Sale Price:	\$625,000
Lease Rate:	\$2,400/Month, Modified Gross
Lot Size:	5,568 SF
Building Size:	4,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,080	79,987	163,714
Total Population	24,133	169,470	360,187
Average HH Income	\$69,480	\$86,210	\$91,044

OFFICE BUILDING FOR SALE OR LEASE

PROPERTY SUMMARY





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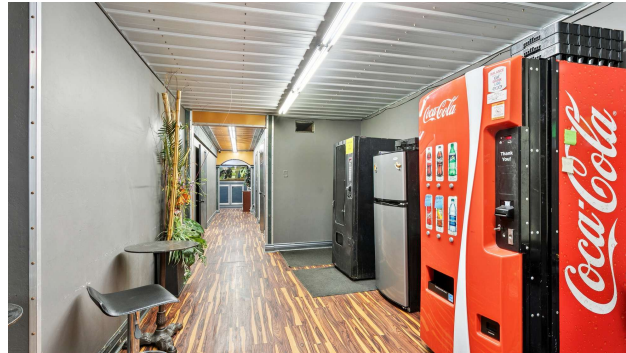
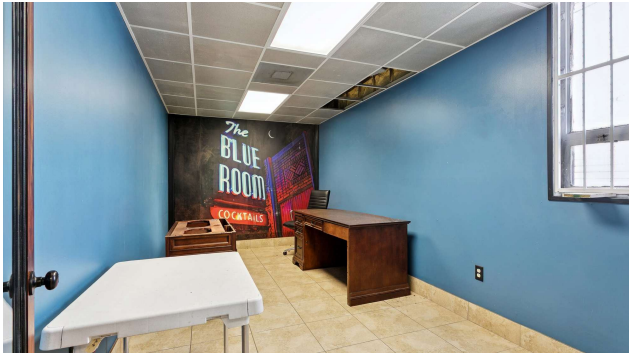
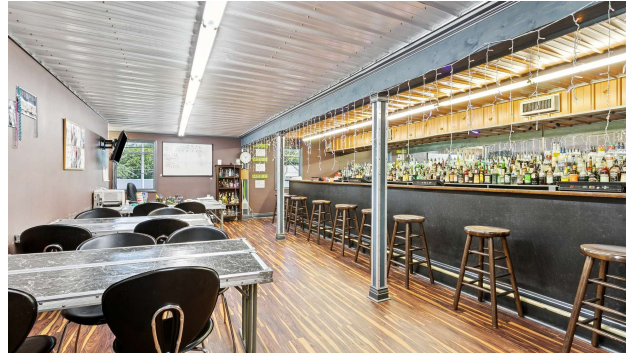
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ADDITIONAL PHOTOS





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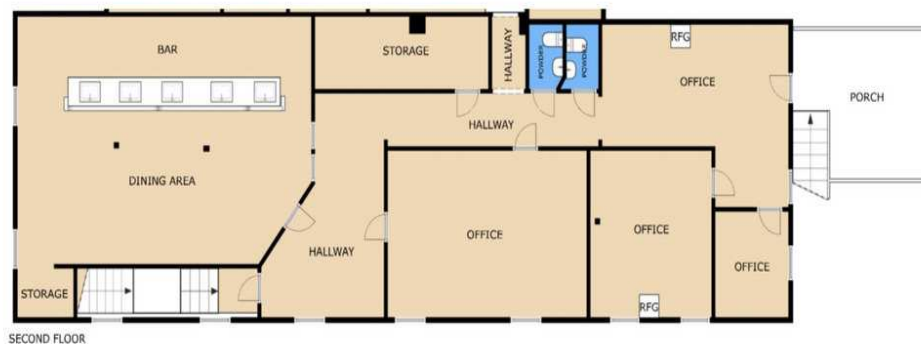
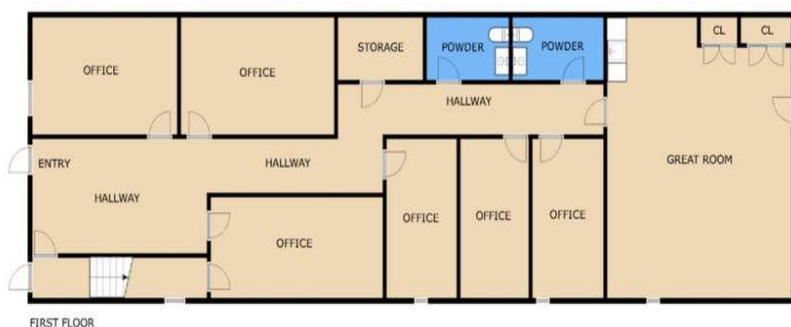
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FLOORPLAN





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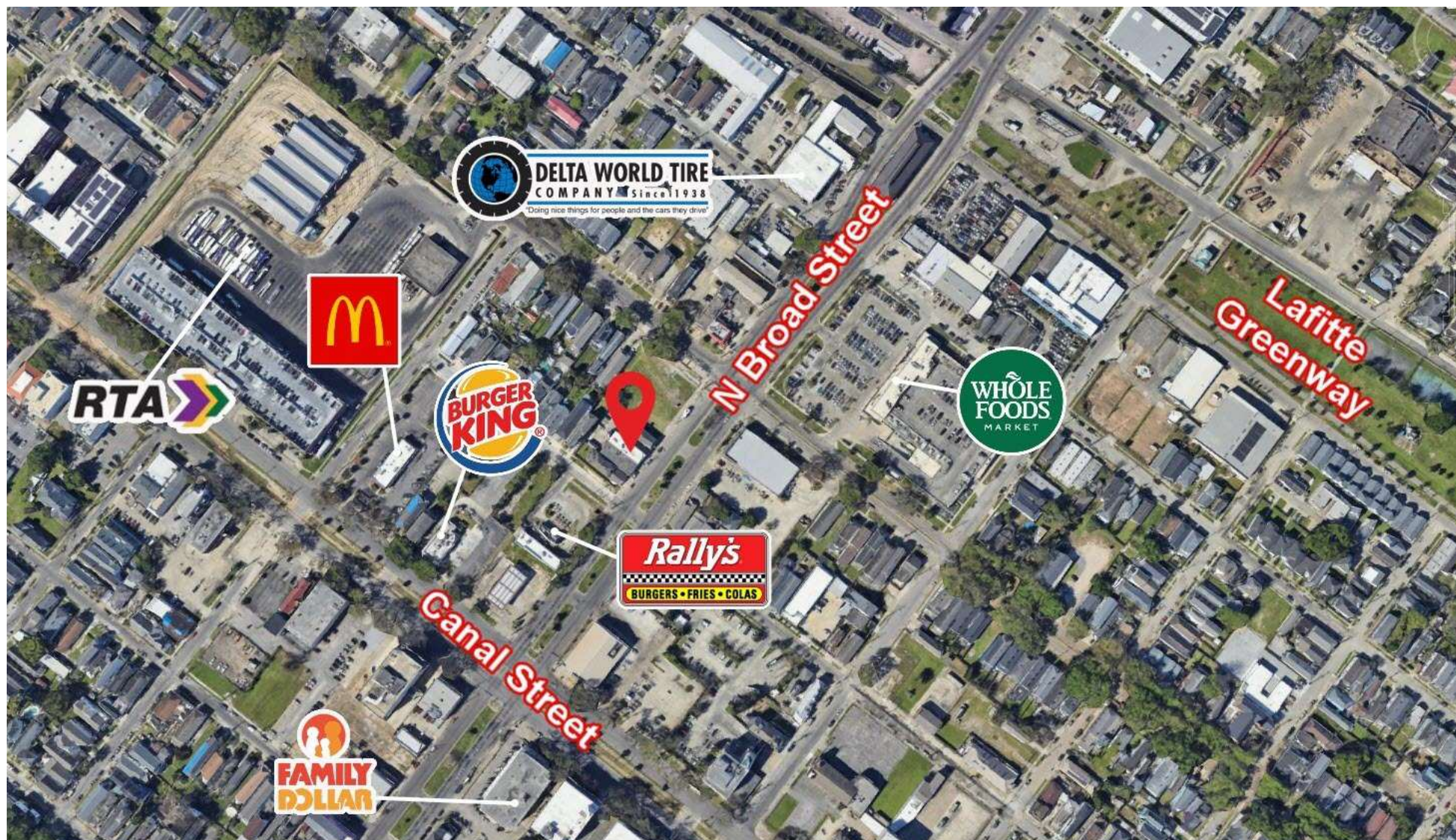
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OFFICE BUILDING FOR SALE OR LEASE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



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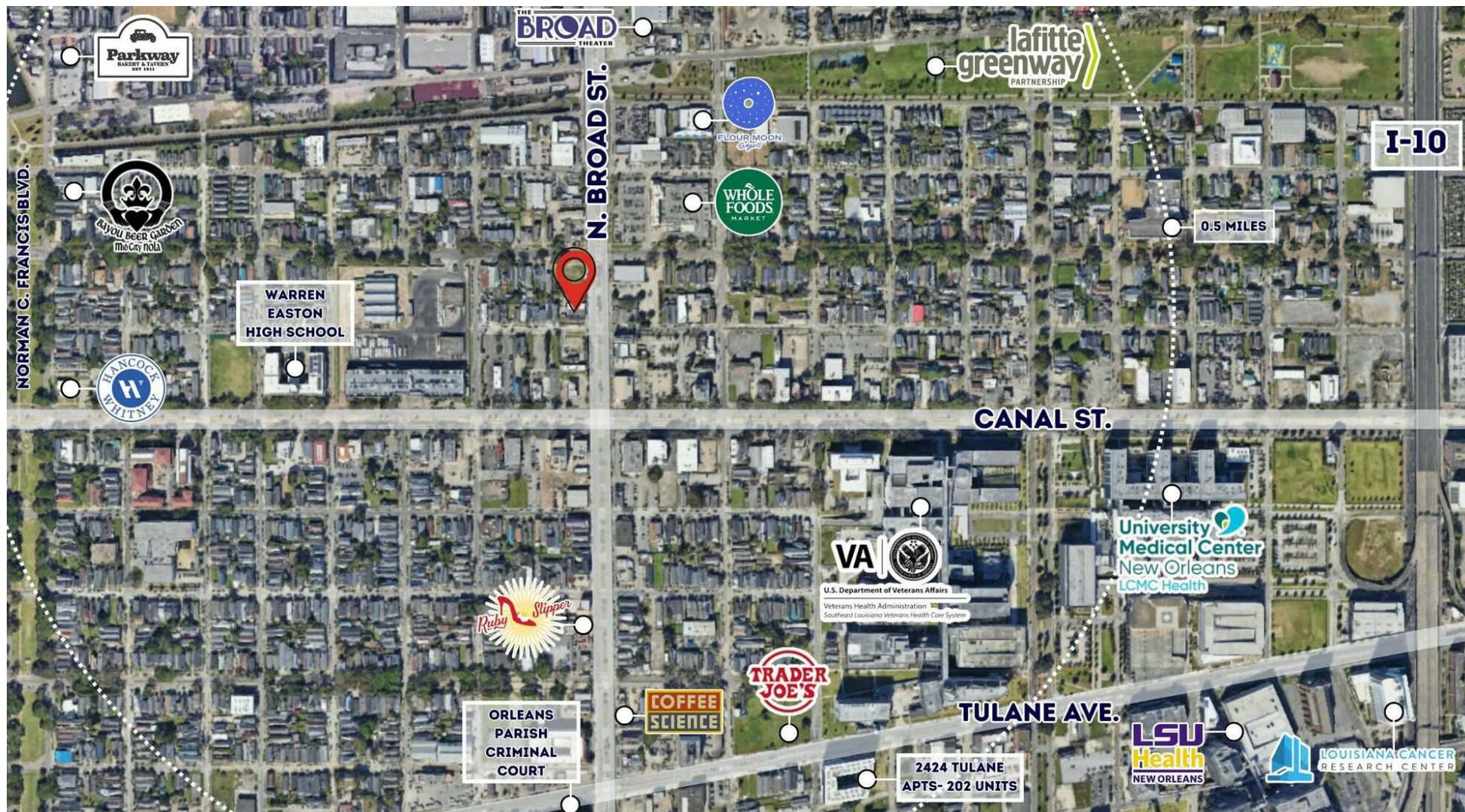
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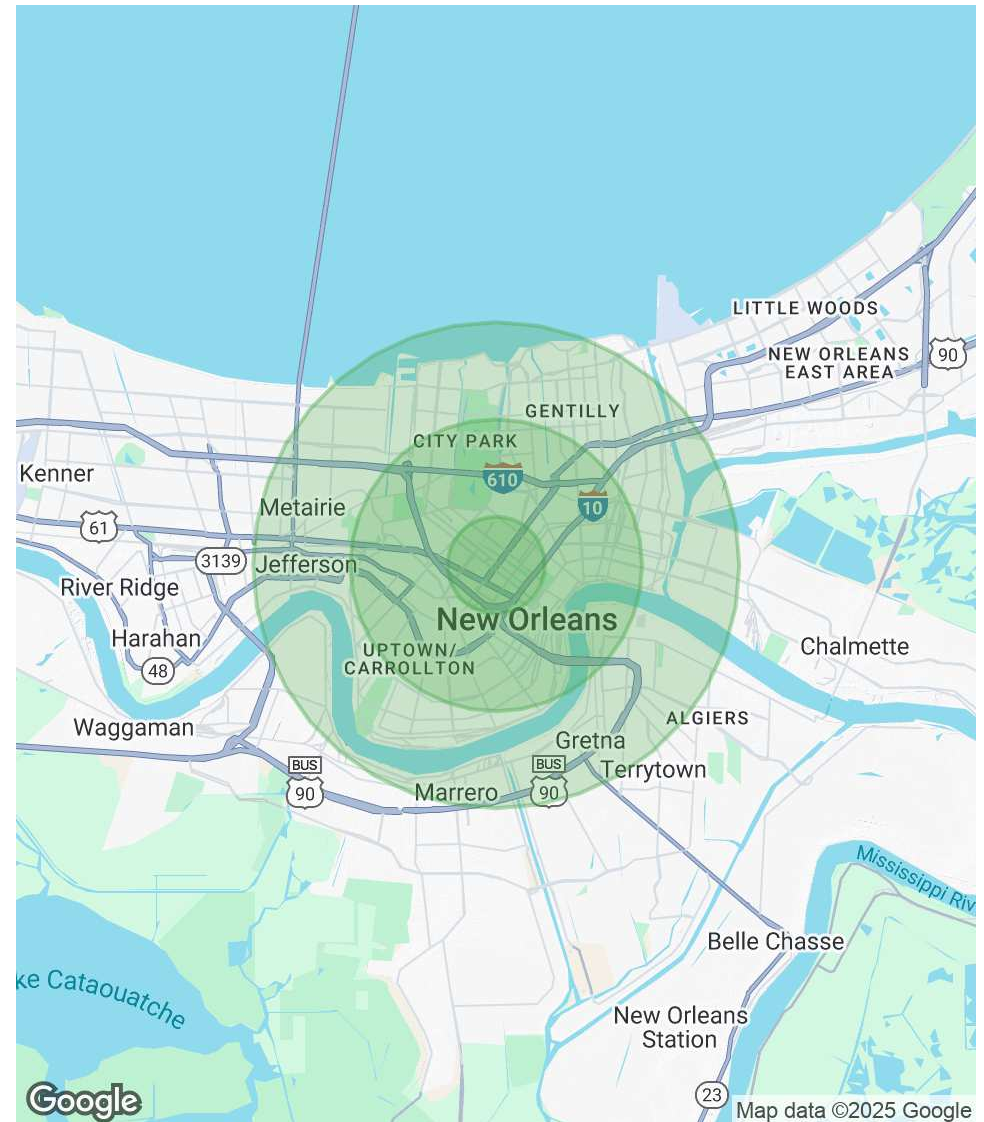
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,133	169,470	360,187
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,080	79,987	163,714
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$69,480	\$86,210	\$91,044
Average House Value	\$486,830	\$494,407	\$452,702

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE OR LEASE

DEMOGRAPHICS MAP & REPORT

