

FOR LEASE

INDUSTRIAL PROPERTY

PROPERTY SUMMARY

12170 OLD GENTILLY RD

NEW ORLEANS, LA 70129



PROPERTY DESCRIPTION

112170 Old Gentilly Rd is a 6,000 SF former C-Store, situated in the Industrial and commercial corridor of New Orleans East. This site boasts outstanding accessibility with proximity to I-10 and I-51, providing canvas for a wide range of businesses. This location is ideal for automotive services, equipment rental, a contractor's yard, C-store, or a light distribution hub.

Landlord will be replacing existing overhead doors. Cat scale is available on-site, but managed from the Palace truck stop. Larger warehouse spaces also available in the larger main warehouse, as well as individual offices available for lease inside the truck stop.

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (MG)
Available SF:	6,000 SF
Lot Size:	634,276 SF
Overhead Doors:	5
Scale:	Yes



MAX JUGE - RE/MAX COMMERCIAL
Each office independently owned and operated

MAX JUGE

Sales Associate

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LA #995716624

3331 Severn Avenue | Suite 200
Metairie, LA 70002

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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ADDITIONAL PHOTOS

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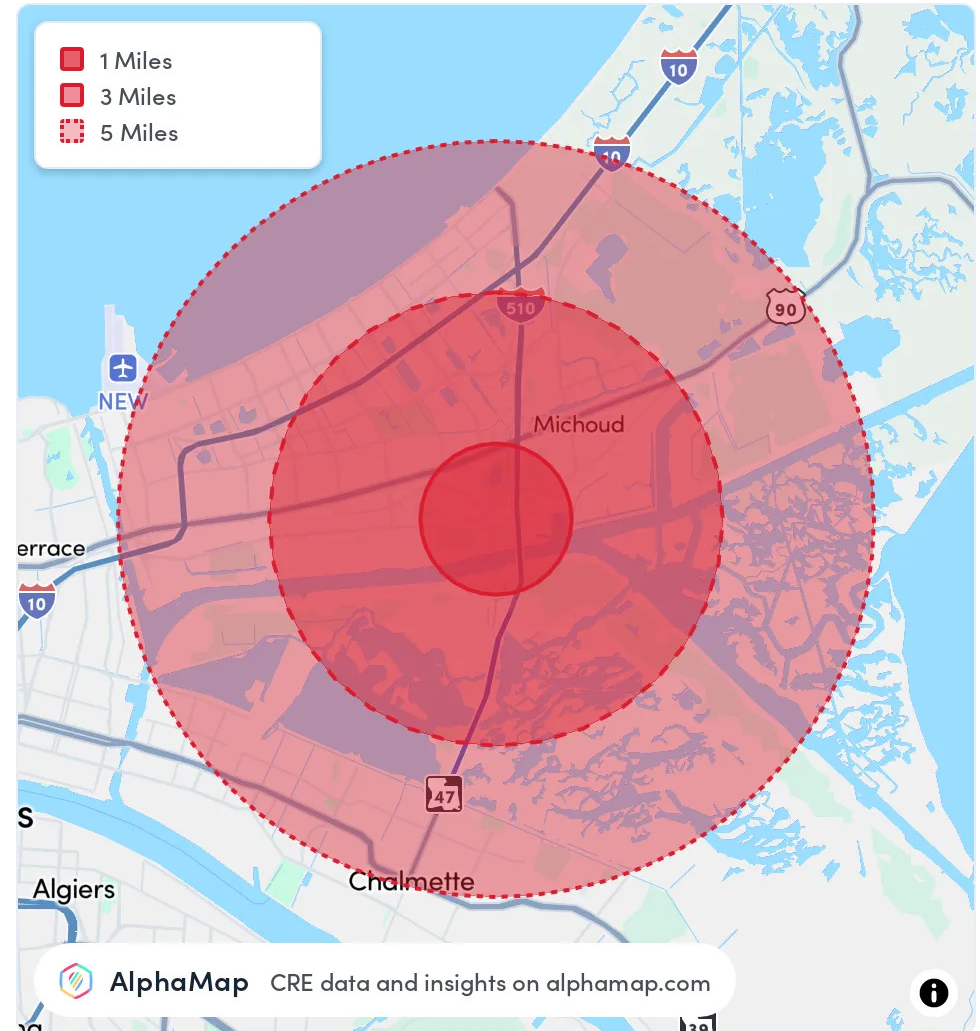
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	268	30,462	91,998
Average Age	39	39	37
Average Age (Male)	38	37	36
Average Age (Female)	40	40	38

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	96	11,214	33,815
Persons per HH	2.8	2.7	2.7
Average HH Income	\$56,861	\$63,381	\$62,739
Average House Value	\$216,070	\$238,979	\$230,113
Per Capita Income	\$20,307	\$23,474	\$23,236

Map and demographics data derived from AlphaMap



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