LAUREN RYAN

Office: 504-523-4481 Direct: 504-620-8124 Iryan@stirlingprop.com

COMMERCIAL BUILDING

731 Nashville Ave, New Orleans, LA

SUMMARY

CLOSE-UP AERIA

LOCATION AERIA

PHOTO!

DEMOGRAPHICS

FOR SALE

PROPERTY DESCRIPTION

Uptown opportunity to purchase a free-standing commercial building located one lot from the dynamic intersection of Magazine Street and Nashville Avenue. This property offers two offstreet parking spaces and a backyard, which provides capability to add-on to the current building if necessary. A portion of the attic has been finished, which is lagniappe for the next user since it is not included in the listed square footage. The HU-B1 zoning allows for multiple uses.

Please DO NOT disturb current tenant. All showings require at least 24 hours notice and are preferably after business hours at 4 pm.

PROPERTY OVERVIEW

• Building Size: 2,170 SF

Land Size: 5,160 SF | Approximately 43' x 120'

Zoning: HU-B1

TRAFFIC COUNT (ADT 2024)

• On Magazine Street: 16,632



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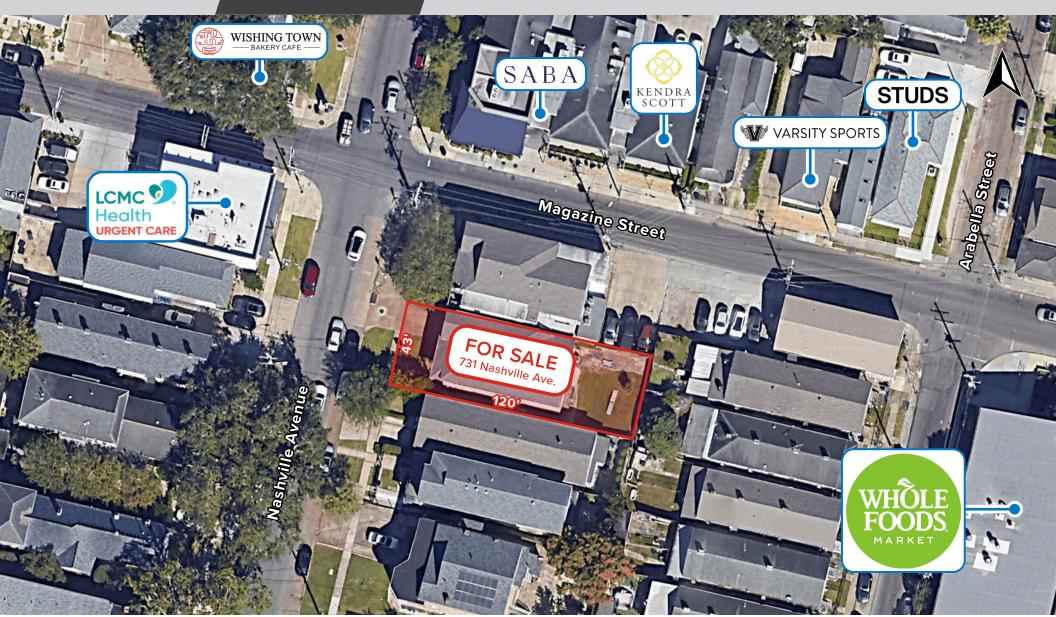
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PHOTOS

DEMOGRAPHICS





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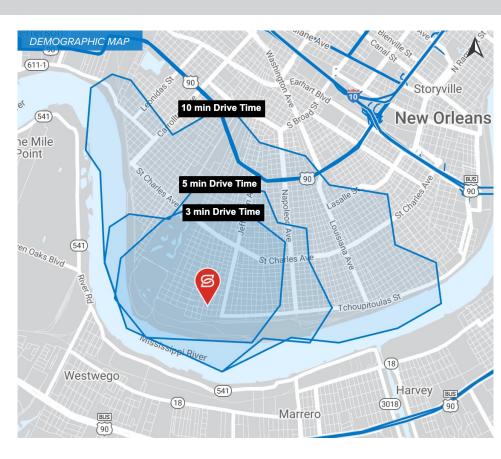
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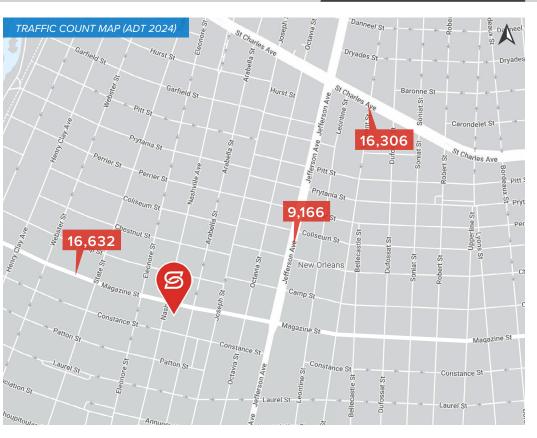
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2024 DRIVE TIME DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
POPULATION	14,507	21,414	59,932

_	3 MIN	5 MIN	10 MIN
AVG. HH INCOME	\$215,328	\$192,268	\$148,326

_	3 MIN	5 MIN	10 MIN
HOUSEHOLDS	6,700	10,107	27,092