

FOR SALE



0.3 Acres Lot



Vacant Land



\$109,000

2018 Poland Ave, New Orleans, LA 70117

Corner development opportunity at Poland Ave and N. Johnson St zoned HU-B1 (Historic Urban Neighborhood Business District). Establish your commercial enterprise or pursue potential mixed-use development in a corridor positioned between residential neighborhoods and port-related activity. Flexible possibilities may include retail, office, studio, service businesses, or residential above commercial (subject to city approvals).

Conveniently located by the Industrial Canal and Port and railroad operations with access to Downtown New Orleans and I-10, the site benefits from strong visibility along Poland Avenue, with nearby traffic counts of approximately 12,000 vehicles per day (AADT, LADOTD 2025). Surrounding residential density and nearby workforce activity may support neighborhood-serving commercial uses.

- ✓ Corner development opportunity
- ✓ Surrounding residential density
- ✓ Nearby workforce activity
- ✓ Price per Sqft: \$8/sqft
- ✓ Zoning: HU-B1

