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MAX JUGE - RE/MAX COMMERCIAL
201 Evans Road | Suite 444
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504.838.0001

FOR LEASE | SPECIAL PURPOSE PROPERTY

GEN. DEGAULLE SELF STORAGE

6001 WOODLAND HWY | NEW ORLEANS, LA 70131

PRESENTED BY:

MAX JUGE
Sales Associate
504.838.0001
LA #995716624

GEN. DEGAULLE SELF STORAGE

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PROPERTY DESCRIPTION

Two spaces available for lease at Gen. De Gaulle storage facility at the foot of the Woodland Hwy Bridge.

5,817 SF of second-generation space available for lease within the General De Gaulle Self Storage complex, a multi-tenant building on a 10.07-acre site at the General De Gaulle Drive/Woodland Highway (LA 407) interchange. The space is currently built out for assembly use (formerly a church) and includes a tiled entry lobby, a large open hall with sealed concrete floors, exposed painted ceiling structure and LED lighting, a kitchenette/breakroom area, and separate multi-fixture men's and women's restrooms. A grade-level overhead roll-up door provides direct drive-in access from the rear lot, and adjacent unfinished area with interior columns and clerestory windows offers additional storage or work space. The property has a large paved lot with ample parking.

Second space is 4,175 SF formerly used as a commercial kitchen, but can be modified for a number of uses. Please contact agent for pictures specific to this space.

OFFERING SUMMARY

Total Lot Size:	10.07 ac - 438,644 SF
Former Church Space:	5,817 SF ($12/SF/Yr)
Former Commercial Kitchen:	4,175 SF ($8/SF/Yr)
Lease Type:	Gross
Zoning:	C1 - General Commercial
Parking:	Ample, on an as needed basis
Signage:	On Building

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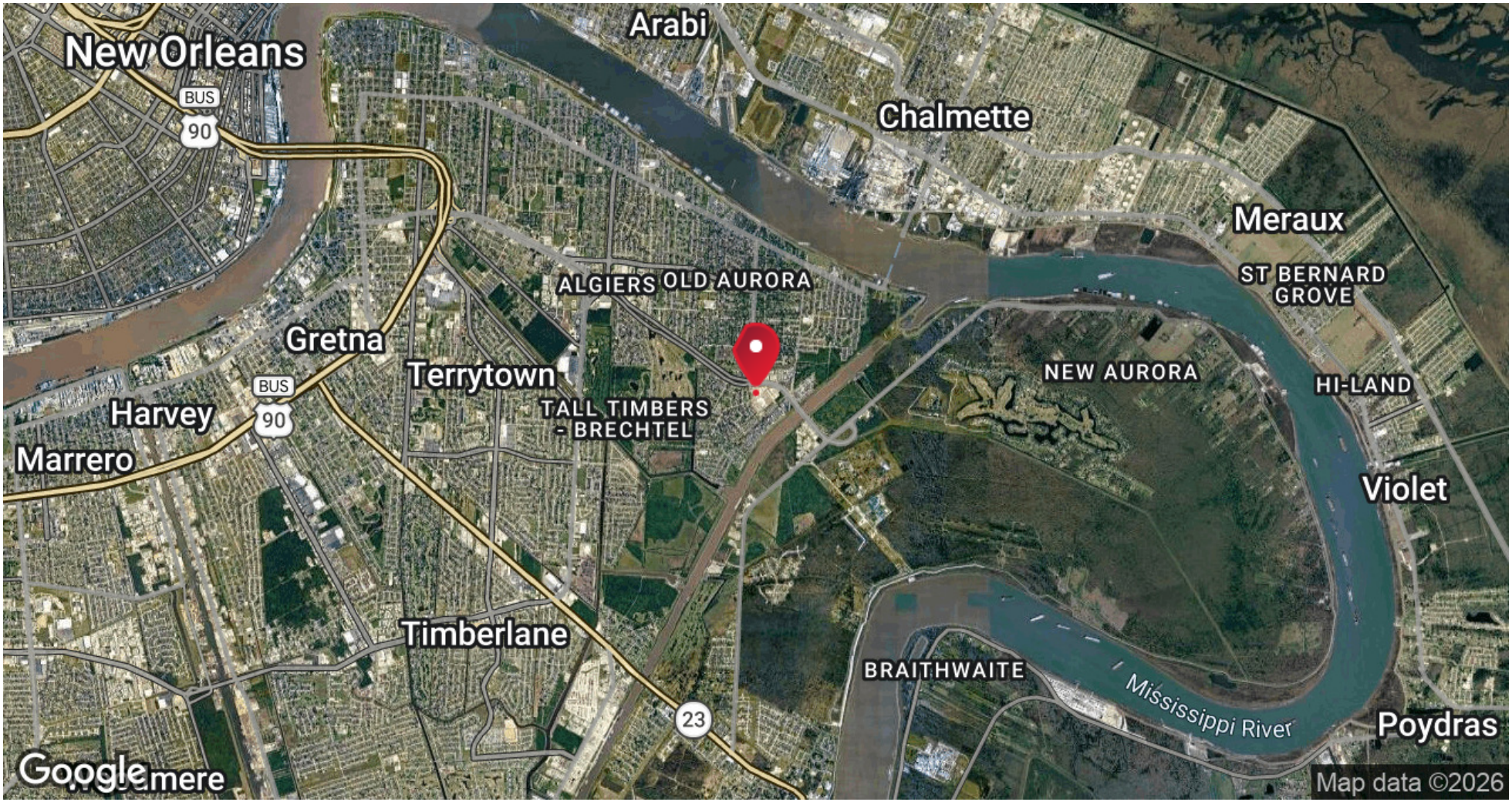

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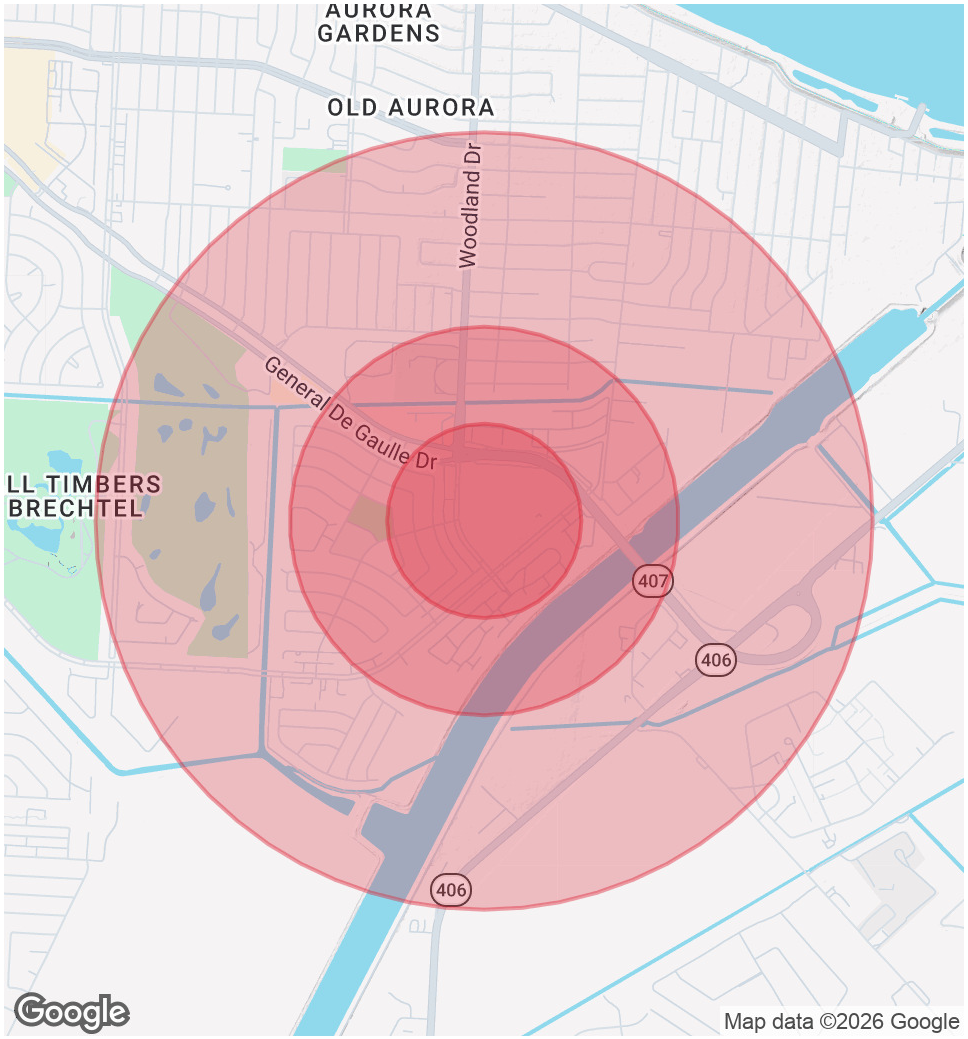
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,371	5,253	11,693
Average Age	31.2	31.3	36.1
Average Age (Male)	24.0	26.8	32.7
Average Age (Female)	34.2	34.6	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	479	2,125	4,605
# of Persons per HH	2.9	2.5	2.5
Average HH Income	$88,569	$78,469	$84,656
Average House Value	$286,844	$257,970	$243,225

2023 American Community Survey (ACS)



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