

FOR SALE

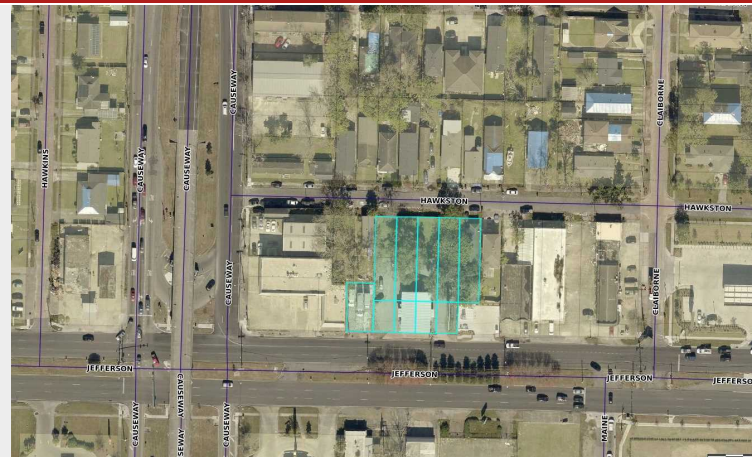


JEFFERSON HWY DEVELOPMENT
OPPORTUNITY

2819 JEFFERSON HIGHWAY · JEFFERSON, LA 70121

SUMMARY

Building SF:	6,630
Lease Rate:	\$124,900 Annual Gross
Lot Size:	0.59 Acres
Street Frontage:	157 FT
Parking:	On Site
Price:	\$1,325,000
Year Built:	1975 +/-
Zoning:	Commercial



DAVID VERCHER, CCIM
Director
(225) 405-3257
yourccim@kw.com
Louisiana

Prime development opportunity located just 1 block from Ochsner Hospital at the corner of Jefferson & Causeway. The property is comprised of 10 contiguous lots and includes nine apartment rentals, one lot rental and one billboard rental for gross annual income of \$124,900.

The property is ideally situated for a medical or office redevelopment opportunity with 157 ft frontage on Jefferson Hwy and rear access through Hawkston St.

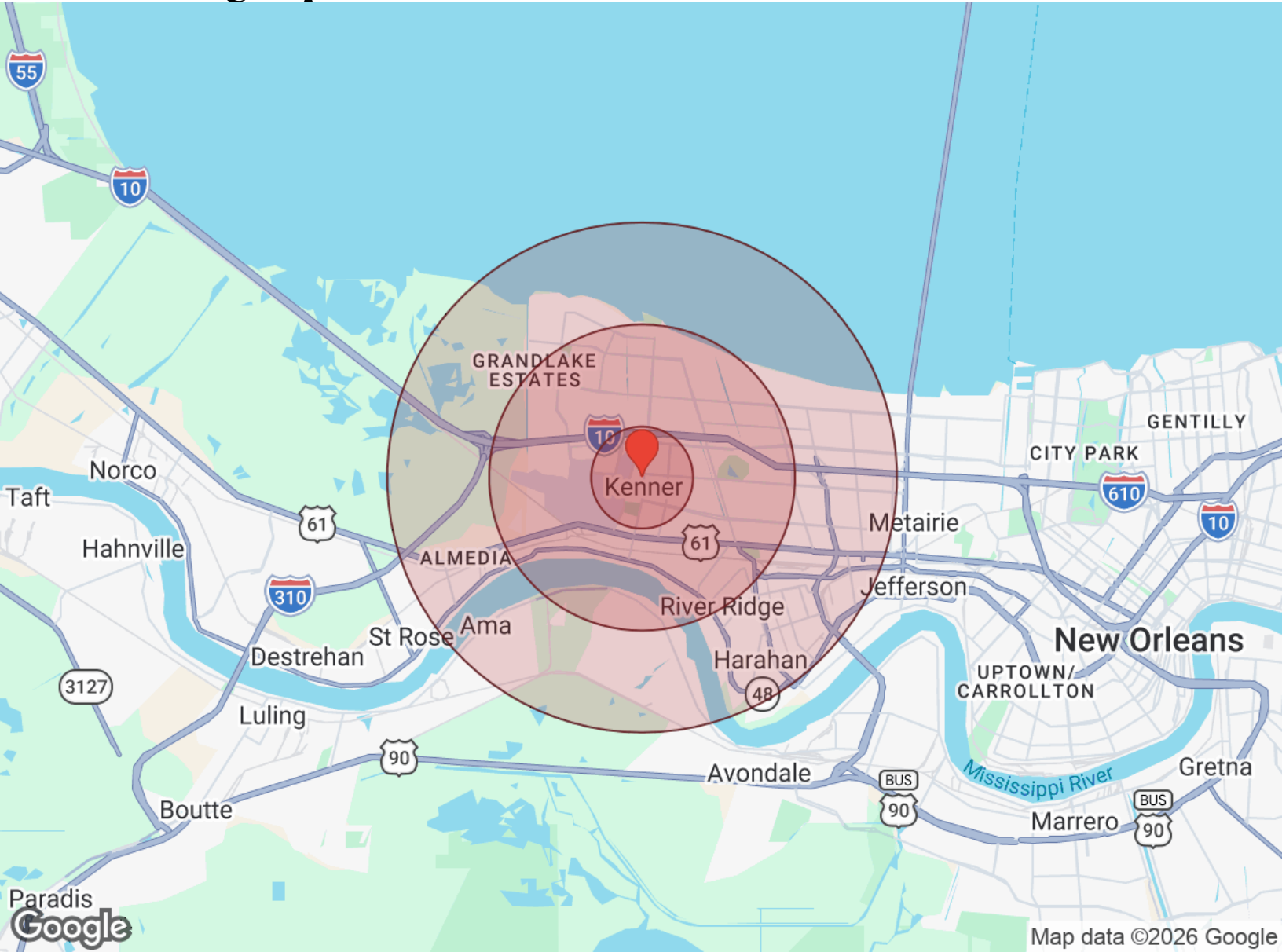
This well-maintained asset is well suited for investors seeking steady returns while in a hold period or seeking immediate redevelopment opportunities. Showings are by appointment only. Please do not disturb the tenant.



Property Photos



Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,235	53,907	98,971
Female	5,476	57,188	104,581
Total Population	10,711	111,094	203,551

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,017	53,914	103,892
Black	2,185	23,041	41,239
Am In/AK Nat	16	133	265
Hawaiian	4	22	20
Hispanic	2,963	27,385	45,636
Asian	335	4,599	8,834
Multiracial	172	1,822	3,379
Other	18	167	305

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,592	48,740	94,062
Occupied	4,218	44,327	85,052
Owner Occupied	2,635	28,205	49,776
Renter Occupied	1,583	16,122	35,276
Vacant	373	4,413	9,010

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,995	20,368	36,479
Ages 15 - 24	1,217	12,400	22,478
Ages 25 - 54	3,951	41,296	77,289
Ages 55 - 64	1,379	14,010	25,178
Ages 65+	2,170	23,021	42,127

Income	1 Mile	3 Miles	5 Miles
Median	\$69,077	\$69,767	\$71,046
Under \$15k	480	4,272	7,720
\$15k - \$25k	281	2,947	5,824
\$25k - \$35k	414	4,112	7,394
\$35k - \$50k	479	5,020	9,724
\$50k - \$75k	603	7,291	14,015
\$75k - \$100k	570	5,433	11,414
\$100k - \$150k	781	7,291	13,242
\$150k - \$200k	323	3,479	7,425
Over \$200k	284	4,478	8,294