

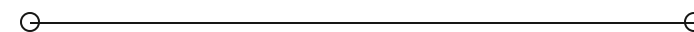


SALE

PRICE REDUCED - Gentilly Terrace Building

3871 GENTILLY BOULEVARD

New Orleans, LA 70122



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
BUILDING AREA SF:	+/- 14,940 SF
ZONING:	HU-B1

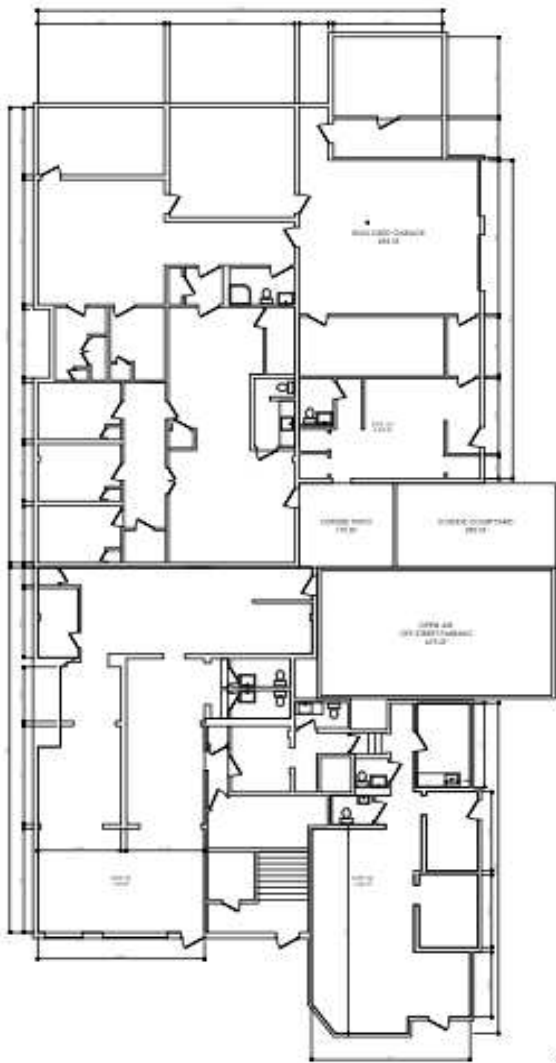
PROPERTY OVERVIEW

3871 Gentilly Blvd is a fully leased, 2-story building in the Gentilly Terrace neighborhood of New Orleans. The building consists of 4 suites (3 on the 1st Floor, and the 4th being the entirety of the 2nd Floor). The New Beginnings Beauty School & salon tenants currently represents a portion of the first floor and the entirety of the second floor. The rear, first floor suite is occupied by TM Biotech.

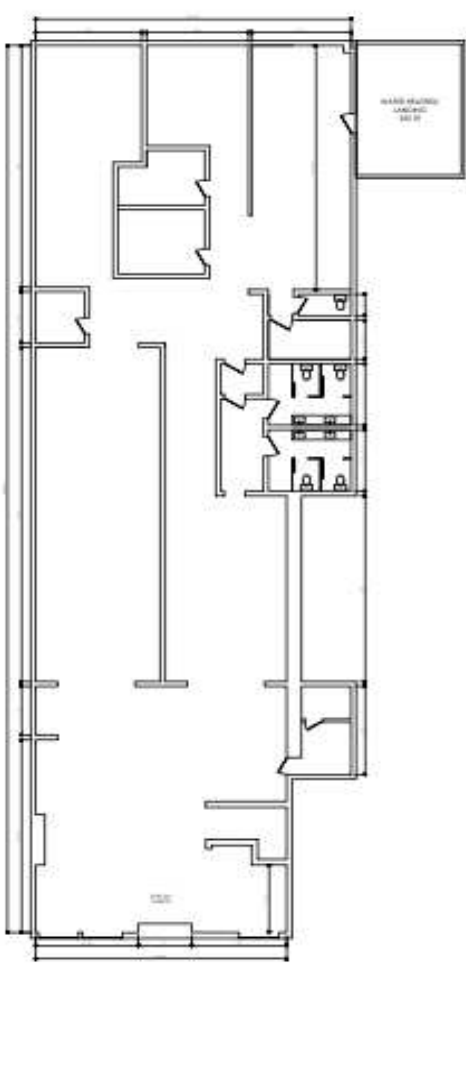
The building was renovated in 2019, prior to the current tenants taking possession. The property is zoned HU-B1.

Traffic counts exceed 20,000 VPD, with Gentilly Blvd being a strong link between residential neighborhoods and commercial nodes.

FLOOR PLAN

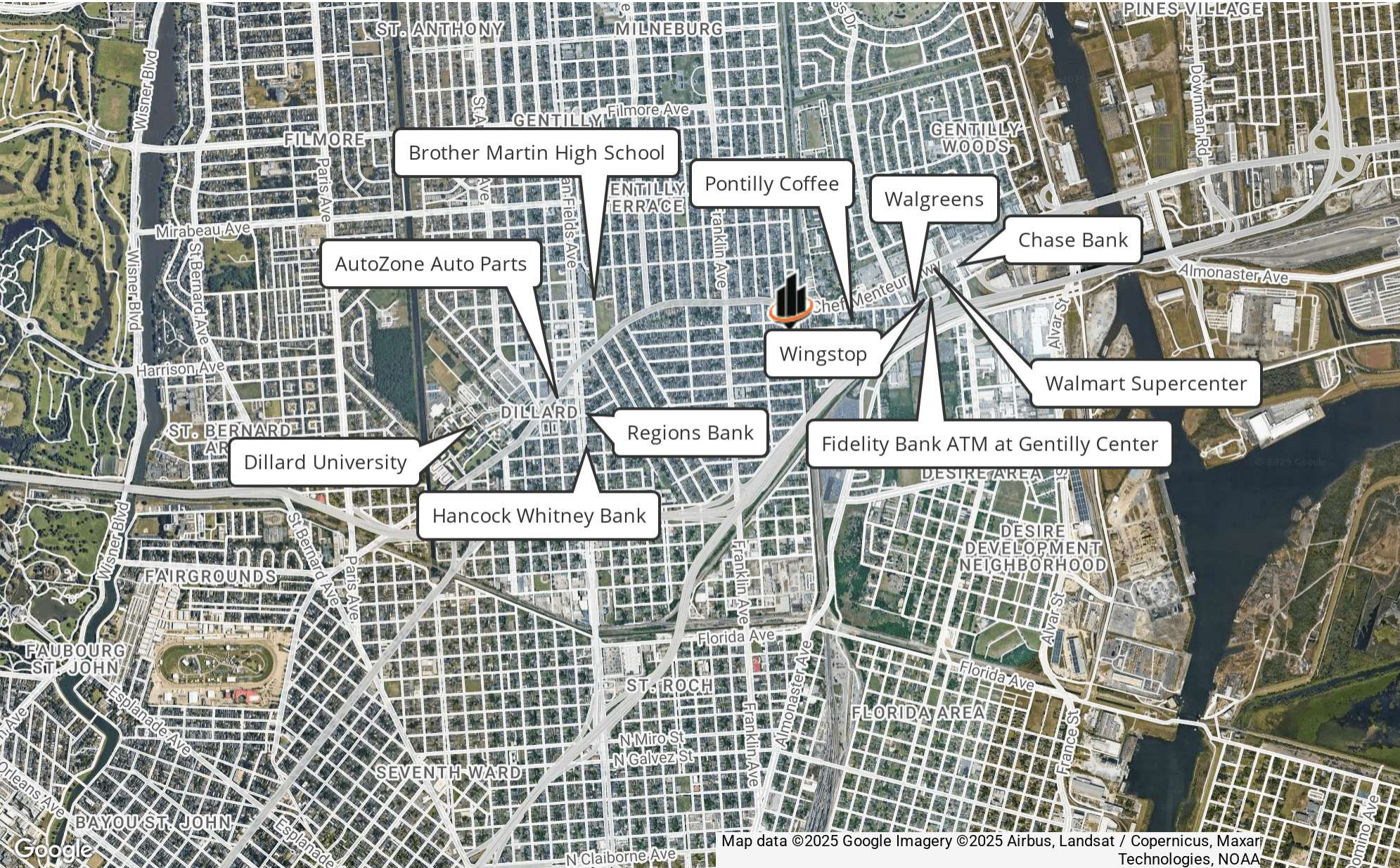


First Floor



Second Floor

RETAILER MAP



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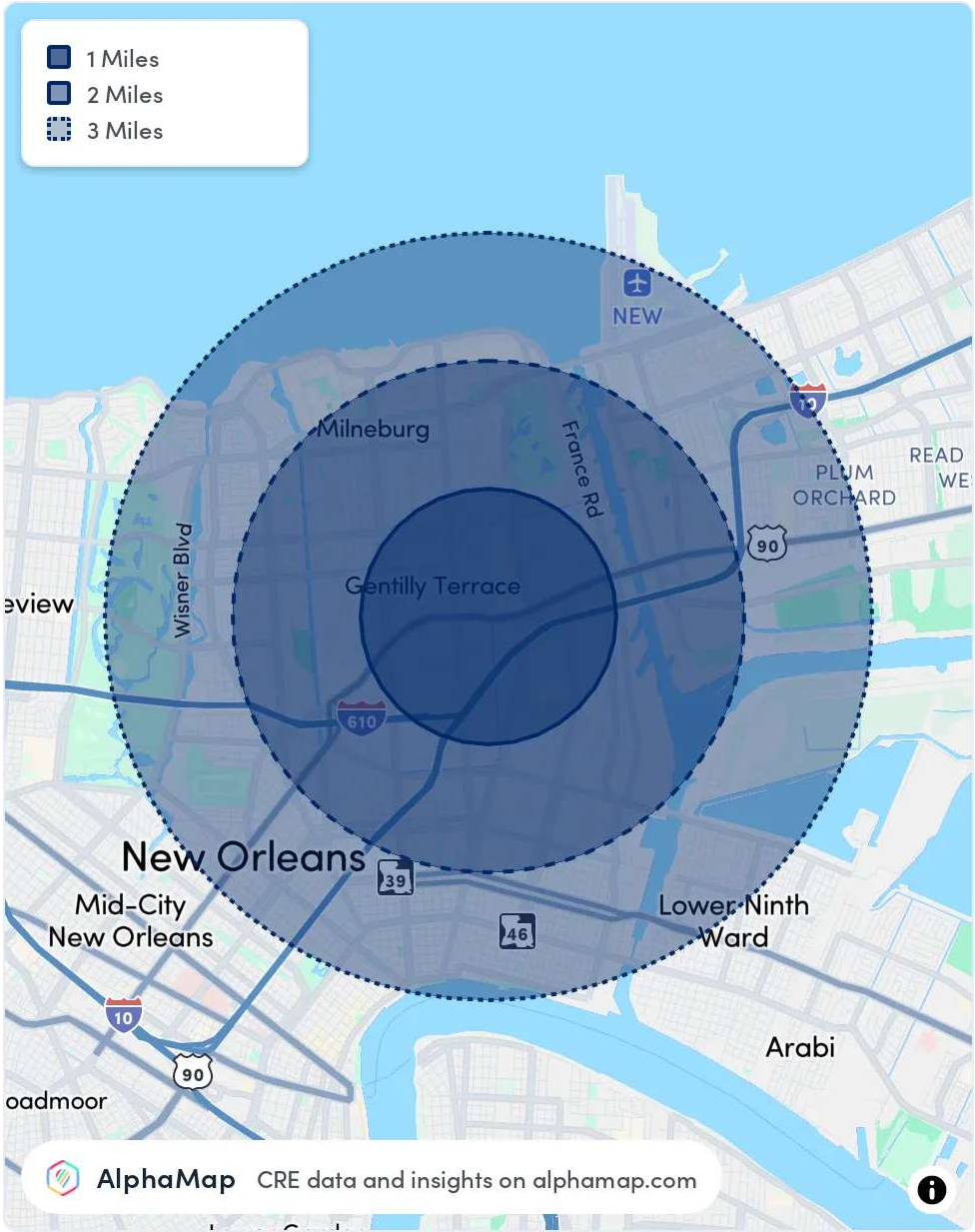
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,337	99,798	242,751
AVERAGE AGE	42	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	44	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,143	43,839	107,076
PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$65,651	\$64,409	\$75,170
AVERAGE HOUSE VALUE	\$259,134	\$325,199	\$375,557
PER CAPITA INCOME	\$28,543	\$28,003	\$32,682

Map and demographics data derived from AlphaMap



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CONTACT INFO



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