



SALE

418 & 422 S Broad St

418 & 422 S BROAD ST

New Orleans, LA 70119

PRESENTED BY:

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SVN
URBAN PROPERTIES

PROPERTY SUMMARY



LOCATION DESCRIPTION

Centrally located along the Broad Street corridor, the property offers convenient access to Downtown New Orleans, Mid-City, the CBD, and surrounding neighborhoods, with I-10 just minutes away. The property is near several major employment and institutional anchors, including the New Orleans VA Medical Center, University Medical Center, Orleans Parish Criminal District Court, and other government offices. Whole Foods and Trader Joe’s are also nearby, along with continued investment and development throughout the Tulane Avenue and BioMedical District. Its central location, proximity to major employers, and easy interstate access make the property well positioned for a variety of commercial, residential, and mixed-use opportunities.

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PROPERTY DESCRIPTION

418 & 422 S. Broad Street offers a unique opportunity for investors, developers, and owner-users. The offering includes an existing two-story building at 422 S. Broad and the adjoining vacant lot at 418 S. Broad, providing flexibility for immediate use, expansion, off-street parking, or future development.

The first floor of 422 S. Broad was historically utilized as restaurant space, while the second floor was most recently occupied by an attorney’s office. The layout lends itself well to an owner-user looking to occupy a portion of the building while generating income from the remaining space. A restaurant operator could convert the second floor to residential use, while an attorney or other professional user could occupy the upper floor and lease the ground-floor commercial space.

The property may also offer additional upside through the use of eligible State and Federal Historic Tax Credits.

All measurements are approximate/not guaranteed and are to be verified by the Purchaser/Buyer. Zoning, intended use, and all other pertinent info to be verified by the Purchaser/Buyer.

OFFERING SUMMARY

SALE PRICE:	\$650,000
LOT SIZE:	0.18 Acres
BUILDING SIZE:	4,062 SF

ADDITIONAL PHOTOS



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FLOOR PLANS

1st Floor



For Illustrative Purposes Only – Sizes and Dimensions Are Approximate – Buyer to Verify All Measurements

2nd Floor



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

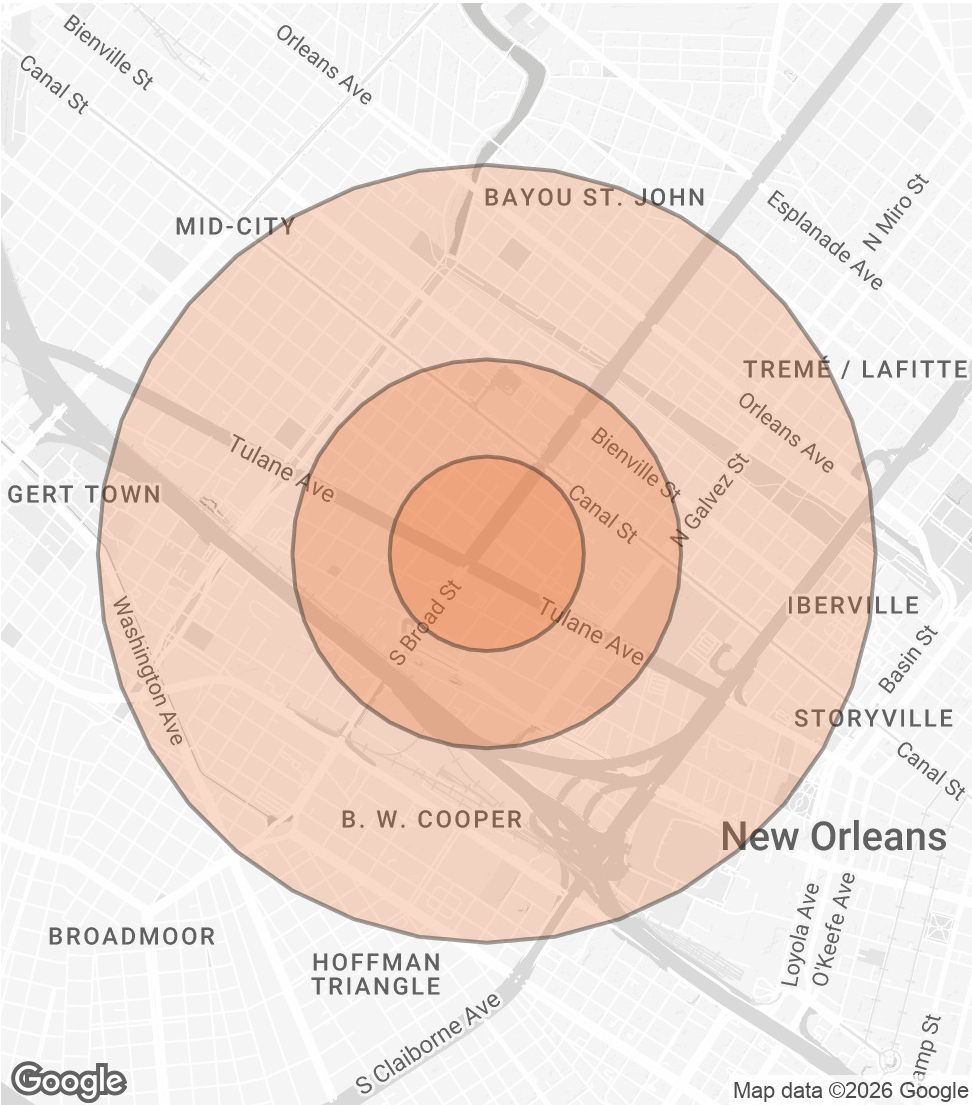
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	1,330	5,203	21,594
AVERAGE AGE	37.0	35.9	34.0
AVERAGE AGE (MALE)	38.5	38.0	35.2
AVERAGE AGE (FEMALE)	32.5	33.4	33.8

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	622	2,260	8,910
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$79,076	\$70,542	\$68,579
AVERAGE HOUSE VALUE	\$257,195	\$282,004	\$393,279

2023 American Community Survey (ACS)



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MEET THE TEAM



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