

CALL FOR OFFERS

Historic St. Charles Service Station

7701 Maple Street New Orleans, LA 70118



PROPERTY HIGHLIGHTS

- - 2,930 square foot building (1,080 office & 1,850 warehouse)
- - 7,200 square feet land area
- - Prime location in the Historic Carrollton Business District of New Orleans, LA

Michael Plauché
(504) 323-5993

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Property Description

Historic St. Charles Service Station

7701 Maple Street New Orleans, LA 70118



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for special purpose/school investors! The property offers a 2,930 square foot building, strategically situated in the heart of New Orleans, LA. Boasting versatile spaces for educational activities, administrative functions, and more, this well-maintained property is primed for customization to meet your unique vision. With ample square footage and a desirable location, it presents an ideal canvas for creating a dynamic educational environment. Explore the potential to transform this space into a thriving hub for learning and growth. Opportunity awaits at this prime New Orleans destination.

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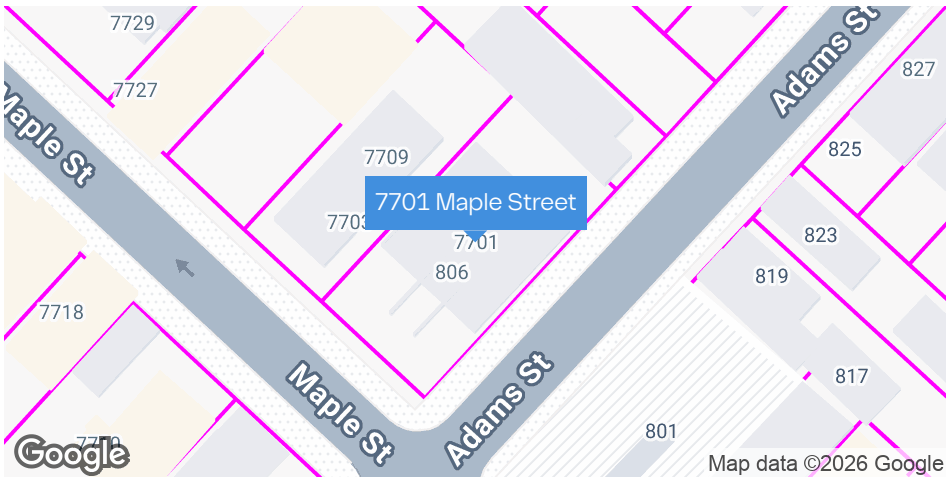
THE CALL FOR OFFERS SCHEDULE

- The Call for Offers schedule adjusted 9/10/2026 is as follows:
- 44-Day Marketing Period: August 26th, 2026 - October 9th, 2026
- Offer Deadline: October 9th, 2026
- Offers reviewed by Ownership: October 9th - October 12th, 2026
- Closing: 30-Days following Owner Approval: November 11th, 2026
- Offers can be submitted via email to Michael Plauche (michael.plauche@cbtec.com) or by hand delivery to 4500 Magazine Street, Suite 4, New Orleans, LA 70115. Offer Deadline: September 25th, 2026



Historic St. Charles Service Station

7701 Maple Street New Orleans, LA 70118



LOCATION DESCRIPTION

Discover the vibrant energy and historical charm of New Orleans from the Former St. Charles Service Station location. Nestled in the heart of the city, this area offers a blend of rich cultural experiences and modern conveniences. Explore the nearby Audubon Park, known for its lush greenery and serene landscapes, or indulge in the exquisite dining and shopping options along St. Charles Avenue and Carrollton Avenue. With its proximity to iconic landmarks like the Audubon Park, Tulane University and Loyola University New Orleans, this area promises an unparalleled blend of classic Southern allure and dynamic urban living. Join the thriving retail and free-standing building community in the coveted New Orleans Carrollton neighborhood.

LOCATION DETAILS

Market	Carrollton Historic District
Sub Market	East Carrollton Commercial District
County	Orleans Parish
Cross Streets	Adams Street
Street Parking	Yes South Side of Street
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Highway 90

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Aerial View

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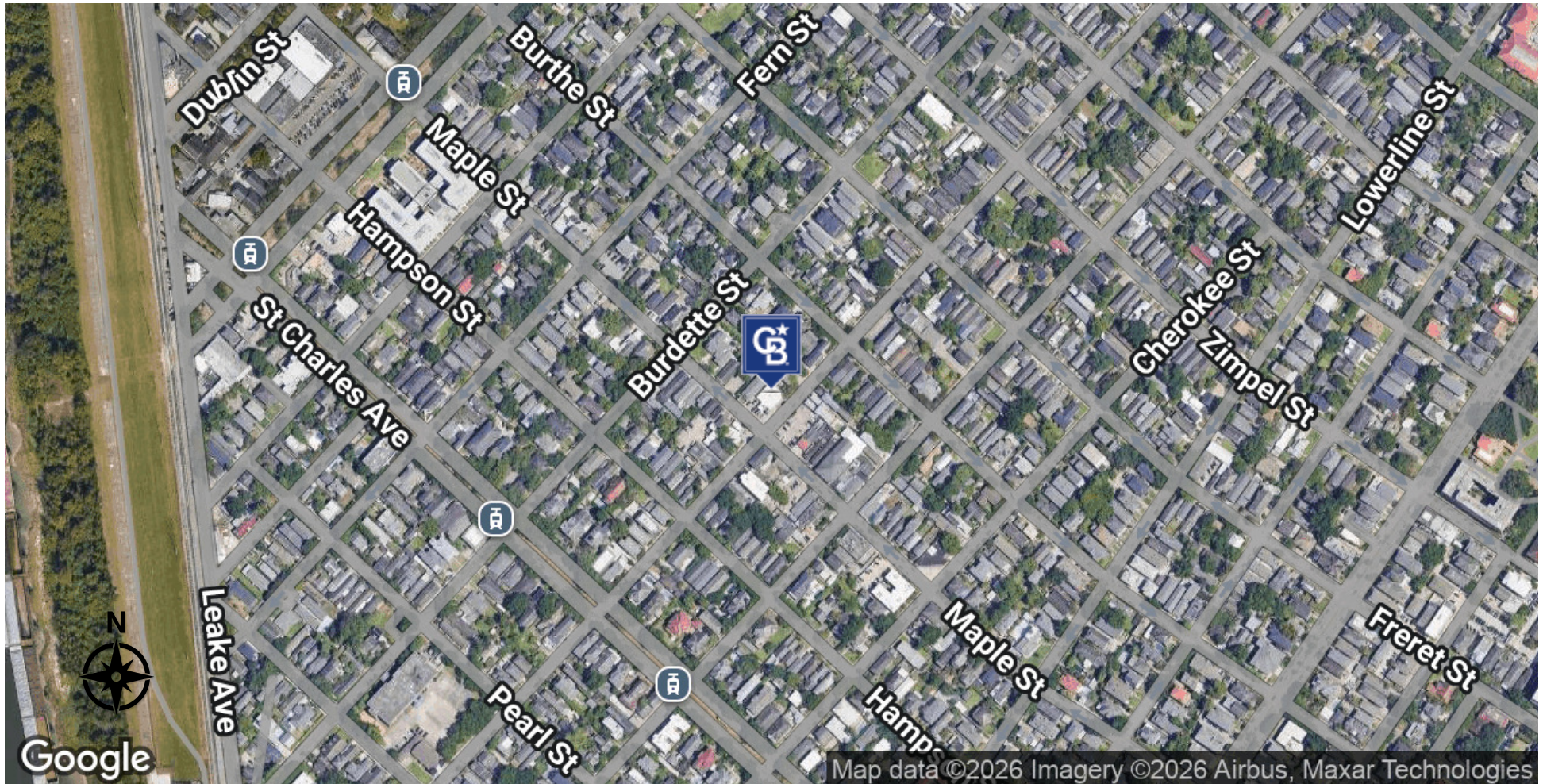
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Location Map

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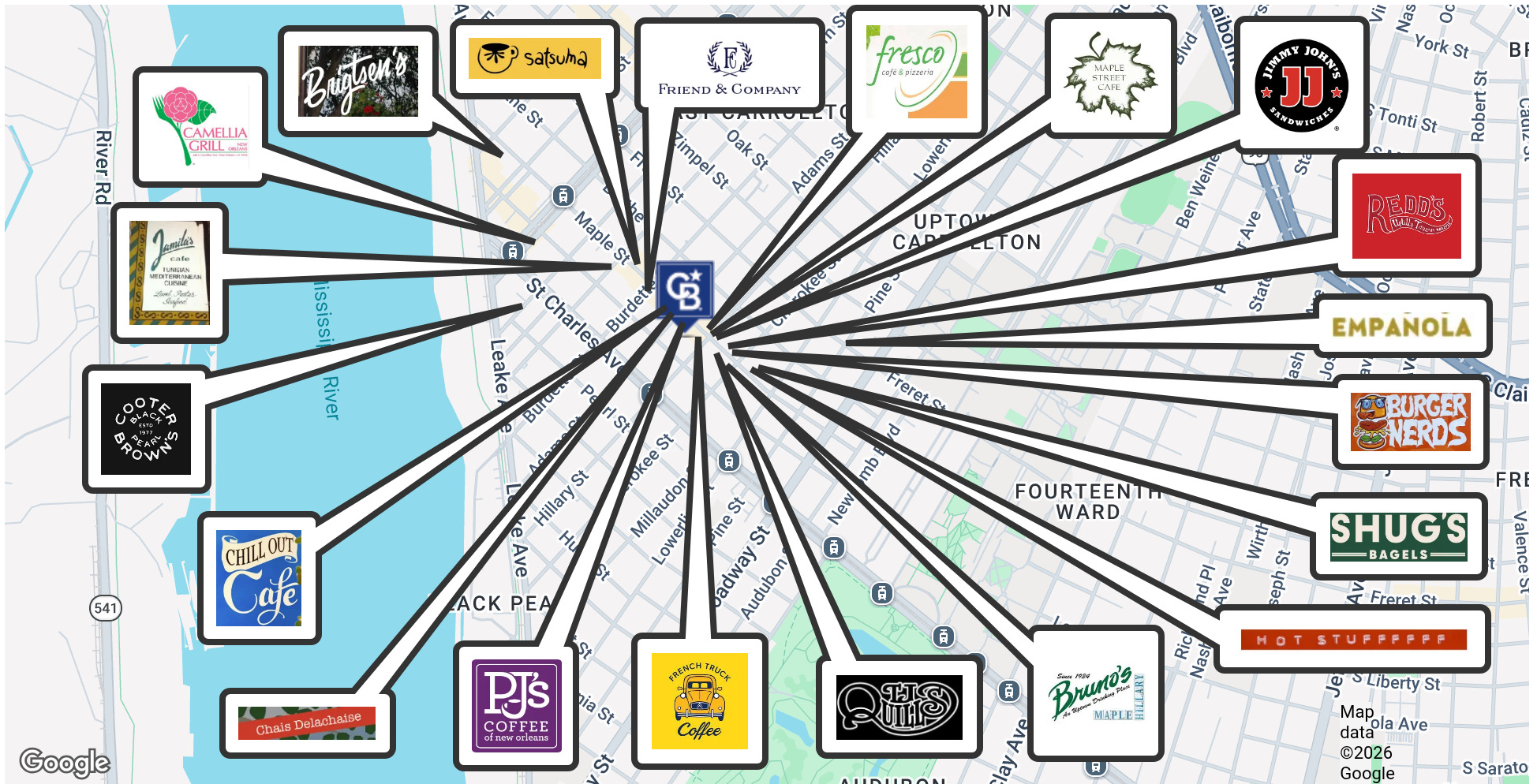
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Nearby Retail Locations

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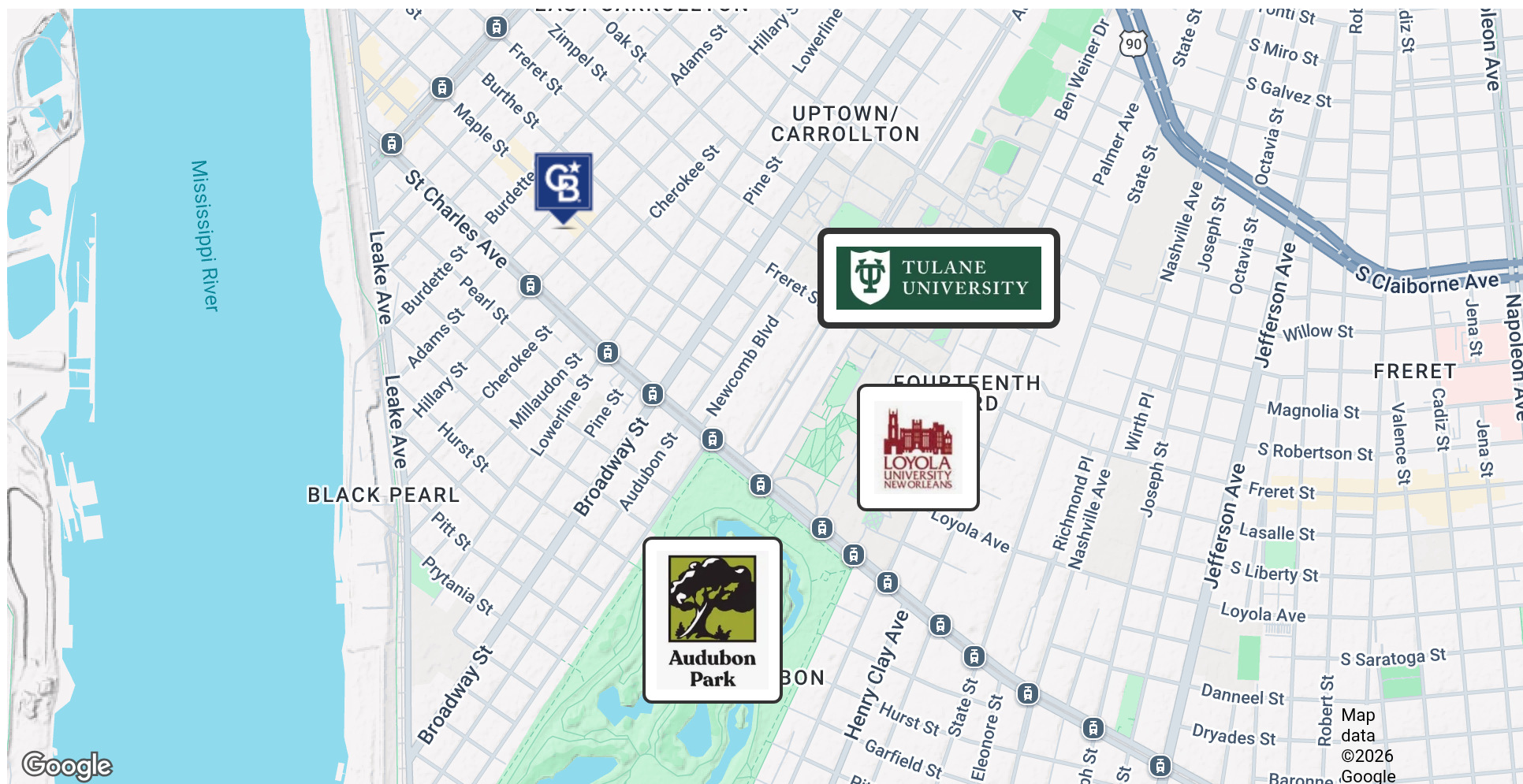
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Proximity to Universities

Historic St. Charles Service Station

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Demographics

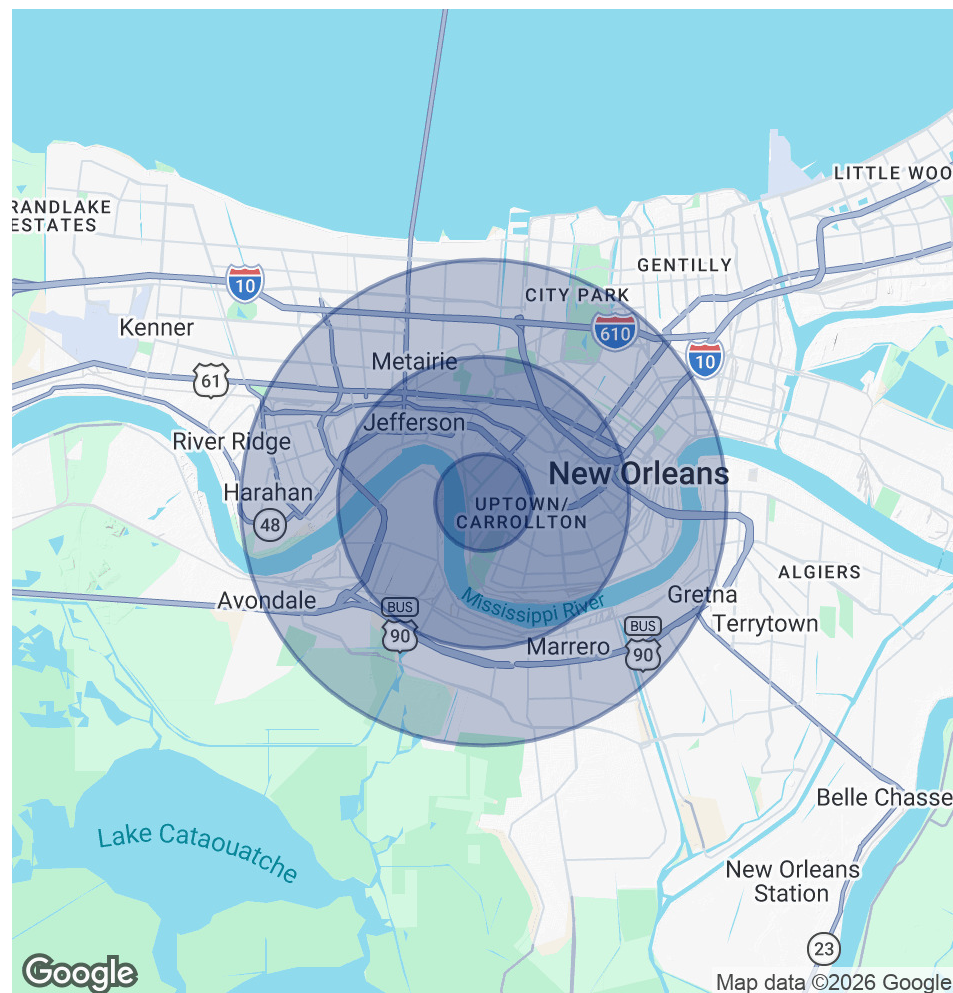
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,020	132,497	324,635
Average Age	31.7	38.4	40.4
Average Age (Male)	32.2	37.7	39.3
Average Age (Female)	31.8	39.3	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,775	53,718	144,312
# of Persons per HH	3.3	2.5	2.2
Average HH Income	\$142,842	\$110,079	\$98,328
Average House Value	\$648,029	\$505,100	\$422,809

2023 American Community Survey (ACS)



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