

# 2819 Jefferson Hwy New Orleans, LA 70121

## PROPERTY SUMMARY



## Property Highlights

- Development Site suitable for retail, medical
- Access via Jefferson Hwy & Hawkston Street
- Currently income producing
- Improved with Office/apartment building, billboard, container building, two (2) single-family homes.

## Offering Summary

Sale Price:	\$1,595,000
Lot Size:	25,986 SF
NOI:	\$90,929.52
Cap Rate:	5.7%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	714	1,521	4,409
Total Population	1,442	3,092	8,851
Average HH Income	\$63,601	\$71,648	\$73,500

## Matthew Pittman, CCIM

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ADDITIONAL PHOTOS



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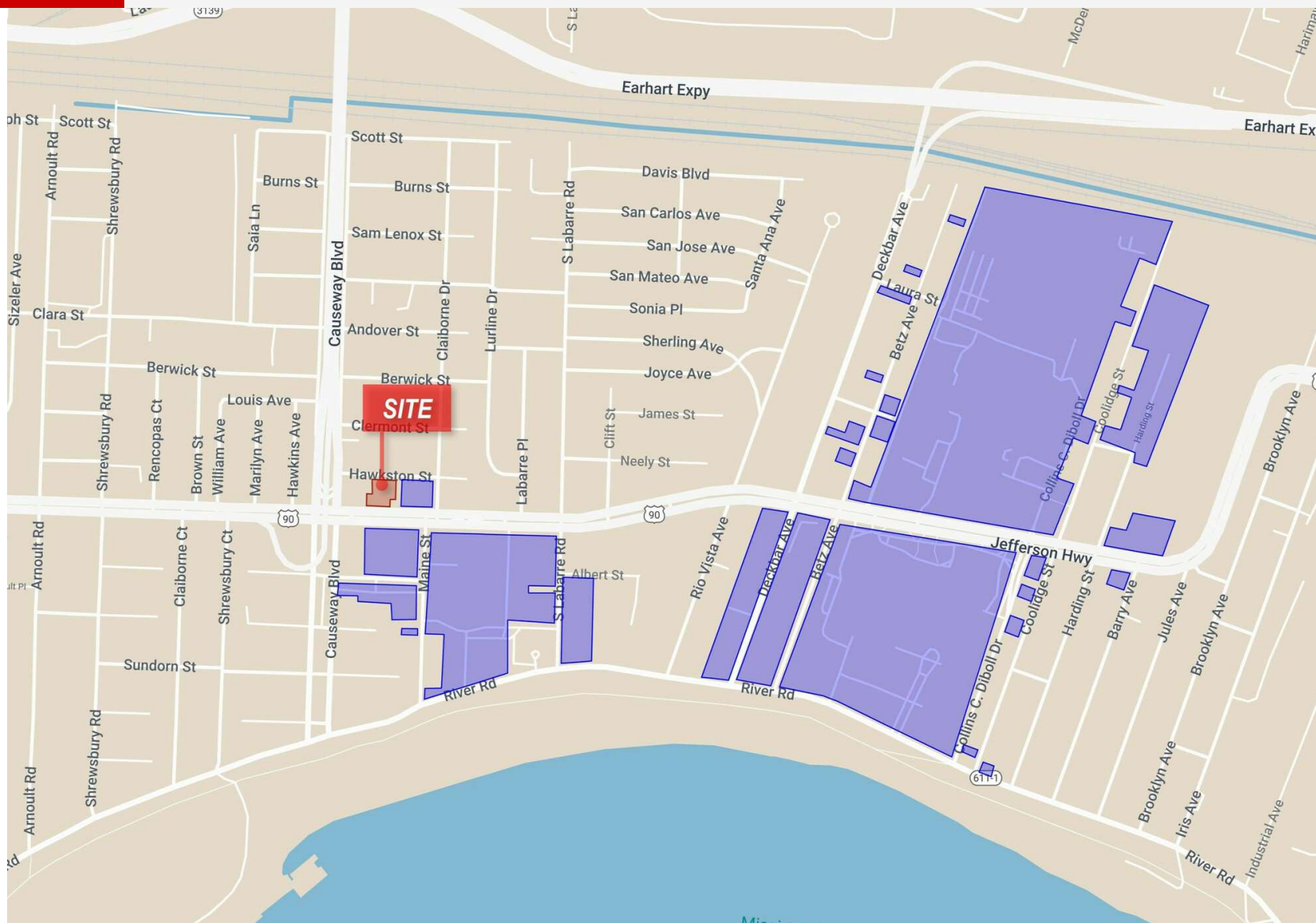
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**BEAU BOX**  
REAL ESTATE

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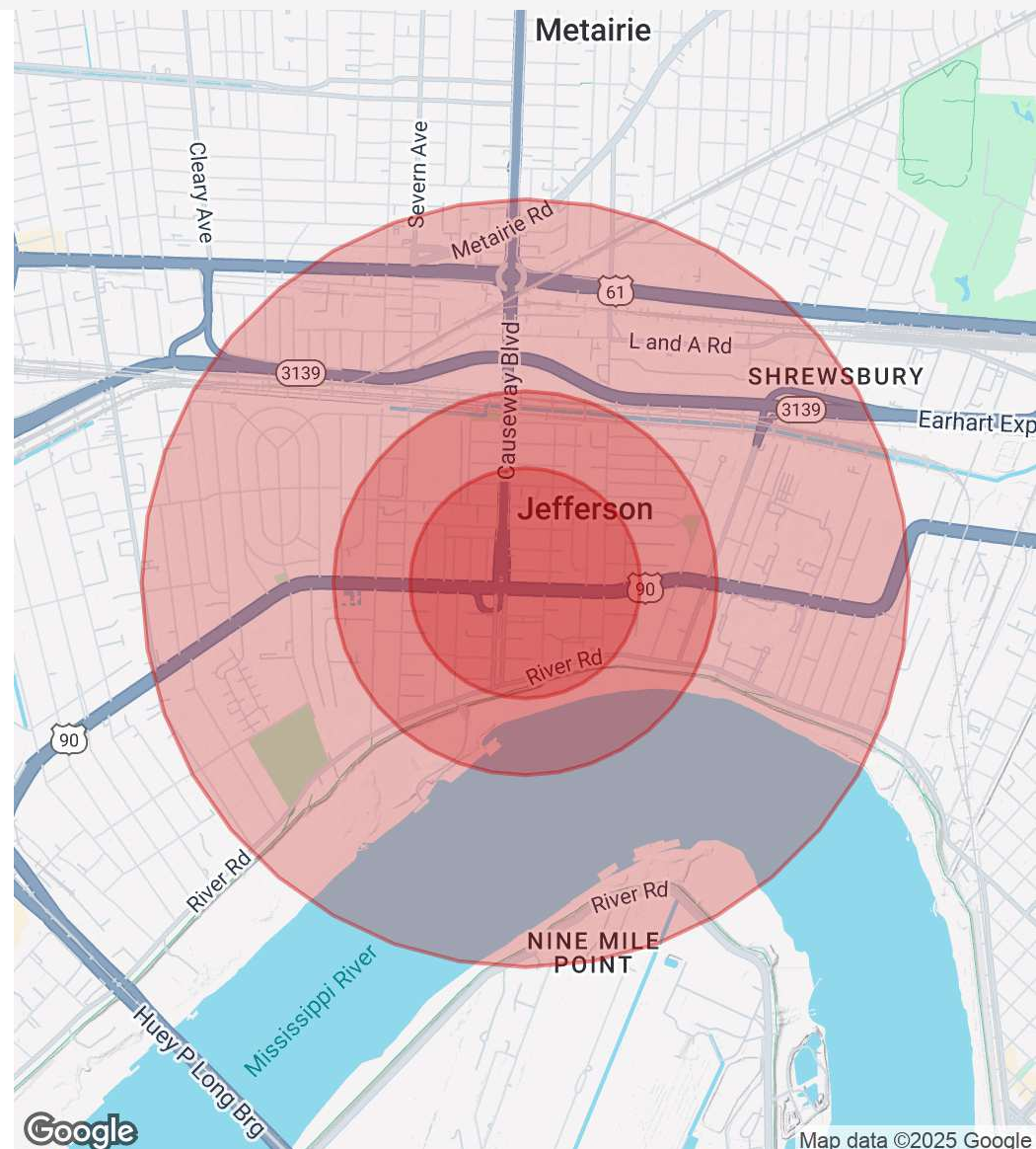
## DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,442	3,092	8,851
Average Age	48	47	45
Average Age (Male)	47	46	44
Average Age (Female)	49	49	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	714	1,521	4,409
# Of Persons Per HH	2	2	2
Average HH Income	\$63,601	\$71,648	\$73,500
Average House Value	\$240,538	\$253,459	\$277,657

*Demographics data derived from AlphaMap*



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