



Each office independently owned and operated

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002

FOR SALE

RETAIL PROPERTY

HARD-CORNER FOR SALE - ALGIERS, LA

1531 NEWTON ST | NEW ORLEANS, LA 70114



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

FOR SALE

RETAIL PROPERTY

PROPERTY SUMMARY

1531 NEWTON ST, NEW ORLEANS, LA

1531 NEWTON ST | NEW ORLEANS, LA 70114



PROPERTY DESCRIPTION

'Hard-corner' located at the intersection of Newton St. and L B Landry Ave. Property is currently vacant, with a 2,209 SF former service station. Ideal location for QSR or a service station.

Zoning is HU-MU with a future land use of MUL. Chain-link fence surrounds the perimeter of the property, with gate access on both L B Landry and Newton.

Phase I environmental survey is available upon request. Please contact agent for more information on this property.

OFFERING SUMMARY

Asking Price:	\$480,000
Lot Size:	0.466 ac / 20,021 SF
Asking Price Per SF (Land):	\$23.97/SF
Building Size:	2,209 SF
Zoning:	Historic Mixed-Use
Signalized Intersection?:	Yes
Deed Restrictions:	Yes



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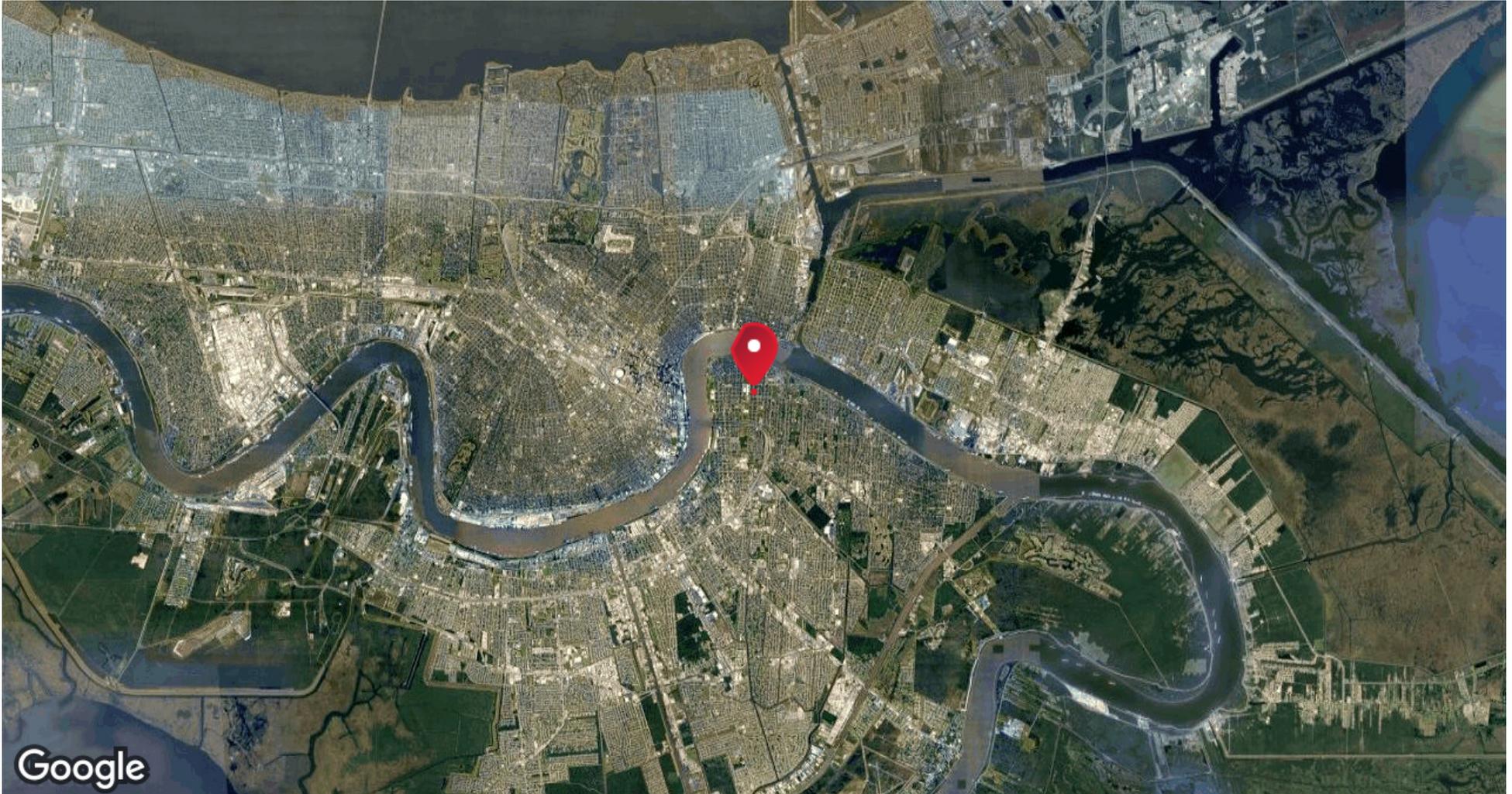
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LOCATION MAP

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ADDITIONAL PHOTOS

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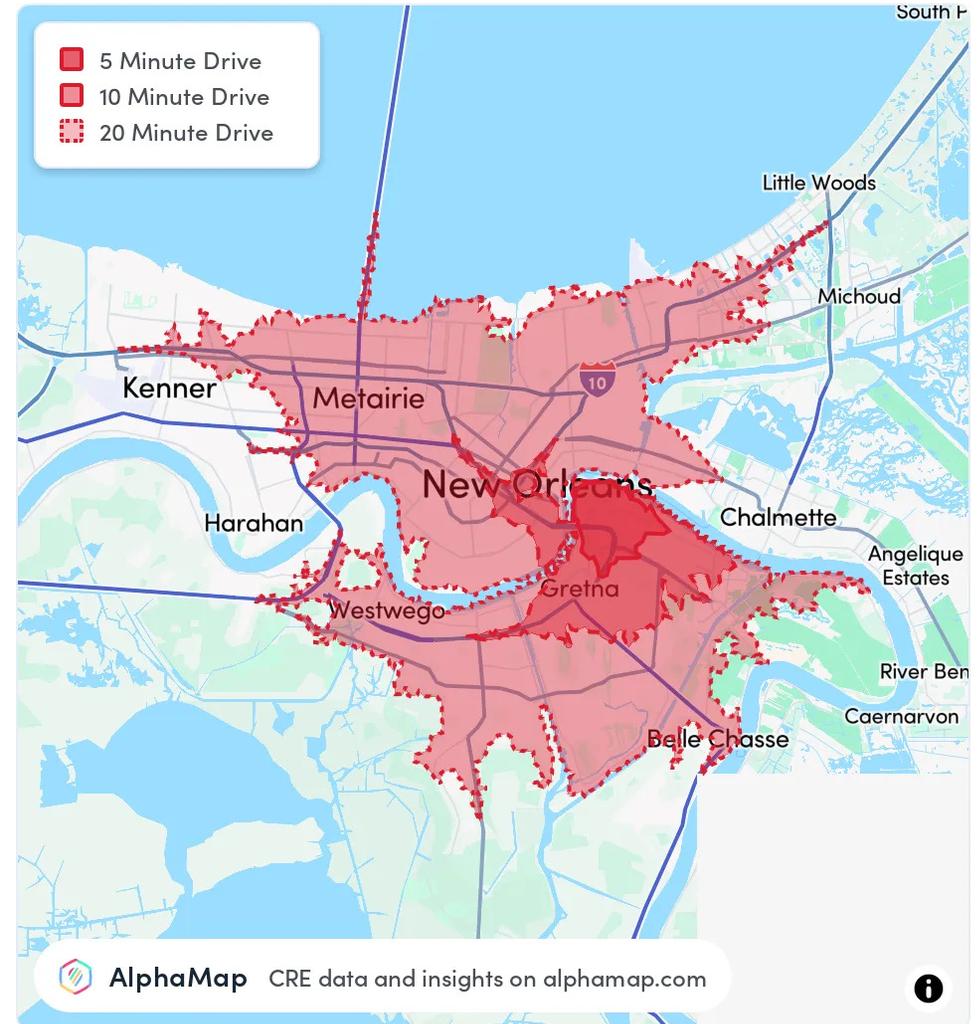
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POPULATION	5 MINUTES	10 MINUTES	20 MINUTES
Total Population	15,496	84,664	573,805
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	40	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	20 MINUTES
Total Households	6,537	36,805	245,730
Persons per HH	2.4	2.3	2.3
Average HH Income	\$59,627	\$68,465	\$83,229
Average House Value	\$261,704	\$314,782	\$358,252
Per Capita Income	\$24,844	\$29,767	\$36,186

Map and demographics data derived from AlphaMap



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