



**SALE**

# Mid-City, Bakery Anchored, Building

**2438 BELL ST**

New Orleans, LA 70119

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,159,999
<b>BUILDING SIZE:</b>	2,063 SF
<b>LOT SIZE:</b>	2,635 SF
<b>ZONING:</b>	HU-MU

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## PROPERTY DESCRIPTION

SVN | Urban Properties is proud to introduce a prime acquisition opportunity in the Mid-City neighborhood of New Orleans. This recently redeveloped gem is ideally situated for a variety of investors.

Currently home to Leo's Bread, a fan favorite of Nola bakeries, 2438 Bell offers immediate income with the opportunity for purchaser to establish, or expand, their business in the available space as owner-occupant.

## LOCATION DESCRIPTION

2438 Bell Street is located just off of N Broad & Esplanade in the the Mid-City neighborhood of New Orleans. Not far from City Park & the Fair Grounds, as well as the French Quarter & Downtown, Mid-City is home to a mix of restaurants & bars, retail, and office.

Notable nearby locations include Leo's Bread (co-tenant), Pagoda Cafe, Bayou St. John, City Park, Fair Grounds Race Course & Slots, and plenty more!

## ADDITIONAL PHOTOS



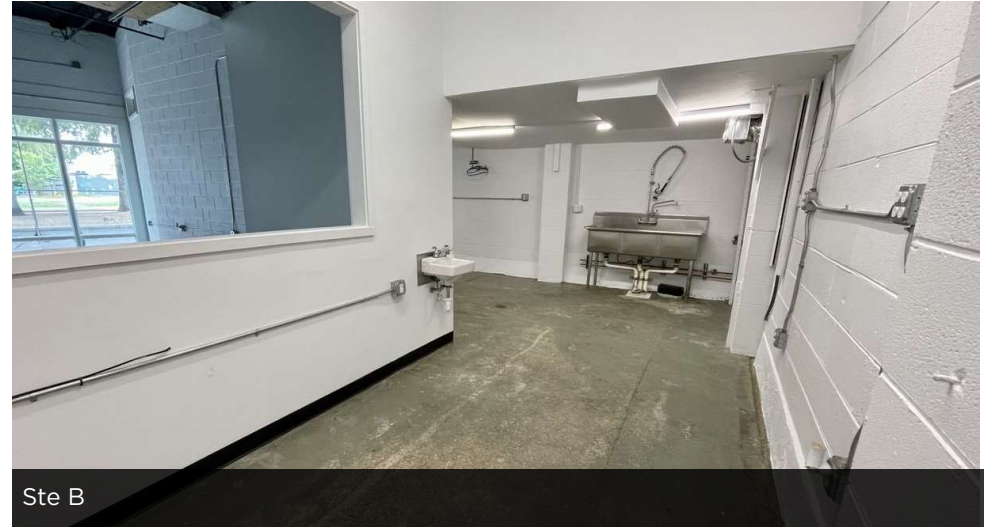
Leo's Bread



Leo's Patio



Ste B



Ste B

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**MID-CITY, BAKERY ANCHORED, BUILDING AVAILABLE** | 2438 Bell St New Orleans, LA 70119

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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

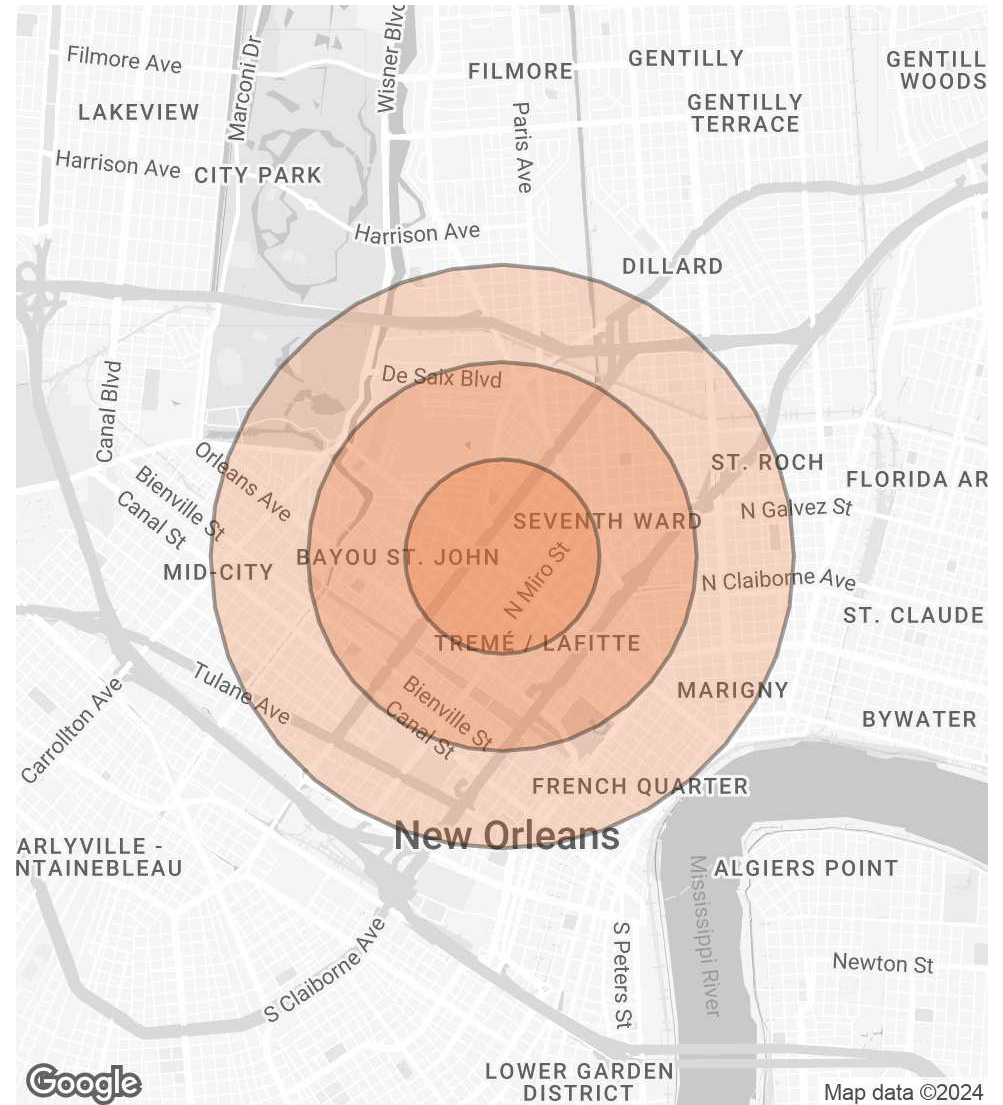
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	7,473	25,951	49,987
<b>AVERAGE AGE</b>	42	41	42
<b>AVERAGE AGE (MALE)</b>	41	41	41
<b>AVERAGE AGE (FEMALE)</b>	43	42	42

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,940	13,248	25,348
<b># OF PERSONS PER HH</b>	1.9	2	2
<b>AVERAGE HH INCOME</b>	\$73,501	\$65,280	\$67,175
<b>AVERAGE HOUSE VALUE</b>	\$484,428	\$444,834	\$449,606

Demographics data derived from AlphaMap



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## MEET THE TEAM



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