

FOR LEASE / FOR SALE



3801

**BIENVILLE ST
NEW ORLEANS, LA 70119**



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



Building Size (SF)	65,345 SF
Site Area (AC)	3.327"
Parking	123 surface spaces (1.99 per 1,000 SF)
Foundation	Concrete slab
Framing	Concrete
Exterior Walls	Brick
Roof Type	Flat, membrane
HVAC	Roof central mounted
Elevators	2
Fire Protection	Sprinklered
Back-Up Generator	750 kW / 3,350 gallon tank

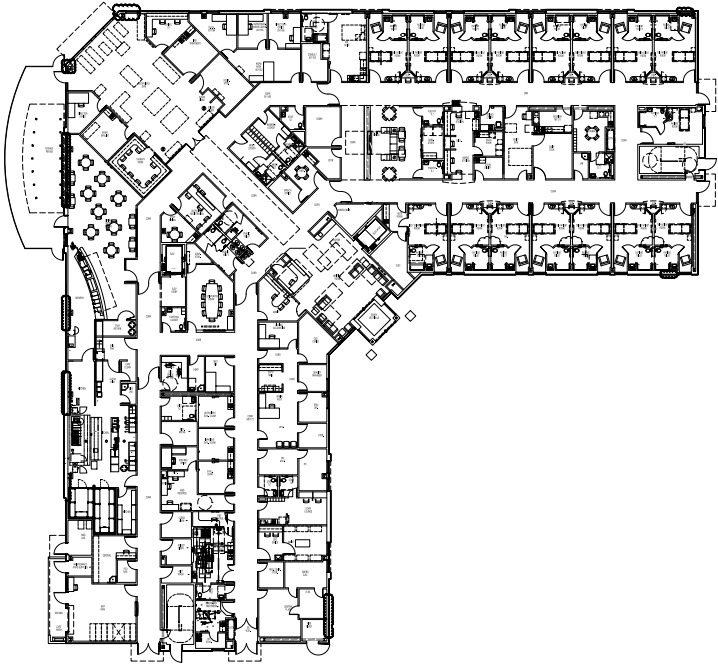
ABOUT THE **PROPERTY**







FLOOR PLANS



1ST FLOOR



2ND FLOOR





American Can Apartments
2001 Construction / 268 Units
92.2% Occupied

Lumina Apartments
2020 Construction / 240 Units
92.1% Occupied

St Margaret's at
Mercy Senior Living
2013 Construction / 112 Beds



ABOUT THE LOCATION



DEMOGRAPHICS

5-Mile Radius Population (2023)

Total population	353,399
2023-2028 Population Growth	-0.21%
Households	157,003
Total Housing Units	191,929
Median age	40.7
Average household income	\$82,278

5-Mile Radius Industry Summary (2023)

Total businesses	28,861
Total employees	256,996
Population ratio	9
Retail trade business sum	18.7%
Services business sum	38.7%
Finance, insurance, real estate sum	10.3%

Traffic Counts (2023)

N Carrollton Ave & Toulouse St NE	40,111
N Carrollton Ave & N Carrollton Ave NE	21,798
Canal Street & S Pierce St NW	18,937
N Carrollton Ave & Iberville St NE	40,111



Medical Bed Counts

5 mile radius

# of staffed beds	8,581
# of licensed beds	2,736
Total acute beds	7,995



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