



# ±2.14-ACRE GRAVELED LOT FRONTING CHEF MENTEUR HWY

7708 CHEF MENTEUR HWY NEW ORLEANS, LA 70126



**OFFERED: FOR SALE & LEASE**

**SALE PRICE: \$350,000 LEASE RATE: \$3,000/MO**

**±2.14 ACRES**

- Currently utilized by the New Orleans Safe Driving School for CDL training
- Frontage on highly visible Chef Menteur Hwy – ±14,585 Daily Traffic
- ±3 minutes from I-10
- Zoned BIP - Business-Industrial Park District

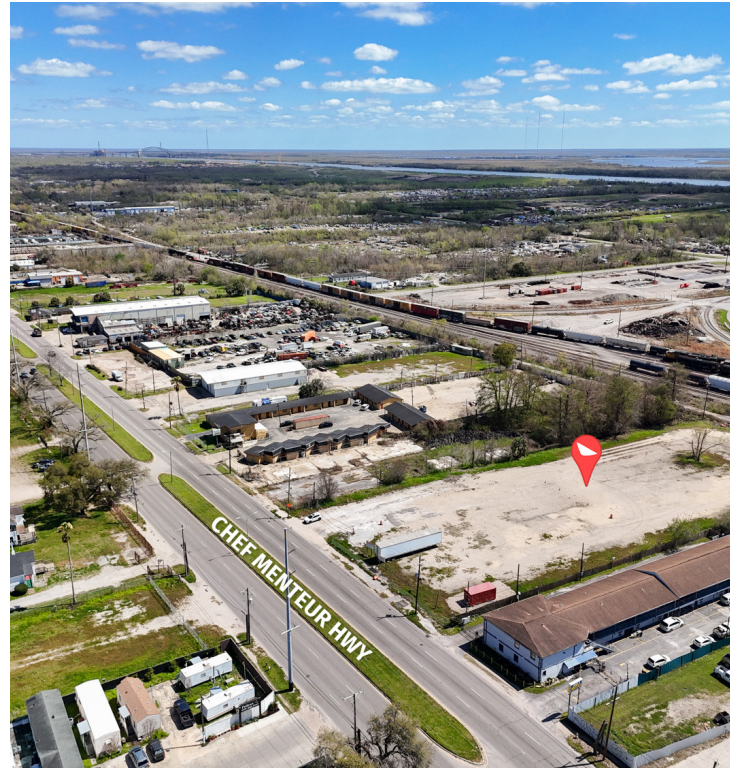
**CONTACT:**

**ADRIEN FOLEY**   **BRADY BECKER**  
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800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now for sale and lease, 7708 Chef Menteur Hwy is a ±2.14-acre graveled lot with direct frontage on Chef Menteur Hwy.
- The property is currently utilized by New Orleans Safe Driving School for CDL training. The school will vacate by the occupancy date negotiated in lease terms.
- Located just ±3 minutes from I-10, the site provides convenient access to major transportation routes.
- Zoned BIP for Business-Industrial Park District.

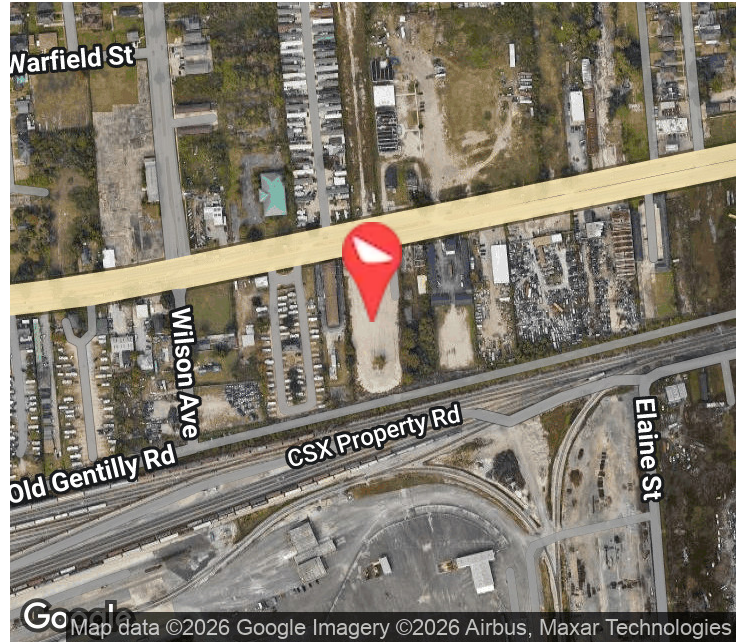
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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	7708 Chef Menteur Hwy
City, State, Zip	New Orleans, LA 70126
County	Orleans Parish
Market	LA - New Orleans-Metairie MSA
Side Of The Street	South
Road Type	Paved
Nearest Highway	Chef Menteur Hwy (US 90)
Nearest Airport	Louis Armstrong (MSY)

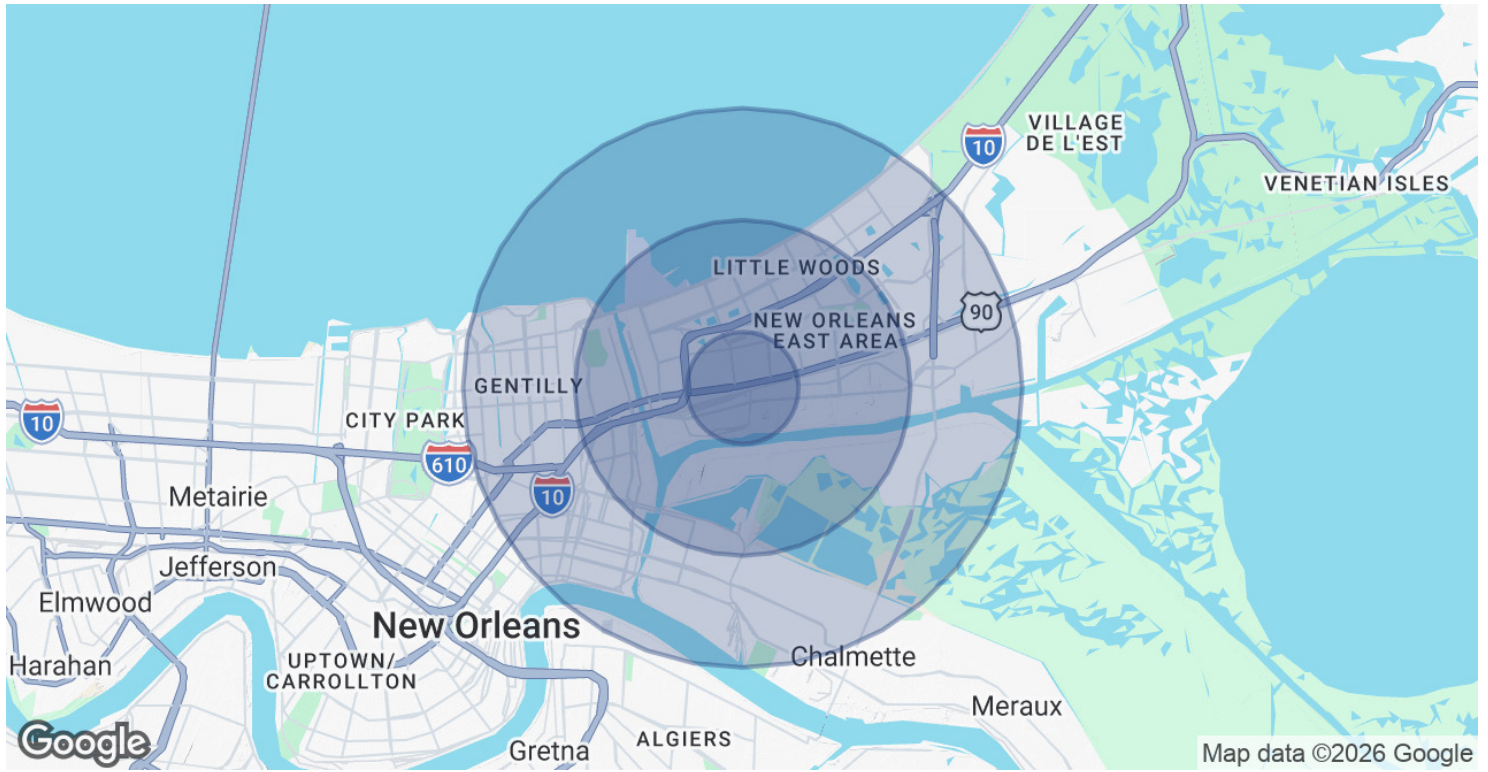
## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Property Name	±2.14-Acre Graveled Lot Fronting Chef Menteur Hwy
Zoning	BIP - Business-Industrial Park District
Lot Size	±2.14 Acres
APN #	39W920130, 39W920131, 39W920132, 39W920116
Lot Frontage	±191 ft
Lot Depth	±485 ft

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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,332	58,484	164,211
Average Age	38	38	39
Average Age (Male)	36	36	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,982	21,881	67,008
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$48,726	\$53,351	\$60,788
Average House Value	\$195,283	\$222,696	\$271,130

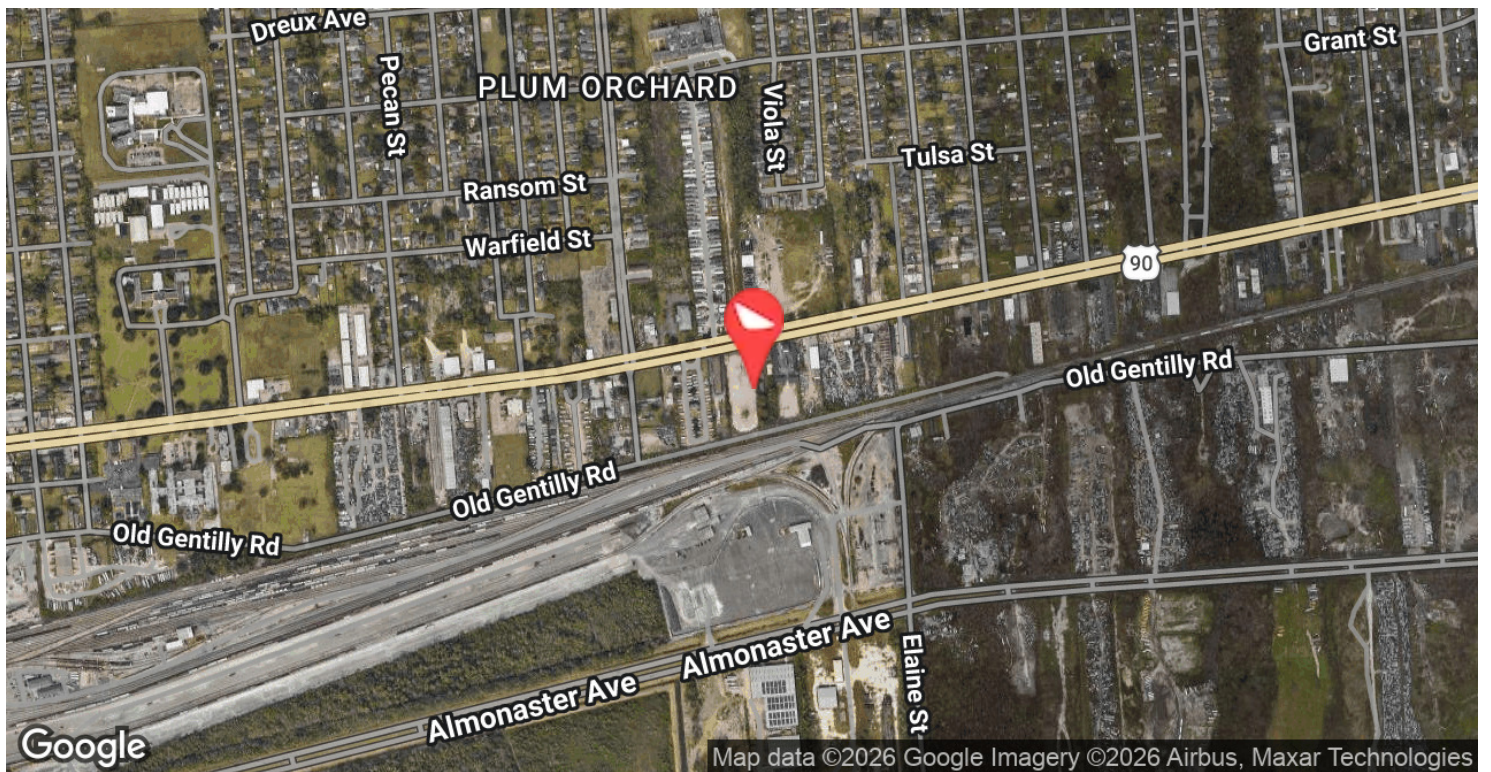
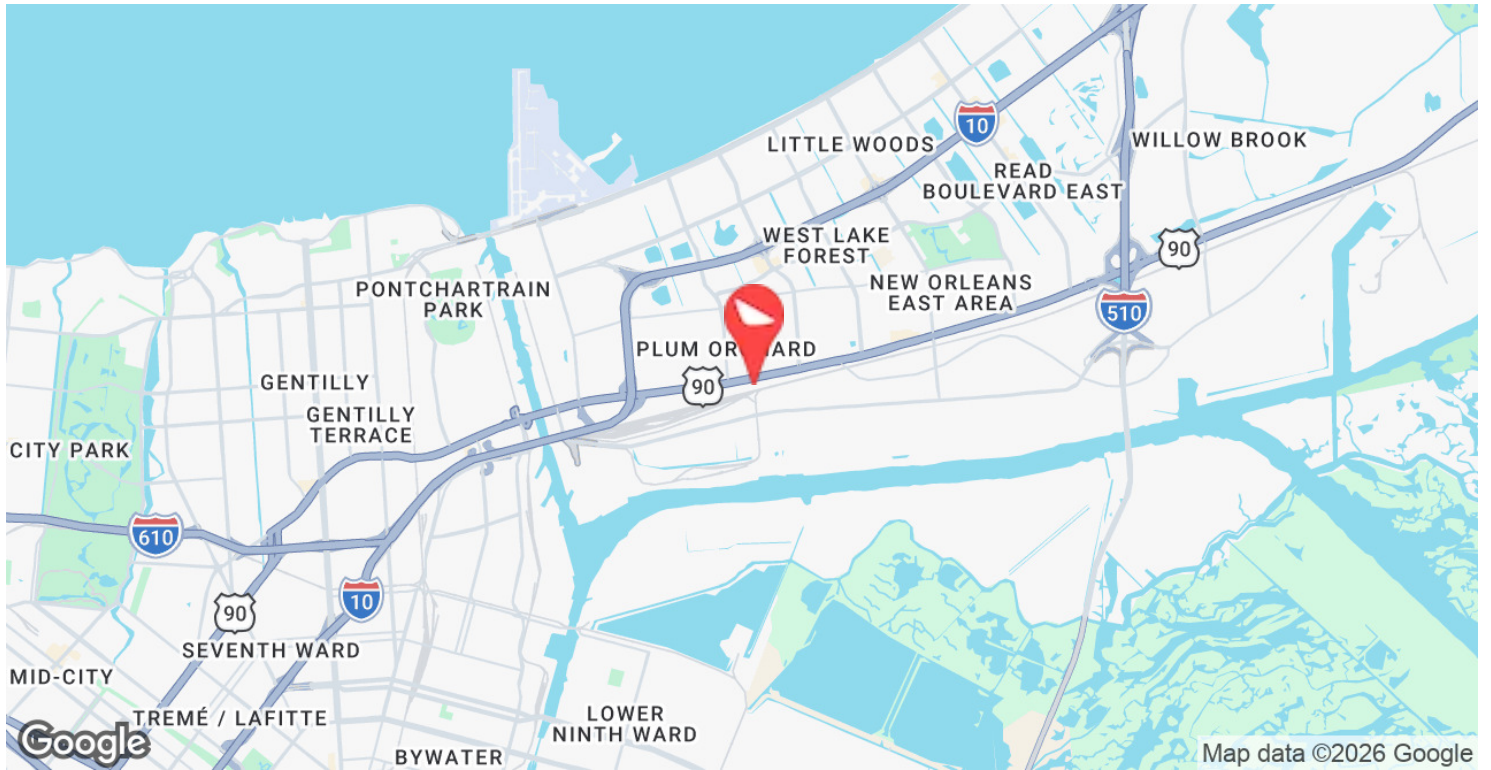
2020 American Community Survey (ACS)

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# LOCATION MAPS



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