

FOR SALE

PROPERTY OVERVIEW

7370 Chef Menteur Highway is an excellent location for a medical office, a government user, a house of worship, or a service-oriented business. This well-maintained, elevator-served, two-story office building has a well-designed floor plan consisting of a waiting room with offices on the 1st floor and a spacious assembly room on the 2nd floor.

Built in 1969 and occupied since by the International Union of Operating Engineers - Local 406, the property offers ample parking with nearly 36,000 SF of paved parking surface and +/- 1.5 acres of yard that can be utilized for staging, storage, or recreational use. The location has fast, convenient access to Interstate 10.

PRICE

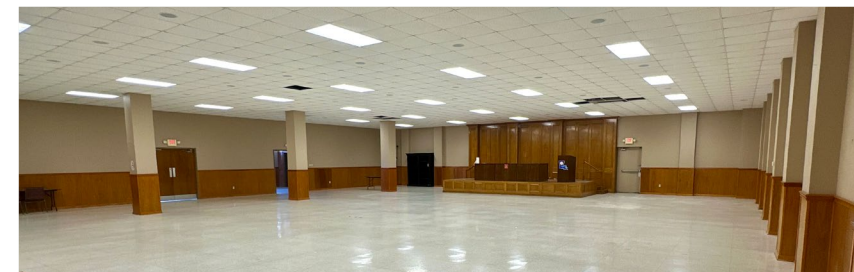
- \$975,000

BUILDING INFO

- **Total Building** +/- 15,000 SF
- **First Floor:** Large waiting room, conference room, and kitchen/breakroom
- **Second Floor:** Spacious assembly room with kitchen
- **Year Constructed** 1969
- **Year Renovation** 2006

LAND INFO

- **Total Lot Size** 2.8 Acres
- **Paved Parking Area** +/- 36,000 SF
- **Rear Yard** +/- 1.5 Acres
- **Zoning** C-1



SUMMARY

AERIAL

SURVEY

PHOTOS

DEMOGRAPHICS



SUMMARY

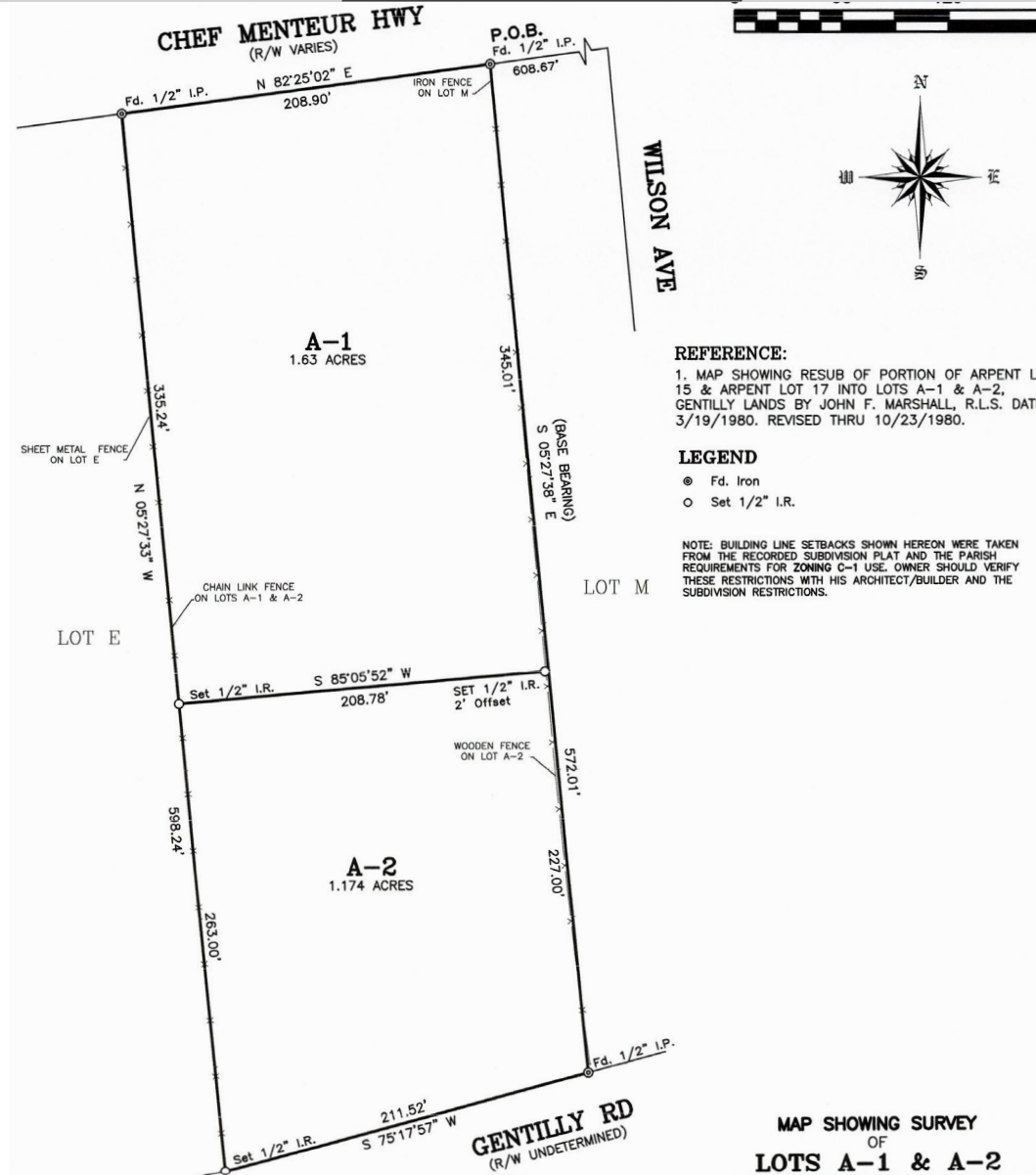
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Click image for larger view



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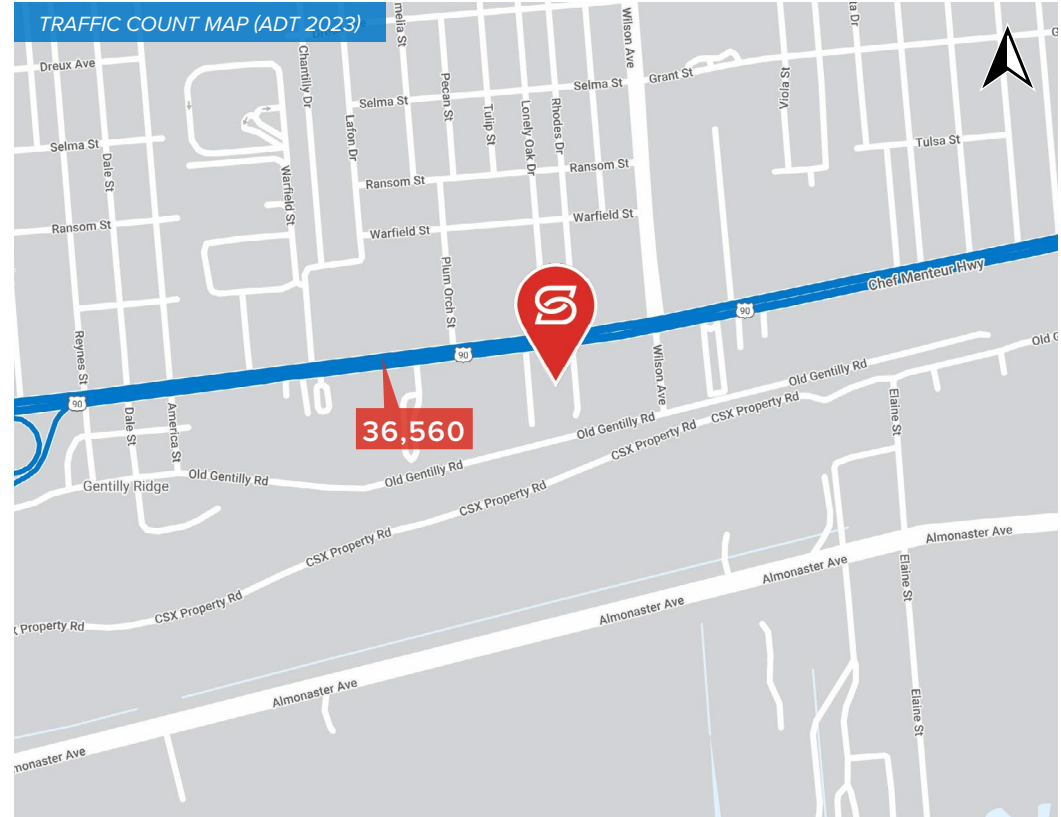
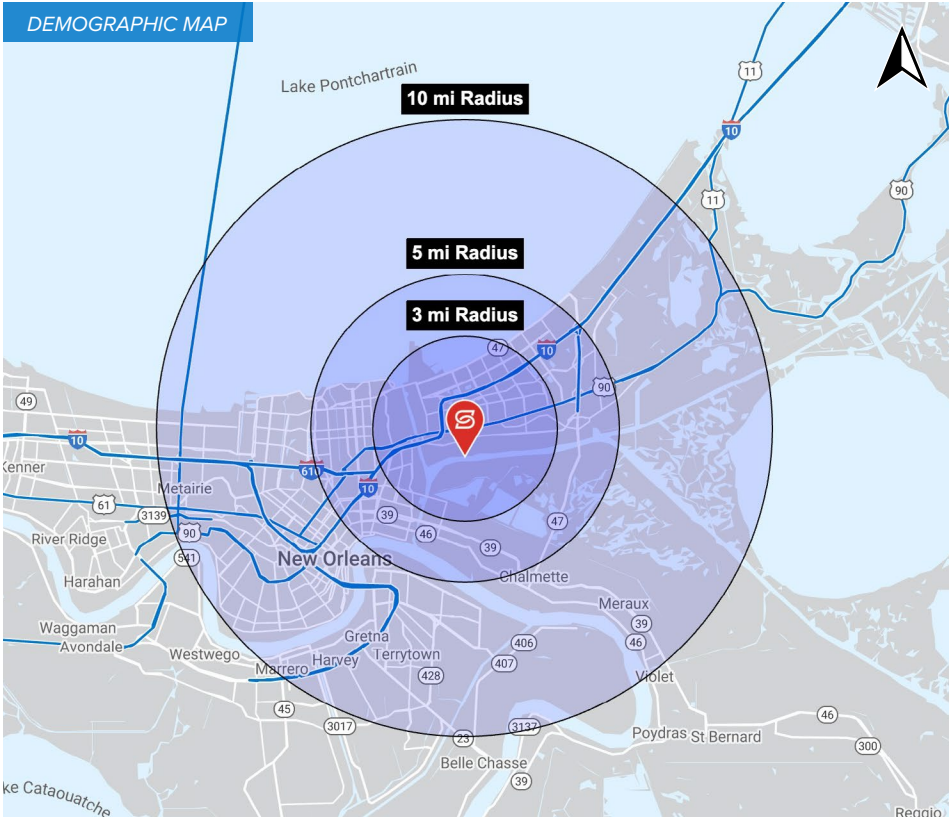
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2024 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



57,495

164,379

529,464



3 MILE

5 MILE

10 MILE

\$61,231

\$65,937

\$88,774



3 MILE

5 MILE

10 MILE

22,477

70,235

233,648