



# OFFICE/WAREHOUSE IN MIDCITY NEW ORLEANS

316 S Bernadotte St, New Orleans, LA 70119

MATT EATON, CCIM • PARTNER

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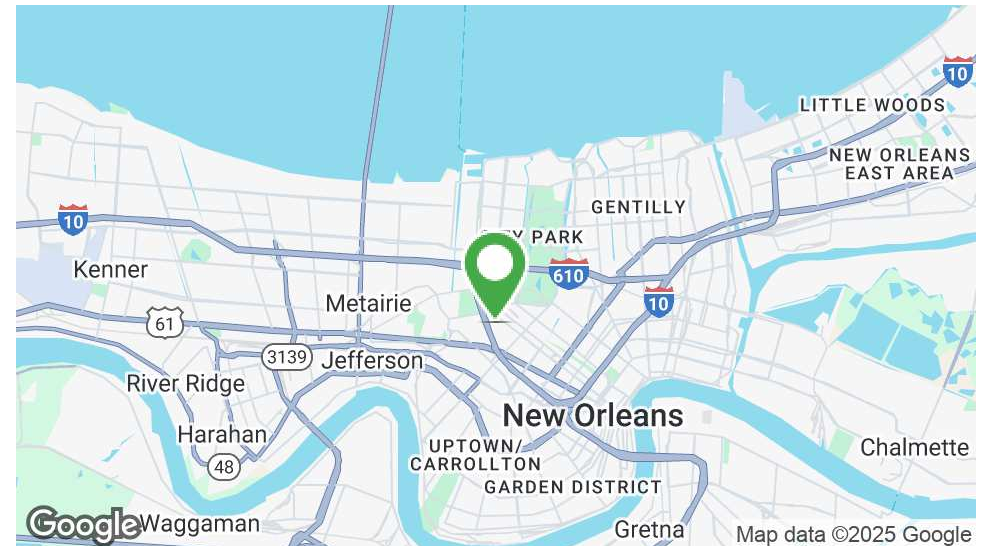
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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## PROPERTY DESCRIPTION

316 South Bernadotte Street offers a versatile 8,680 square foot office/warehouse situated on an 11,983 square foot lot in a prime location. The property includes 1,239 square feet of finished office space, thoughtfully configured with a reception area, a private office, a bullpen, a kitchenette, a half bath, and multiple storage rooms/closets.

The warehouse space features two overhead doors for easy access and functionality, along with two convenient half baths.

Strategically located near I-10, City Park Avenue, and Canal Street, this property provides excellent accessibility across the city.

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/YR (NNN)
Sale Price:	\$925,000
Available SF:	8,680 SF
Lot Size:	.27 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	72,959	162,731	317,664
Total Population	162,396	353,561	751,829
Average HH Income	\$94,433	\$95,299	\$85,482

## INDUSTRIAL PROPERTY FOR LEASE

### PROPERTY SUMMARY







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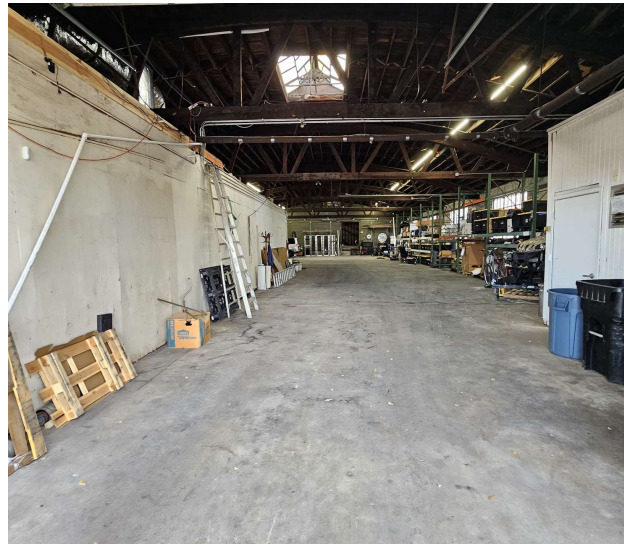
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INDUSTRIAL PROPERTY FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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INDUSTRIAL PROPERTY FOR LEASE

FLOOR PLAN







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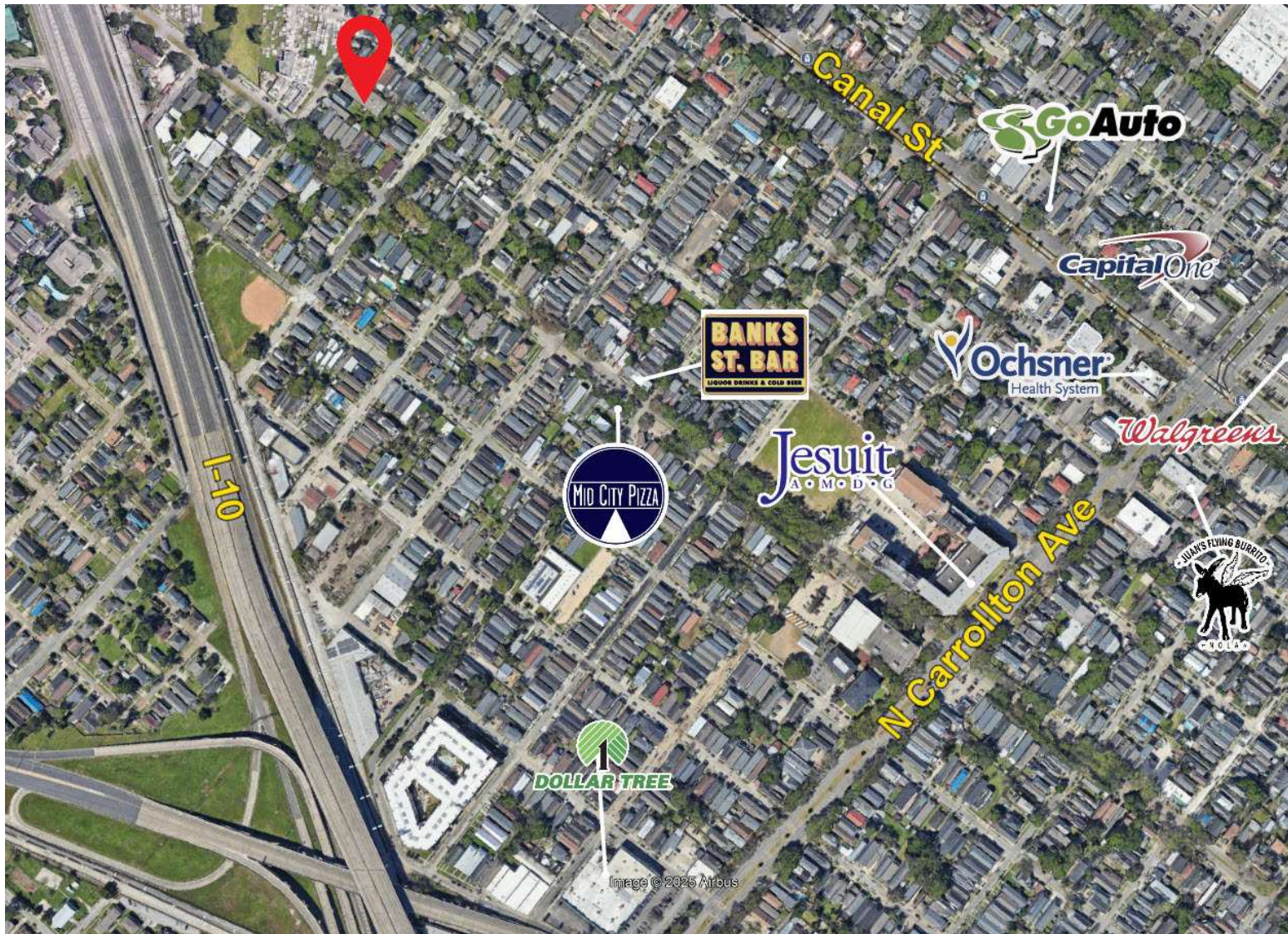
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AERIAL



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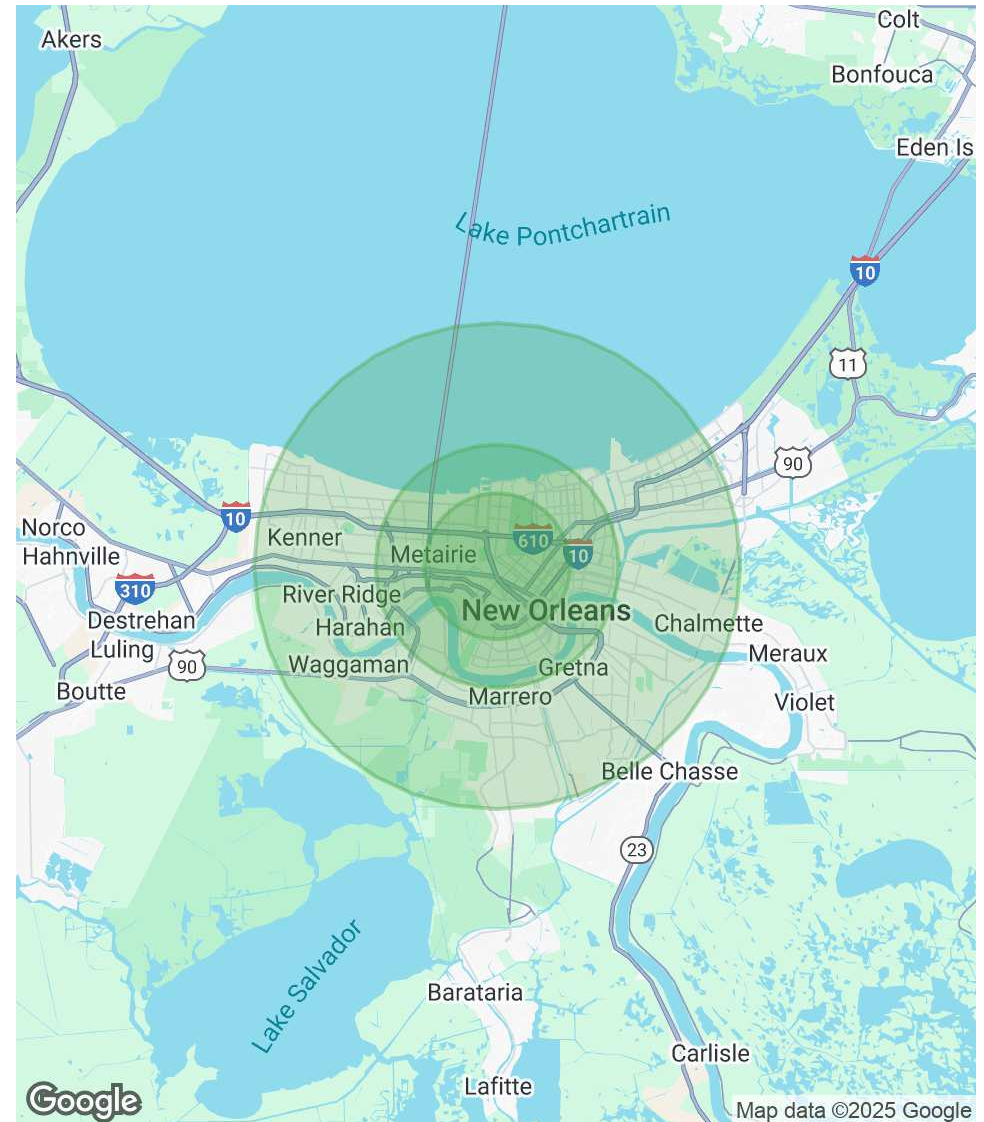
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	162,396	353,561	751,829
Average Age	40	41	40
Average Age (Male)	39	40	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	72,959	162,731	317,664
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$94,433	\$95,299	\$85,482
Average House Value	\$498,639	\$464,054	\$350,075

Demographics data derived from AlphaMap



INDUSTRIAL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT

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