

SALE

Prime Mid City Building For Sale

**330-336 NORTH NORMAN C FRANCIS
PARKWAY**

New Orleans, LA 70119



PRESENTED BY:

RHETT HYMEL

C: 225.773.3990
rhett.hymel@svn.com

SAM HURLEY

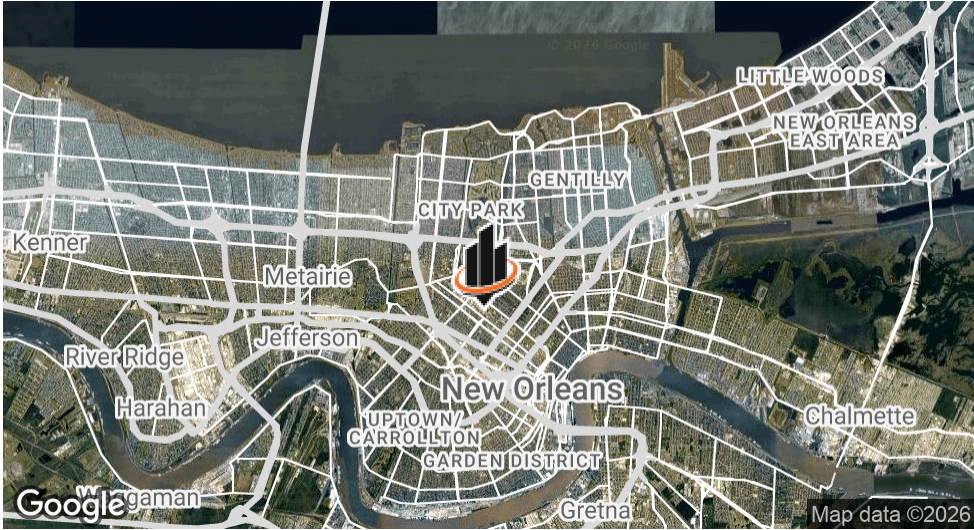
C: 504.408.2285
sam.hurley@svn.com

HAYDEN DAVIS

C: 502.379.5066
hayden.davis@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

The property is situated at the corner of N Norman C Francis Pkwy & Conti Street, in the vibrant Mid-City neighborhood of New Orleans. It’s conveniently located near City Park, the Fair Grounds, and just a short distance from the French Quarter and the CBD. Mid-City offers a dynamic mix of dining, bars, retail, and office.

OFFERING SUMMARY

| | |
|----------------------|--------------|
| SALE PRICE: | \$2,200,000 |
| LOT SIZE: | ±0.324 Acres |
| GBA (PER APPRAISAL): | ±11,306 SF |
| ZONING: | HU-MU |
| CAP RATE: | 9.0% |

| | | |
|---------------------|--------------------|----------------------|
| RHETT HYMEL | SAM HURLEY | HAYDEN DAVIS |
| C: 225.773.3990 | C: 504.408.2285 | C: 502.379.5066 |
| rhett.hymel@svn.com | sam.hurley@svn.com | hayden.davis@svn.com |

PROPERTY DESCRIPTION

330-336 N Norman C Francis spans ±0.324 acres and features two connected (T-Shaped) buildings with off-street parking along both N Norman C. Francis Parkway and Conti Street.

330-332 N Norman C. Francis is a single-story structure totaling approximately 3,000 SF. 332 is currently occupied by a property management firm and 330 has recently been leased to a non-profit organization.

334-336 N Norman C. Francis is a two-story structure currently occupied by a diverse tenant mix, including an engineering consulting firm, a mental health provider, and the owner’s office (available for lease - see lease listing for details).

Offered at an approx. 9%-cap, the asset provides immediate in-place income, and additional potential for an owner-user to occupy space within the building. Contact advisor(s) for detailed financial information.

Advance notice is required for tours - Please do not disturb tenants.

ADDITIONAL PHOTOS



RHETT HYMEL
C: 225.773.3990
rhett.hymel@svn.com

SAM HURLEY
C: 504.408.2285
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C: 502.379.5066
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RETAILER MAP



RHETT HYMEL

C: 225.773.3990

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SVN | URBAN PROPERTIES 4

AREA ANALYTICS

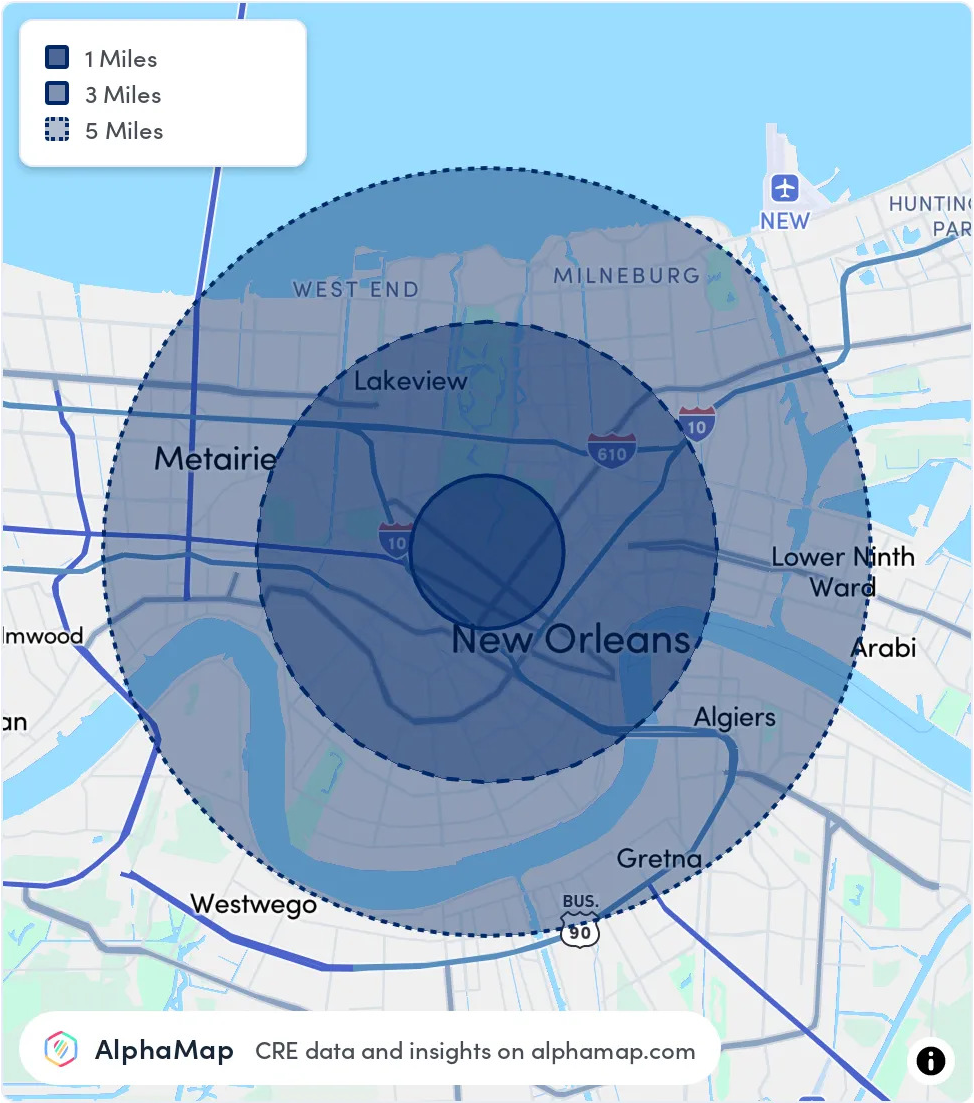
POPULATION1 MILE3 MILES5 MILES

| | | | |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 26,016 | 176,447 | 369,096 |
| AVERAGE AGE | 39 | 40 | 41 |
| AVERAGE AGE (MALE) | 39 | 39 | 40 |
| AVERAGE AGE (FEMALE) | 39 | 41 | 41 |

HOUSEHOLD & INCOME1 MILE3 MILES5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 12,056 | 82,606 | 167,905 |
| PERSONS PER HH | 2.2 | 2.1 | 2.2 |
| AVERAGE HH INCOME | \$76,677 | \$88,941 | \$91,636 |
| AVERAGE HOUSE VALUE | \$460,446 | \$494,720 | \$453,038 |
| PER CAPITA INCOME | \$34,853 | \$42,352 | \$41,652 |

Map and demographics data derived from AlphaMap



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SVN | URBAN PROPERTIES 5

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MEET THE TEAM



RHETT HYMEL

Senior Advisor

Direct: 504.264.6145 **Cell:** 225.773.3990
rhett.hymel@svn.com



SAM HURLEY

Advisor

Direct: 504.264.6145 **Cell:** 504.408.2285
sam.hurley@svn.com



HAYDEN DAVIS

Associate Advisor

Direct: 504.264.6145 **Cell:** 502.379.5066
hayden.davis@svn.com

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