



SALE

PRICE REDUCED - Gentilly Terrace Building

3871 GENTILLY BOULEVARD

New Orleans, LA 70122



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
GBA (PER APPRAISAL):	+/- 14,715 SF
ZONING:	HU-B1

PROPERTY OVERVIEW

3871 Gentilly Blvd is a two-story building located in the Gentilly Terrace neighborhood of New Orleans. The building is currently configured into four suites, three on the 1st Floor and one occupying the entire 2nd Floor. While currently occupied by cosmetology and beauty-related users, the building offers potential for owner-occupancy and/or future leasing opportunities (Suites 101, 102, & 201 are currently available for lease - see lease listing). Please contact Advisor for additional info.

The building was renovated in 2019. The property is zoned HU - B1.

Need advance notice to show.

LOCATION OVERVIEW

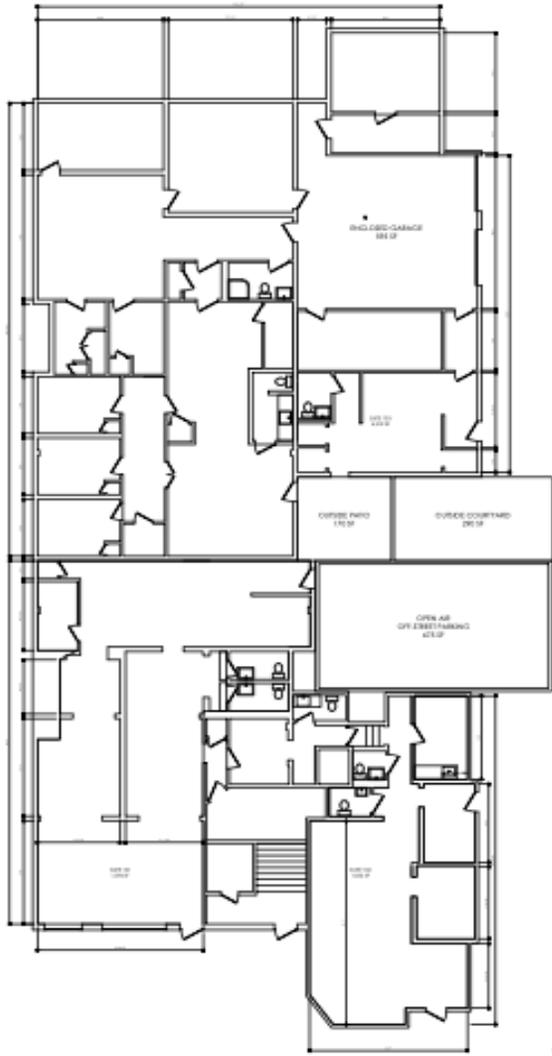
The property is located within the Gentilly Terrace neighborhood of New Orleans. The property provides excellent visibility along Gentilly Blvd., sandwich between the CBD (approx. four (4) miles) and Lake Pontchartrain (approx. two (2) miles).

Traffic counts exceed 20,000 VPD, with Gentilly Blvd being a strong link between residential neighborhoods and commercial nodes.

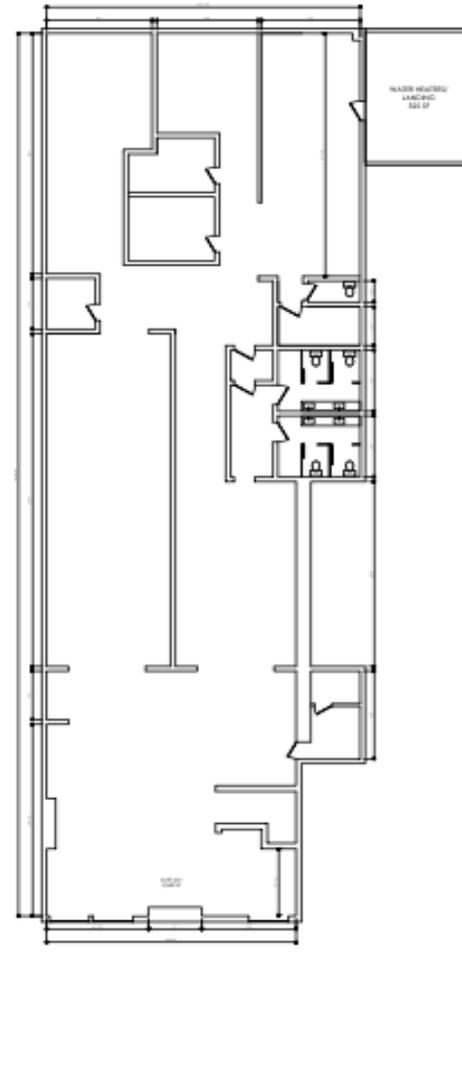
Notable nearby locations include Brother Martin High School, Dillard University, Walmart, Various QSRs and many more!

FLOOR PLAN

For Guidance Only

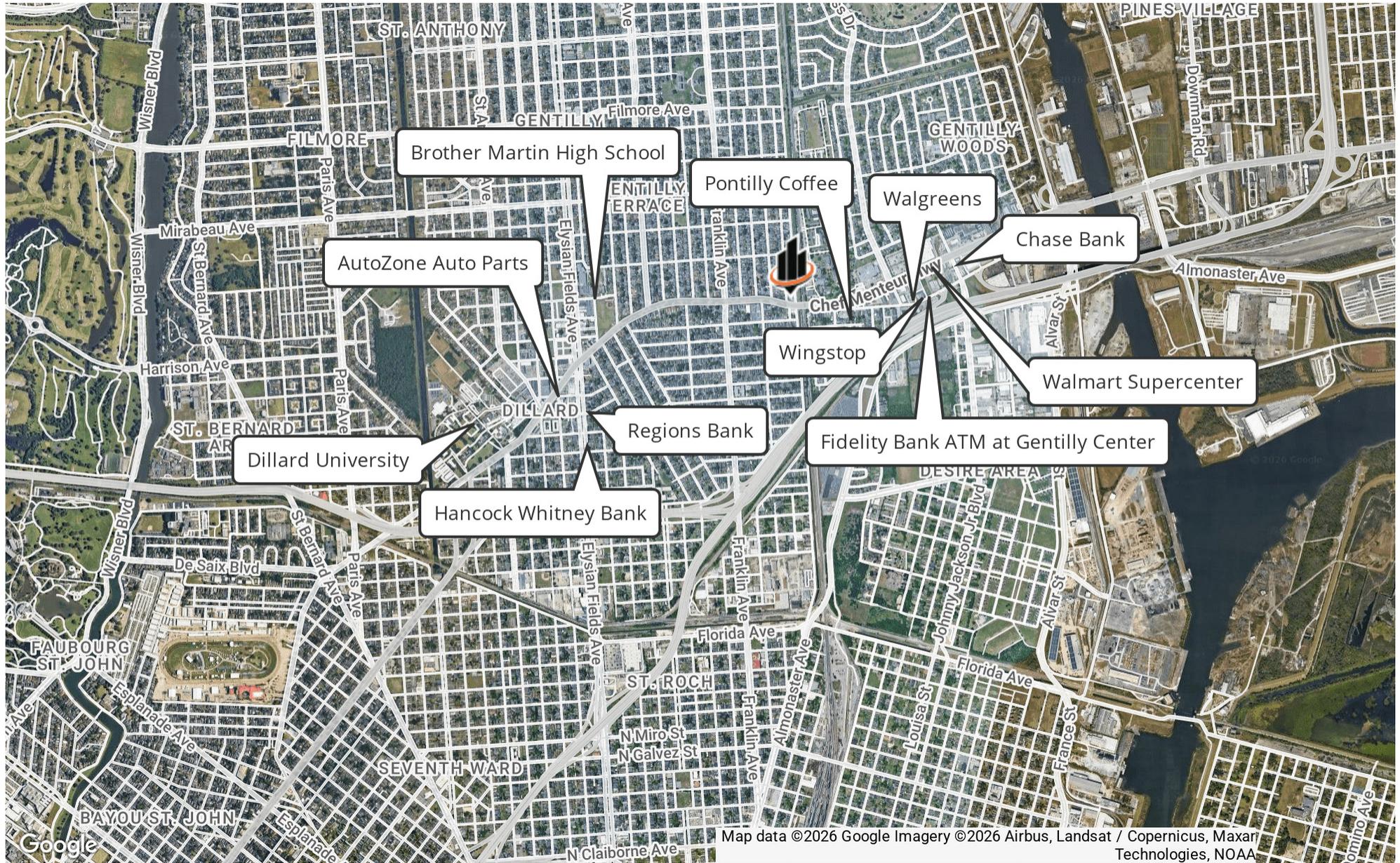


First Floor



Second Floor

RETAILER MAP



PRICE REDUCED - GENTILLY TERRACE BUILDING | 3871 Gentilly Boulevard New Orleans, LA 70122

SVN | URBAN PROPERTIES

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AREA ANALYTICS

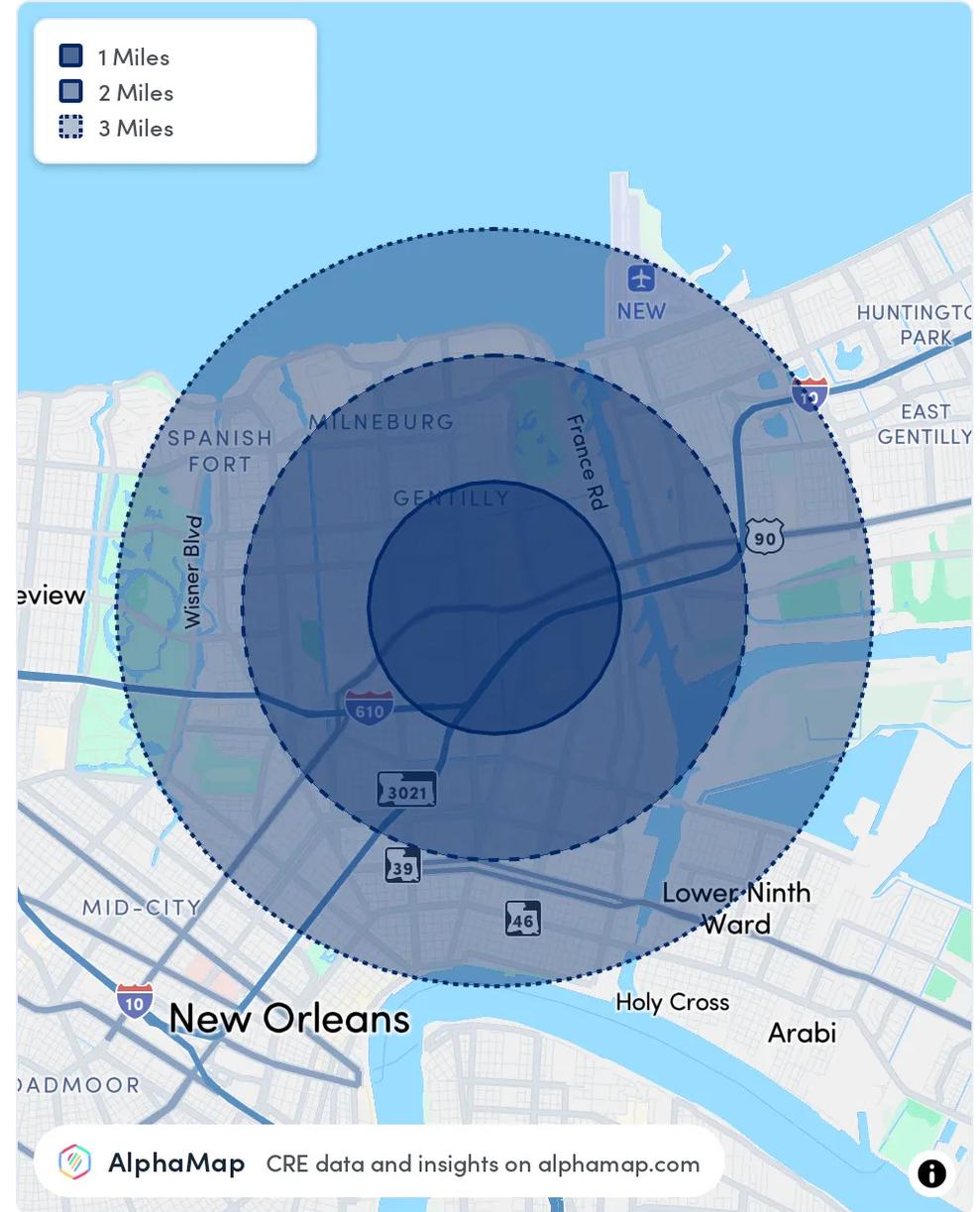
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,337	99,798	242,751
AVERAGE AGE	42	40	40
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	44	41	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,143	43,839	107,076
PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$65,651	\$64,409	\$75,170
AVERAGE HOUSE VALUE	\$259,134	\$325,199	\$375,557
PER CAPITA INCOME	\$28,543	\$28,003	\$32,682

Map and demographics data derived from AlphaMap



CONTACT INFO



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