

# For Sale

**3871 GENTILLY BOULEVARD**

New Orleans, LA 70122

**PRESENTED BY:**

**SAM HURLEY**

O: 504.264.6145 x9  
sam.hurley@svn.com

**EUGENE SCHMITT**

O: 504.264.6145 x4  
eugene.schmitt@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,200,000
<b>BUILDING AREA SF:</b>	+/- 14,940 SF
<b>ZONING:</b>	HU-B1

## PROPERTY OVERVIEW

3871 Gentilly Blvd is a fully leased, 2-story building in the Gentilly Terrace neighborhood of New Orleans. The building consists of 4 suites (3 on the 1st Floor, and the 4th being the entirety of the 2nd Floor). The New Beginnings Beauty School & salon tenants currently represents a portion of the first floor and the entirety of the second floor. The rear, first floor suite is occupied by TM Biotech. The building was renovated in 2019, prior to the current tenants taking possession.

Projected 2024 rental income is approximately \$180,000 net.

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

**SAM HURLEY**

O: 504.264.6145 x9  
sam.hurley@svn.com

**EUGENE SCHMITT**

O: 504.264.6145 x4  
eugene.schmitt@svn.com

**FULLY LEASED GENTILLY TERRACE BUILDING FOR SALE** | 3871 Gentilly Boulevard New Orleans, LA 70122

**SVN | URBAN PROPERTIES** 2

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.

**ADDITIONAL PHOTOS**

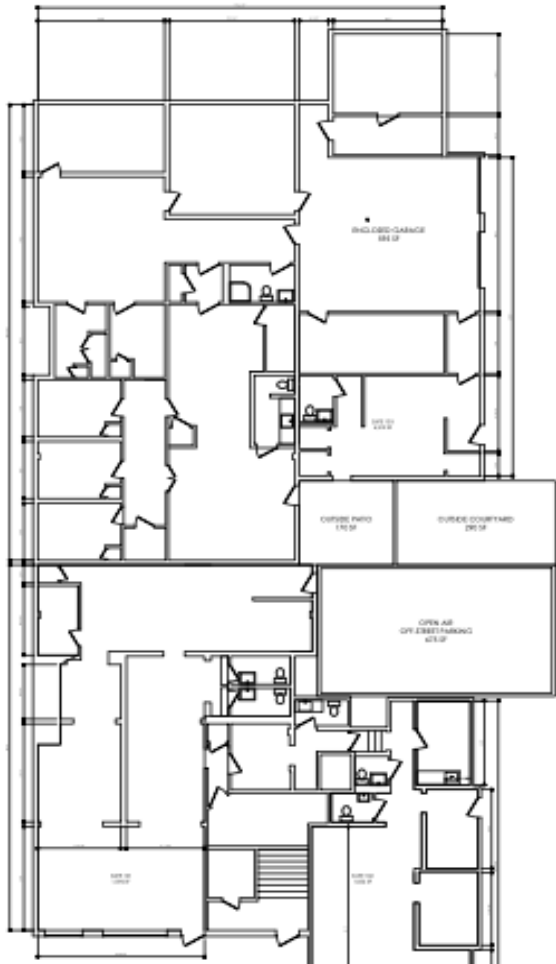


**SAM HURLEY**  
O: 504.264.6145 x9  
sam.hurley@svn.com

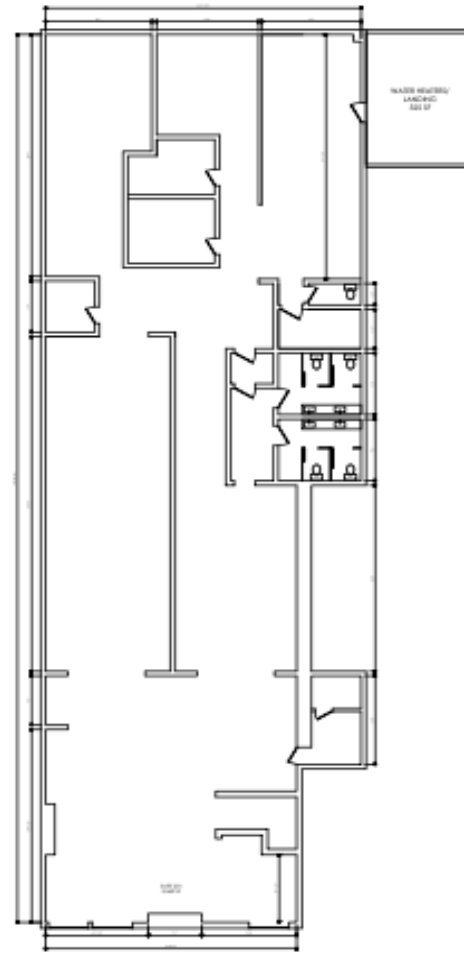
**EUGENE SCHMITT**  
O: 504.264.6145 x4  
eugene.schmitt@svn.com

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.

# FLOOR PLANS



First Floor



Second Floor

**SAM HURLEY**

O: 504.264.6145 x9

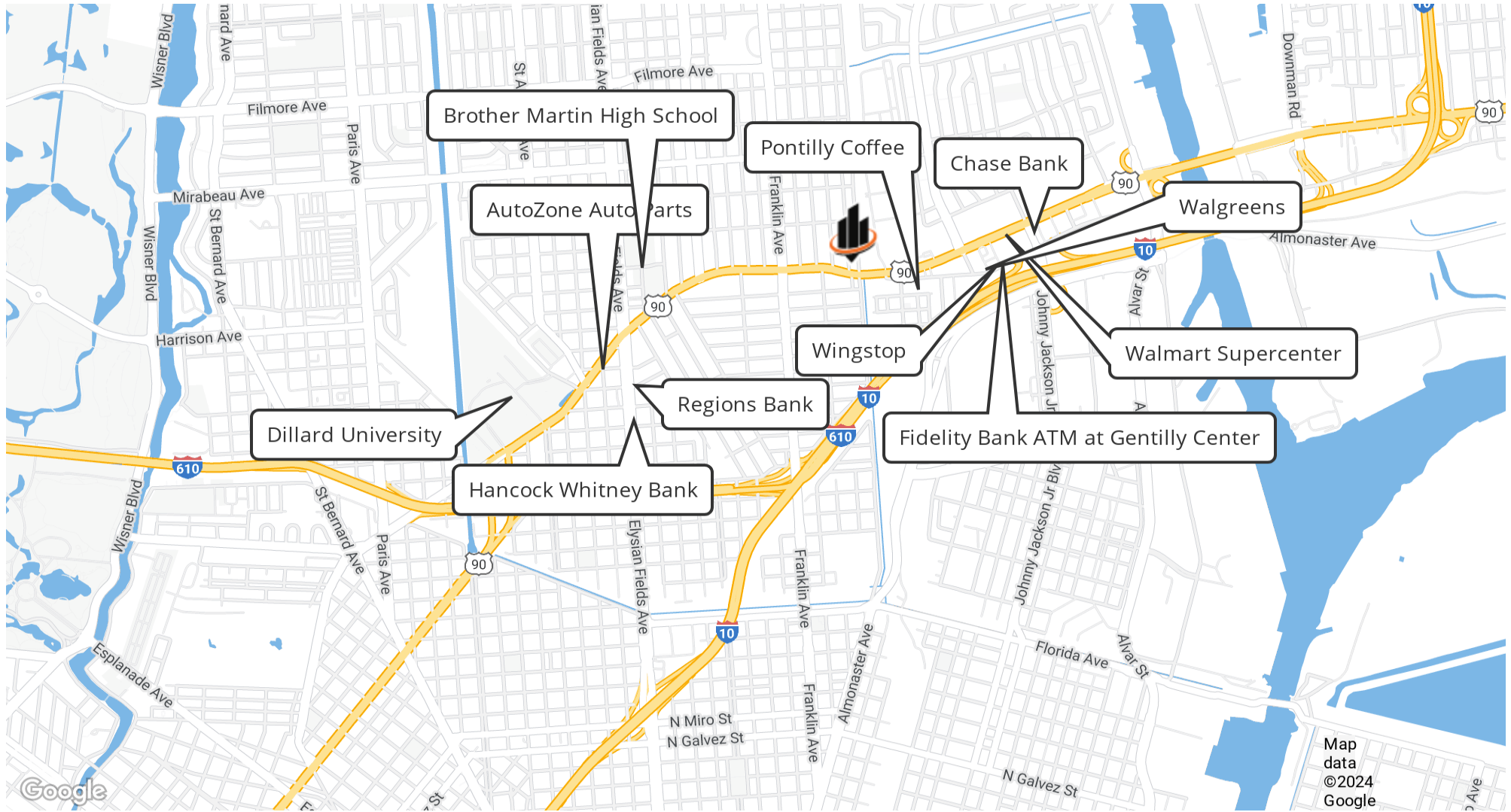
sam.hurley@svn.com

**EUGENE SCHMITT**

O: 504.264.6145 x4

eugene.schmitt@svn.com

# LOCATION MAP



**SAM HURLEY**  
O: 504.264.6145 x9  
sam.hurley@svn.com

**EUGENE SCHMITT**  
O: 504.264.6145 x4  
eugene.schmitt@svn.com

**FULLY LEASED GENTILLY TERRACE BUILDING FOR SALE** | 3871 Gentilly Boulevard New Orleans, LA 70122

**SVN | URBAN PROPERTIES** 5

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 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.

# DEMOGRAPHICS MAP & REPORT

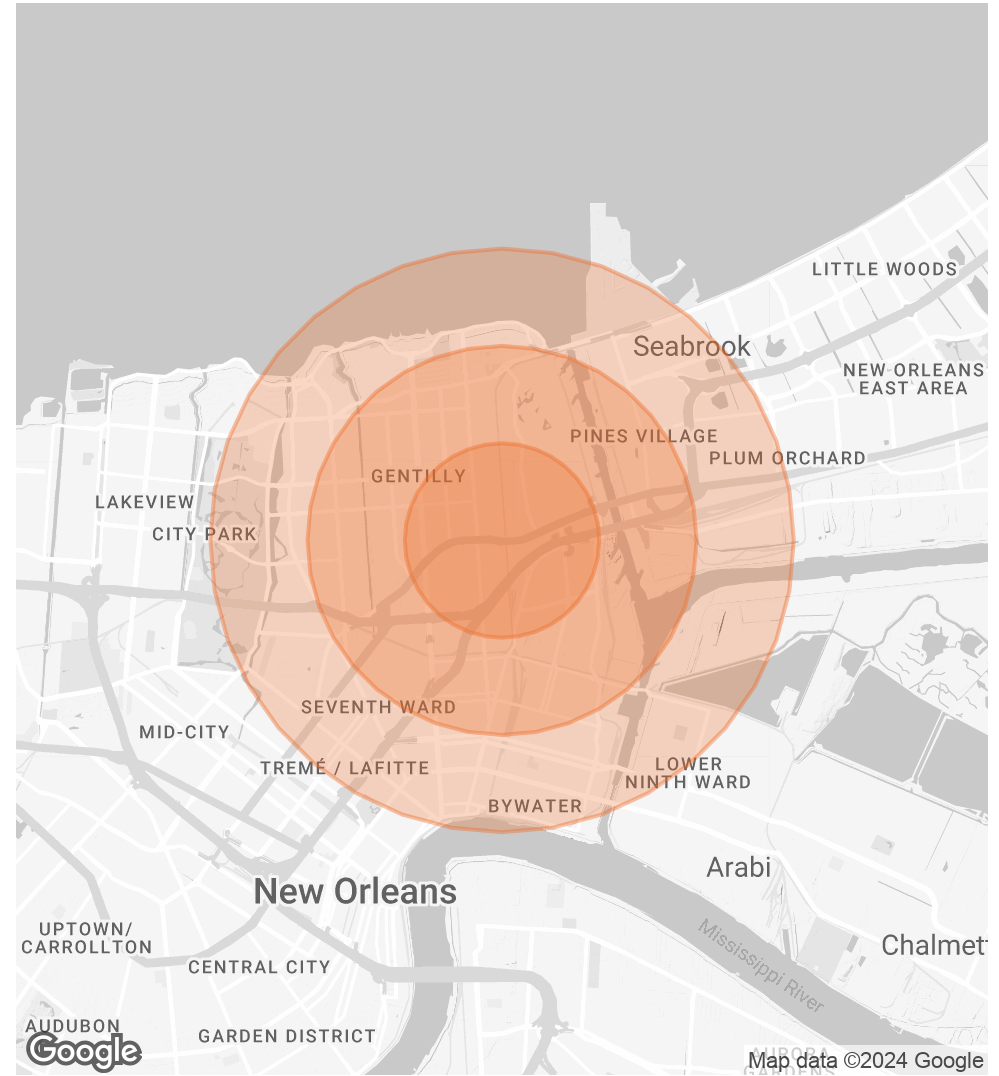
## POPULATION

	1 MILE	3 MILES
TOTAL POPULATION	10,757	74,526
AVERAGE AGE	39.8	37.3
AVERAGE AGE (MALE)	36.7	36.5
AVERAGE AGE (FEMALE)	42.2	38.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES
TOTAL HOUSEHOLDS	4,096	29,576
# OF PERSONS PER HH	2.6	2.5
AVERAGE HH INCOME	\$49,826	\$44,872
AVERAGE HOUSE VALUE	\$227,010	\$182,635

\* Demographic data derived from 2020 ACS - US Census



**SAM HURLEY**

O: 504.264.6145 x9

sam.hurley@svn.com

**EUGENE SCHMITT**

O: 504.264.6145 x4

eugene.schmitt@svn.com

**FULLY LEASED GENTILLY TERRACE BUILDING FOR SALE** | 3871 Gentilly Boulevard New Orleans, LA 70122

**SVN | URBAN PROPERTIES** 6

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.