



FOR SALE & LEASE

MacArthur Professional Building

3712 MACARTHUR BLVD, NEW ORLEANS, LA
70114

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Invest in the MacArthur Professional Building located at 3712 MacArthur Blvd, New Orleans, LA.

This property is a two story 27,796 SF building with 13 units, offering ample space for a range of businesses. Built in 1982 and zoned C-2, it provides a solid foundation for future endeavors.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Lease Rate:	\$15 SF/yr (Gross)
Number of Units:	9
Available SF:	25,314 SF
Lot Size:	2.44 Acres
Building Size:	27,796 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,822	41,939	109,120
Total Population	16,271	103,320	250,083
Average HH Income	\$60,584	\$70,842	\$77,478



PROPERTY DESCRIPTION



LOCATION DESCRIPTION

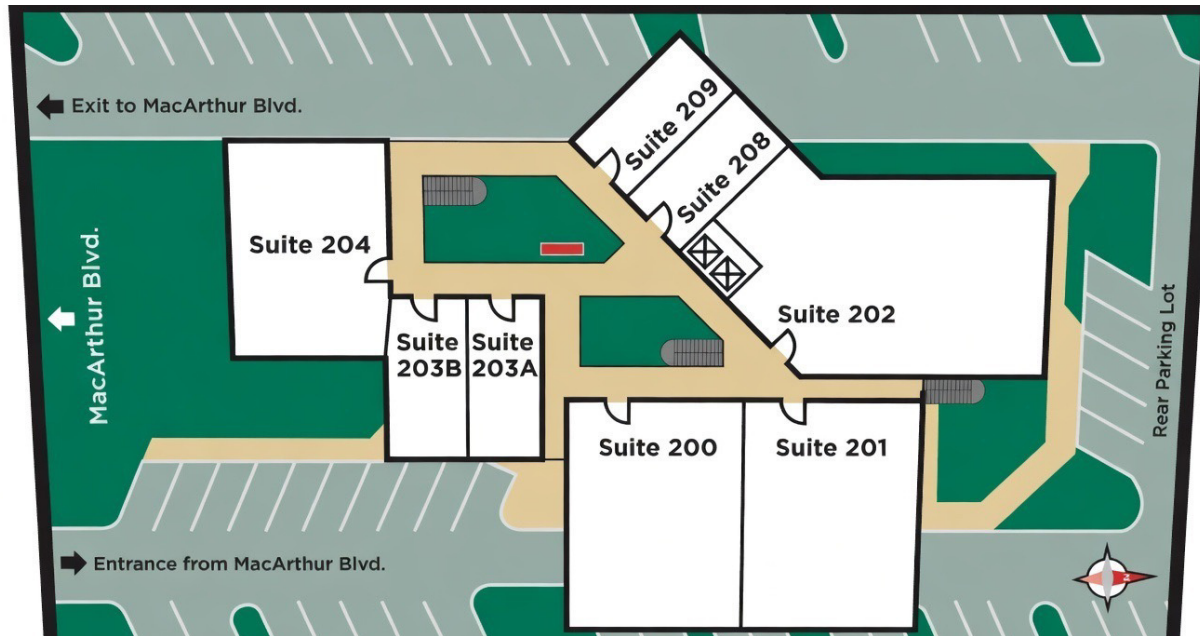
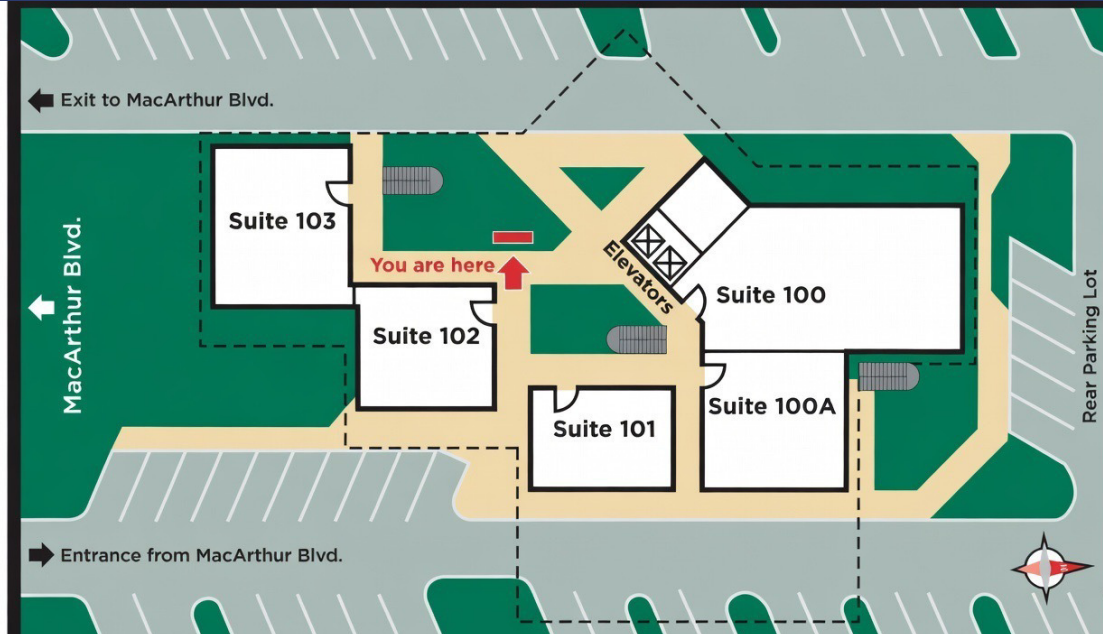
The MacArthur Professional Building is strategically located at 3712 MacArthur Boulevard in the Algiers neighborhood of New Orleans' Westbank. Positioned along one of the area's primary commercial corridors, the property offers excellent visibility and convenient access to General De Gaulle Drive and other major Westbank thoroughfares.

The site is approximately a 10-minute drive from Downtown New Orleans via the Crescent City Connection, providing easy connectivity to the CBD and surrounding metro area. The surrounding area features a strong mix of retail, medical, and professional services, making it an ideal and convenient location for office and medical users seeking accessibility for both employees and clients.

PROPERTY BULLETS

- 27,796 SF Office Building
- Multiple suite sizes and layout options
- Ample onsite parking
- Secure building access
- 10-minute drive to Downtown New Orleans

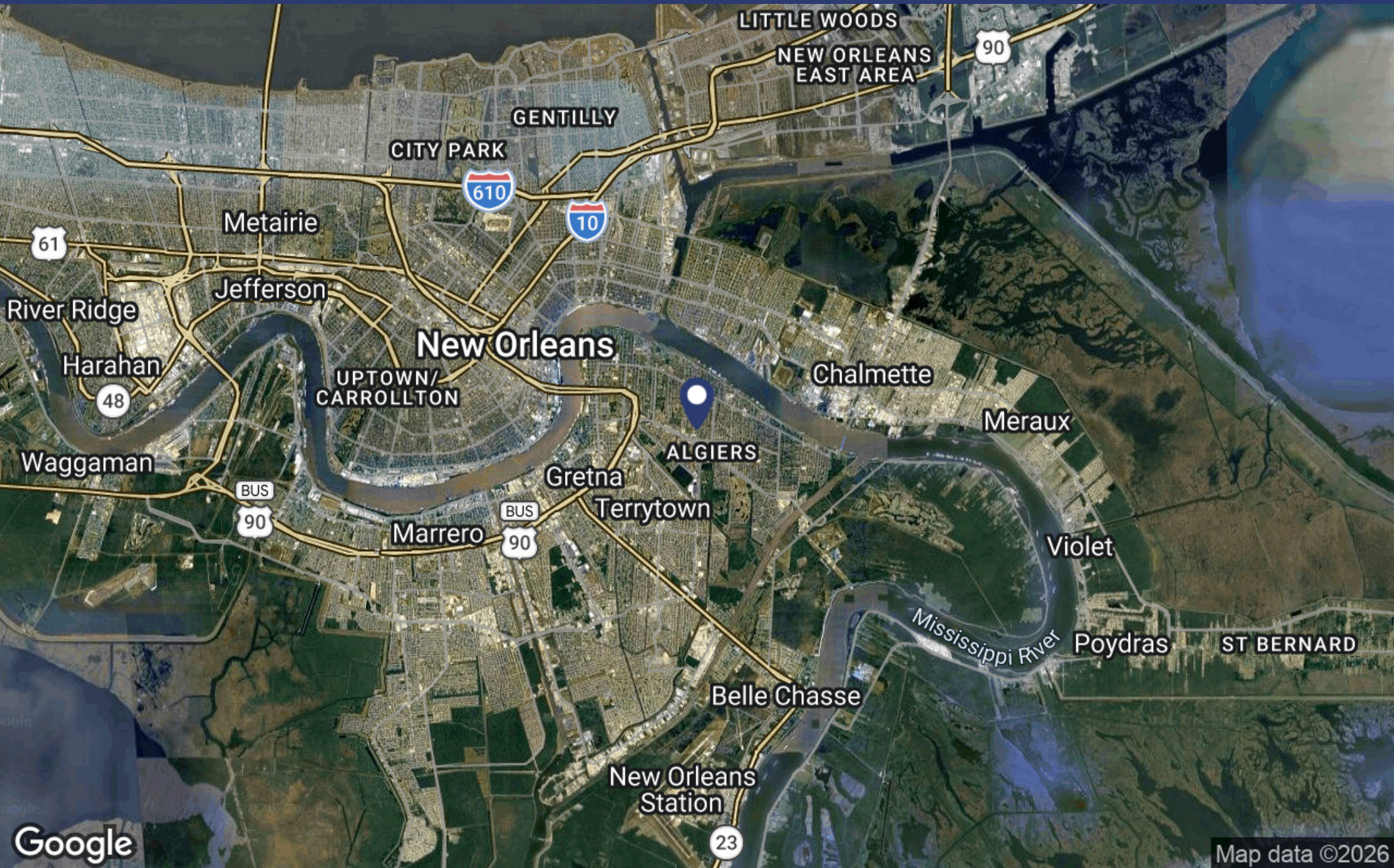
ADDITIONAL PHOTOS



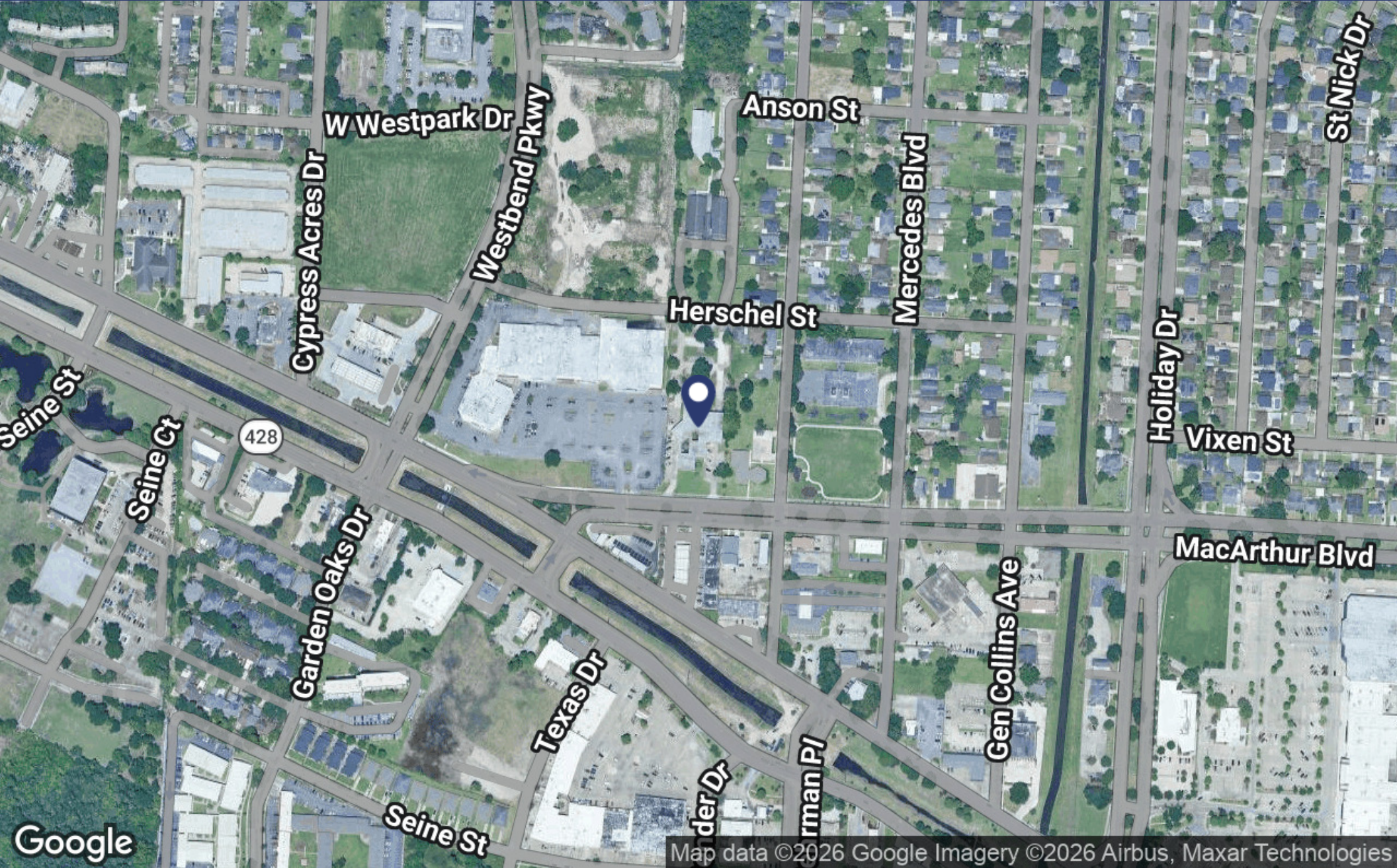
ADDITIONAL PHOTOS



REGIONAL MAP



LOCATION MAP



Google

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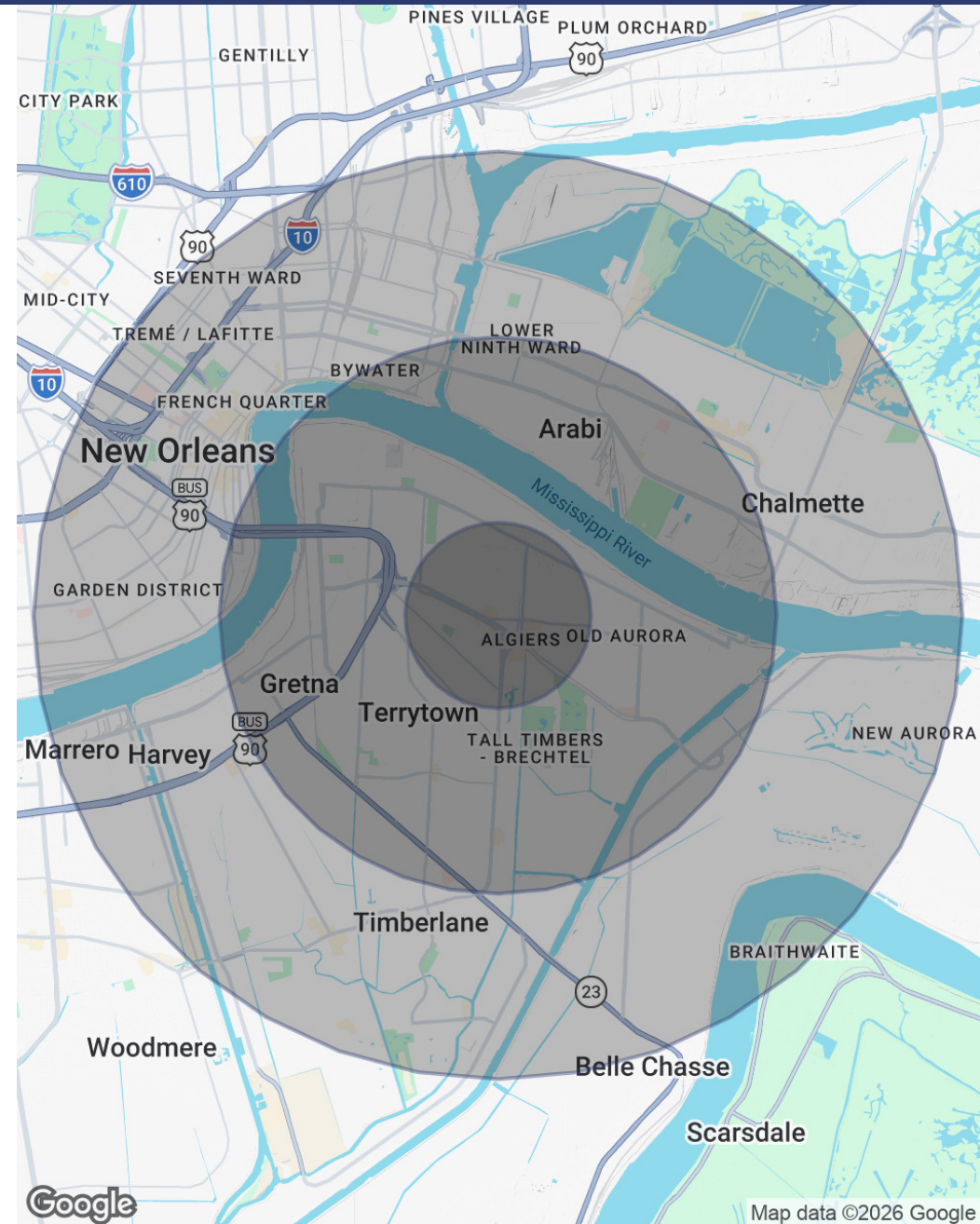
PROPERTY ONE

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,271	103,320	250,083
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,822	41,939	109,120
# of Persons per HH	2.4	2.5	2.3
Average HH Income	\$60,584	\$70,842	\$77,478
Average House Value	\$202,538	\$257,422	\$348,260

2020 American Community Survey (ACS)



PRESENTED BY

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