



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

MIXED USE | FOR LEASE

Former School Building on S Carrollton Ave

1333 S Carrollton Avenue

NEW ORLEANS, LA 70118

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IDEAL SPACE FOR A SCHOOL, DAYCARE, CO-WORKING SPACE, OR OFFICE

1333 S Carrollton Avenue, New Orleans, Louisiana 70118

DESCRIPTION

This 19,533-sf, two-story building is prominently located along S. Carrollton Ave., adjacent to the Central Saint Matthew UCC and across from the Carrollton streetcar line and Hancock Whitney Bank. This is a dense residential neighborhood with a major thoroughfare lined with restaurants, service providers, schools, churches, and more. It is also close to Tulane and Loyola universities as well as the vibrant Oak Street corridor.

It is currently used for a school and includes classrooms, a library, a commissary kitchen, a large open area, and a private courtyard. While it can be leased to one entity, the space is also divisible into two floors for other commercial uses (if subdivided, the common area factor will be 15%). Signage is available on South Carrollton, subject to approval from the city.

OVERVIEW

SIZE	19,533 sf on 2 floors
RENTAL RATE	\$14.00/sf, NNN (janitorial services available for an additional fee)
ZONING	HU-RD2
AVAILABILITY	Available now (current tenant will be vacating)



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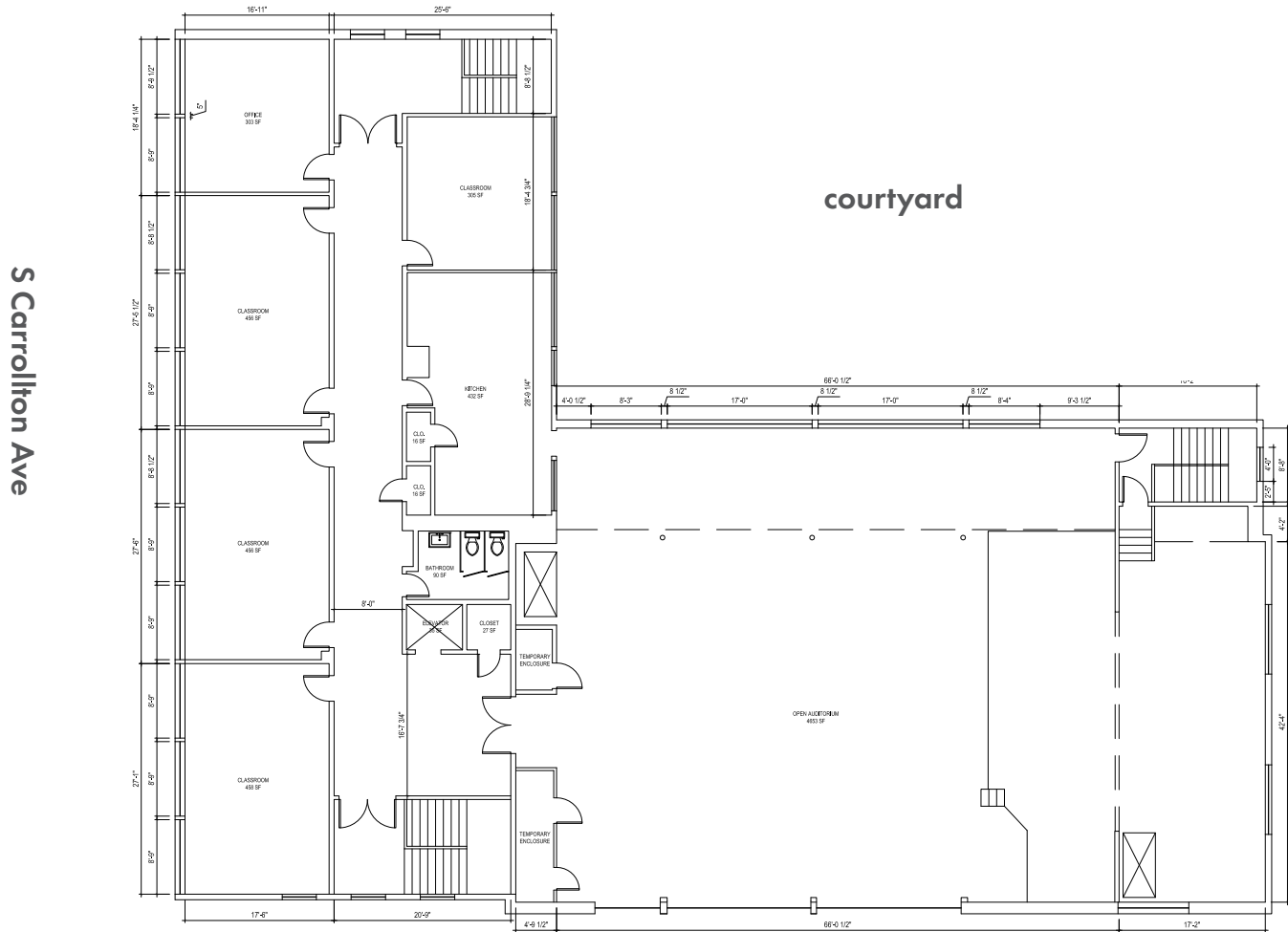
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1333 S CARROLLTON AVE

FLOOR PLAN | SECOND FLOOR

[Willow St side]



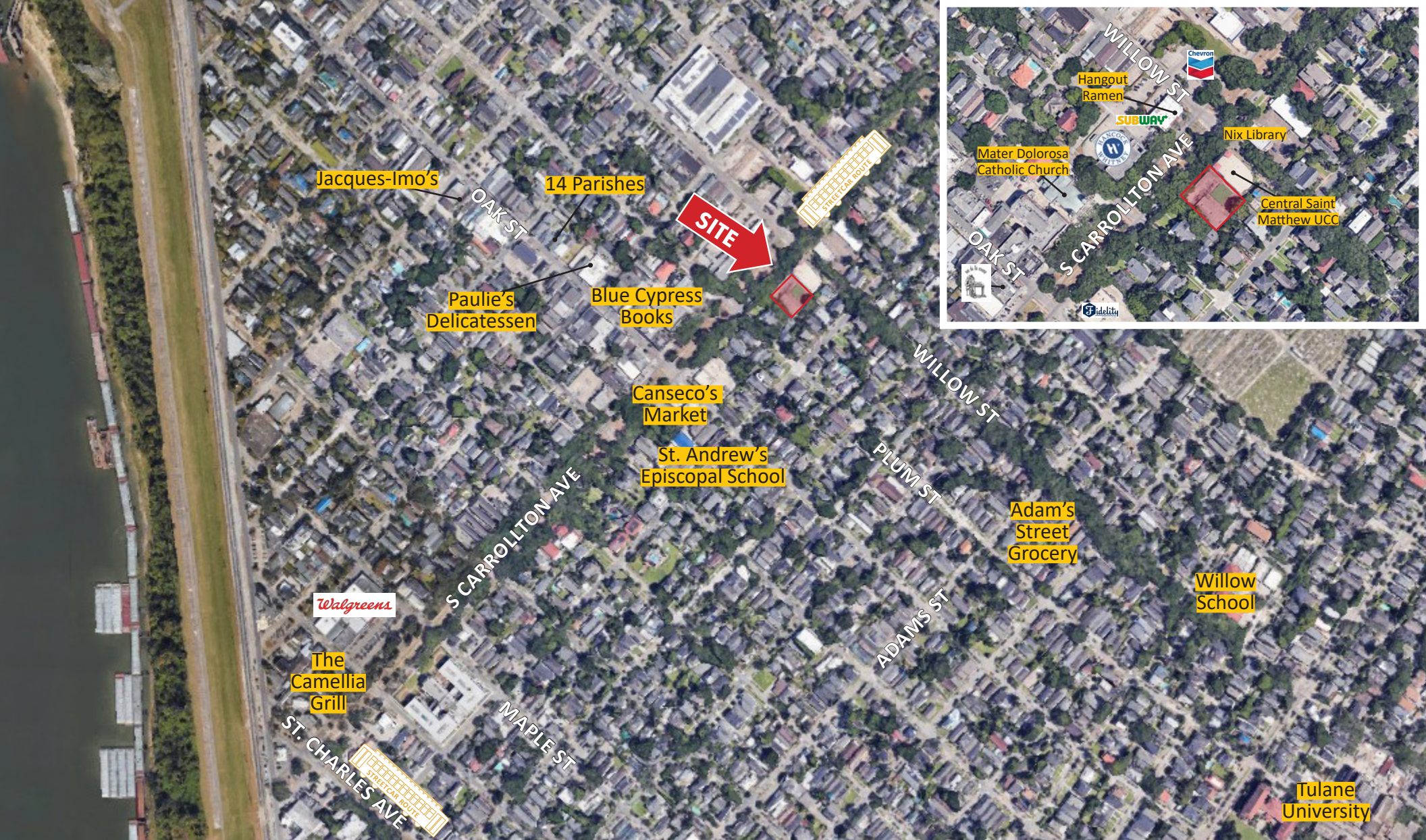
[Plum St side]



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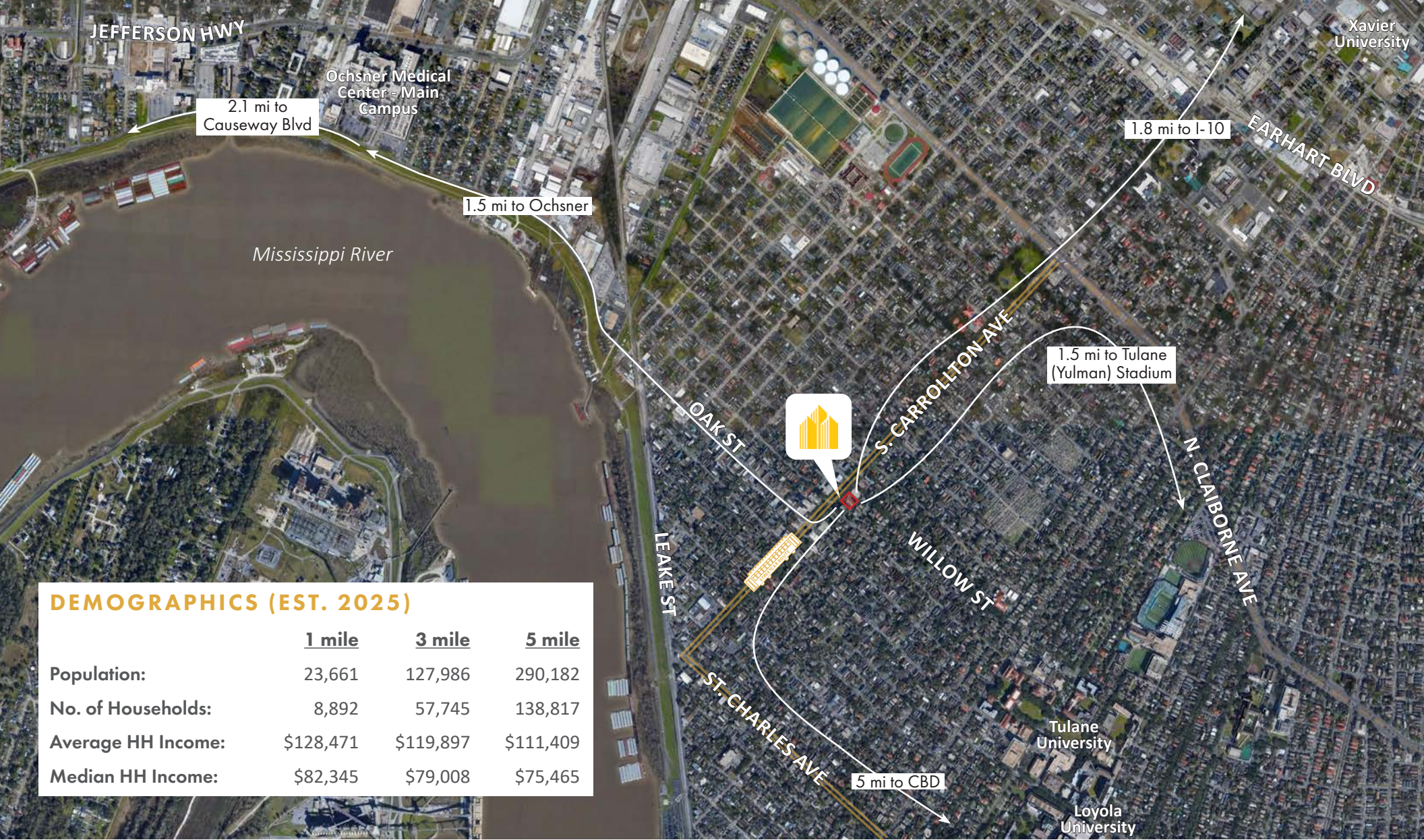
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DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	23,661	127,986	290,182
No. of Households:	8,892	57,745	138,817
Average HH Income:	\$128,471	\$119,897	\$111,409
Median HH Income:	\$82,345	\$79,008	\$75,465

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