



RIDGEWOOD MAIN CAMPUS BUILDING FOR SALE

201 Pasadena Avenue main administration / classroom building, Metairie, LA 70001

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer the Ridgewood Preparatory Main Administration/Classroom building FOR SALE.

The property is broken into two large parcels, the main building which is 15,947 square feet and the vacant parcels located across Giuffrias Avenue which are approximately 22,000 square feet. Both the building and parking lot are zoned R-2 Two-Family Residential.

This property can be sold as a package or separately:
Ridgewood Main Campus (Building #1) w/ parking Lot #1 - \$2,300,000
Ridgewood Gym (Building #2) w/ parking Lot #2 - \$2,900,000

OFFERING SUMMARY

Sale Price of Main Campus:	\$2,300,000
Total Building Size:	15,947 SF
Vacant Parcel/Parking Lot:	22,000 SF
Zoning:	R-2 Two-Family Residential

SPECIAL PURPOSE PROPERTY FOR SALE

PROPERTY SUMMARY



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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SPECIAL PURPOSE PROPERTY FOR SALE

AERIAL



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SPECIAL PURPOSE PROPERTY FOR SALE

PARKING LOT

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ADDITIONAL PHOTOS

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SPECIAL PURPOSE PROPERTY FOR SALE

AERIALS



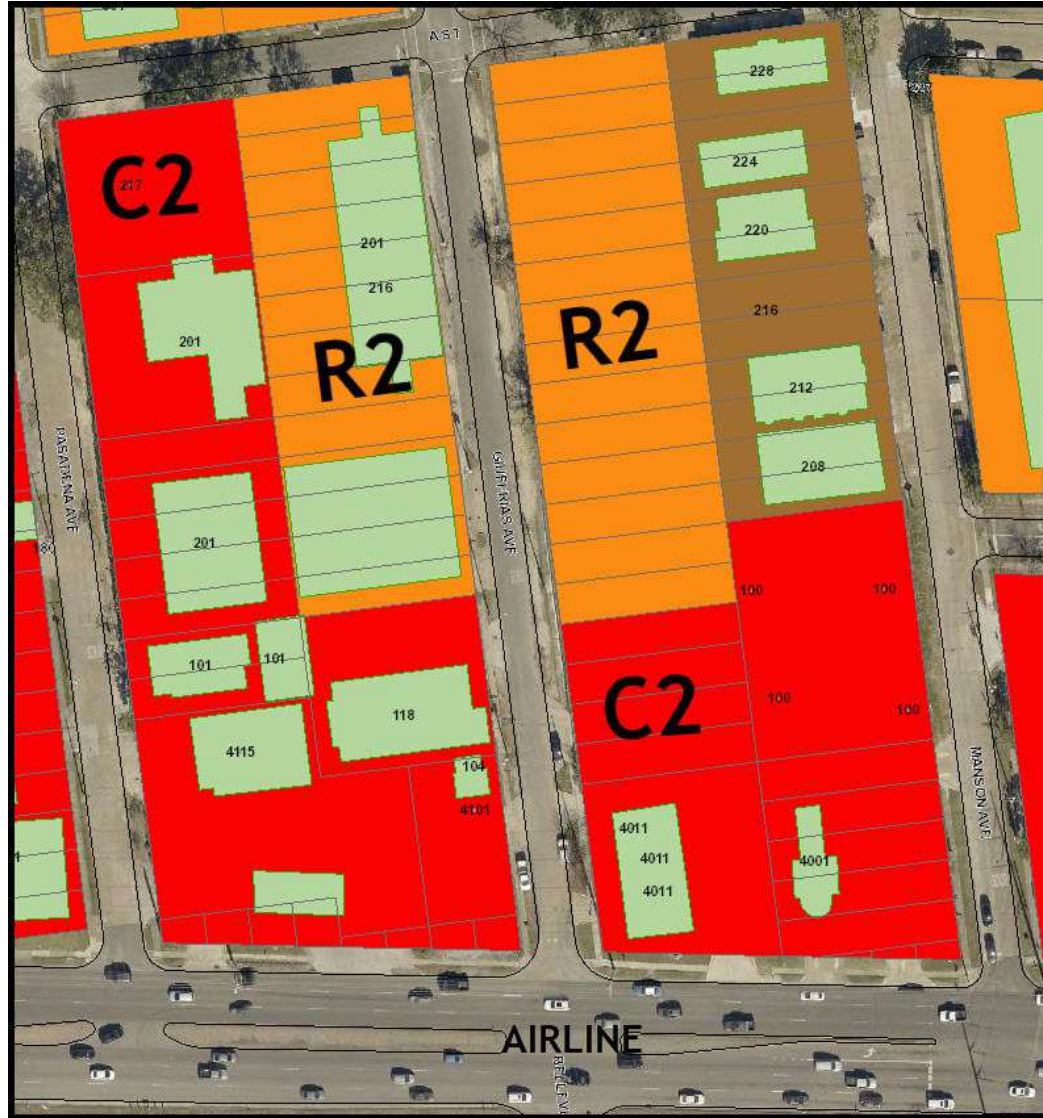


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SPECIAL PURPOSE PROPERTY FOR SALE

ZONING MAP

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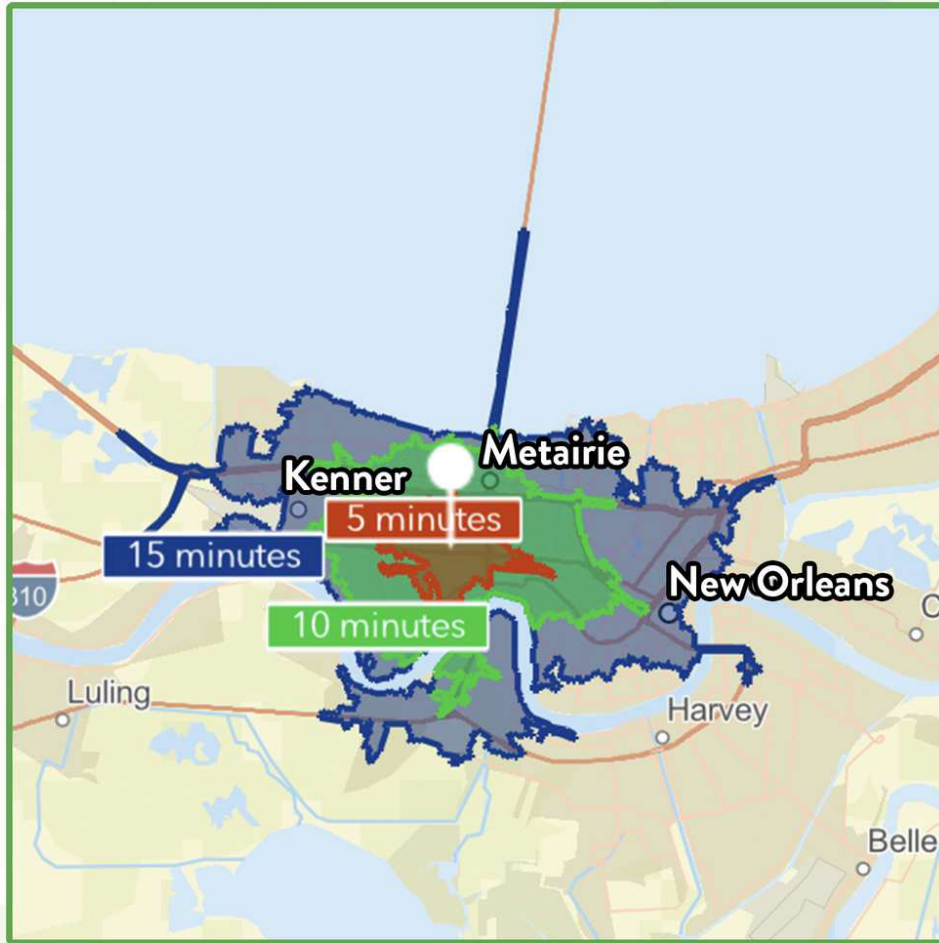


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\$91,493

Average Household Income within 15 minutes of site.



39.6

Median Age

Within 15 minutes of site.



205,313

Number of housing units within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	30,287	156,364	409,616
Average HH Income	\$90,504	\$90,079	\$91,493
2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	29,761	155,088	405,499
Average HH Income	\$102,603	\$101,850	\$104,281

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

SPECIAL PURPOSE PROPERTY FOR SALE

AREA DEMOGRAPHICS



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