



# CHALMETTE, LA OFFICE/WAREHOUSE

8320 Lafitte Ct, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER

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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this two-story office building located directly off Jean Lafitte Parkway and one block from W. Judge Perez Drive FOR SALE or LEASE. Spaces include 9-10 private offices, 2 kitchenettes and a conference room. The property has a large storage area with additional outdoor storage and parking in the rear.

- First Floor: Waiting area, 2 private offices, 1 large conference room, 1 copy/storage room, 2 bathrooms, ceiling height 9'.
- Second Floor: 7 private offices, 1 full bath, 1 kitchenette, 1 storage area, ceiling height 6.5'.
- Warehouse: 712 sq ft w/ ceiling height of 20'.

## OFFERING SUMMARY

New Price:	\$450,000
Lease Rate:	\$15.00/SF/YR (Modified Gross)
Building Size:	4,914 SF

## OFFICE BUILDING FOR SALE OR LEASE

### PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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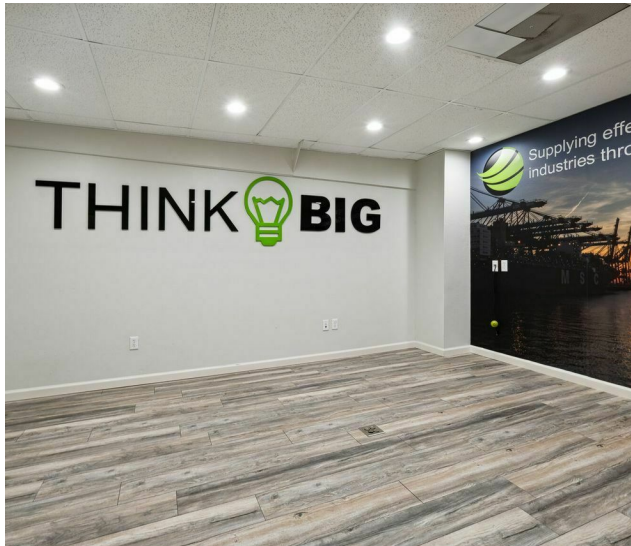
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OFFICE BUILDING FOR SALE OR LEASE

ADDITIONAL PHOTOS



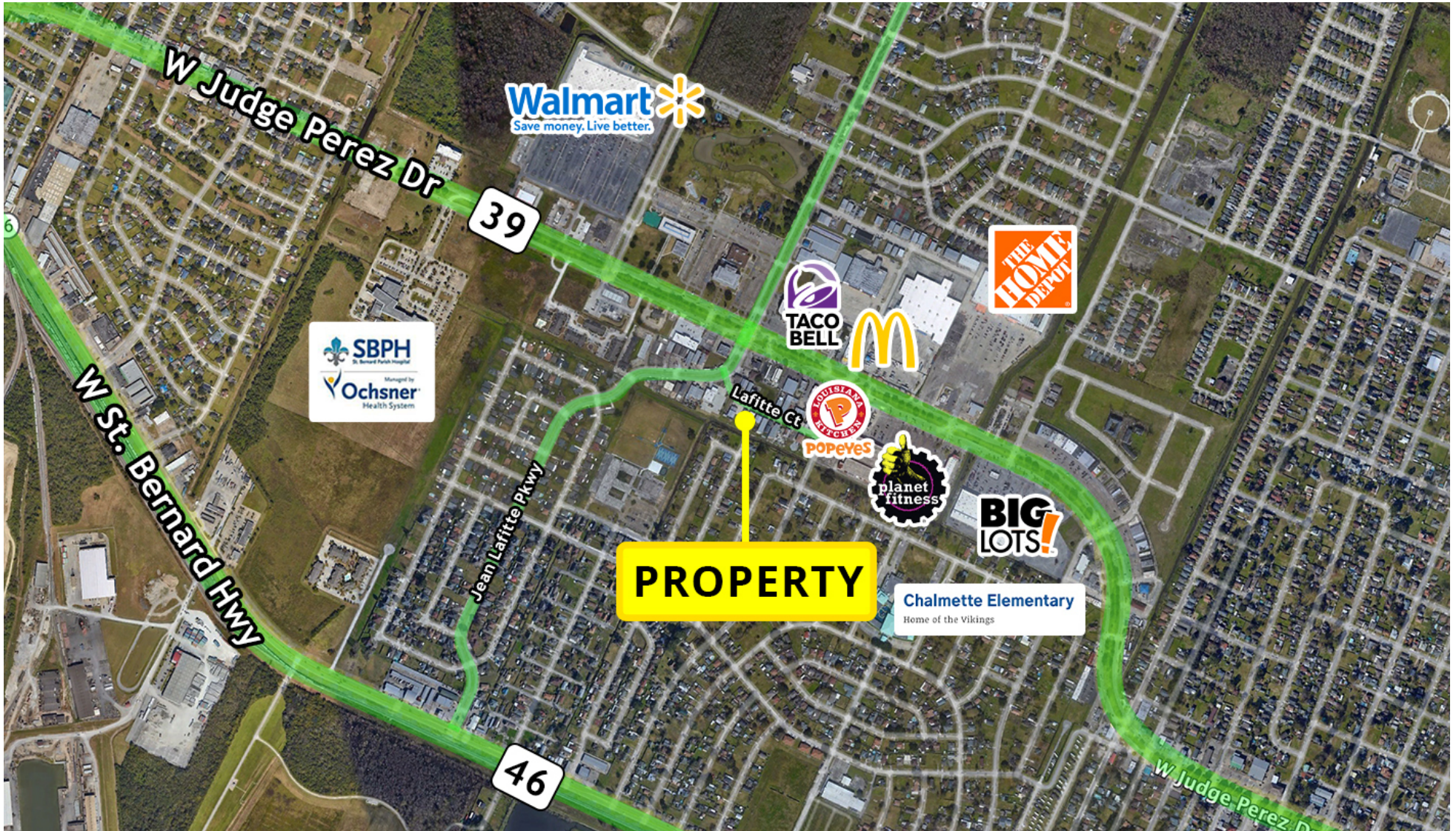


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OFFICE BUILDING FOR SALE OR LEASE

**AERIAL**



**SOUTHEAST  
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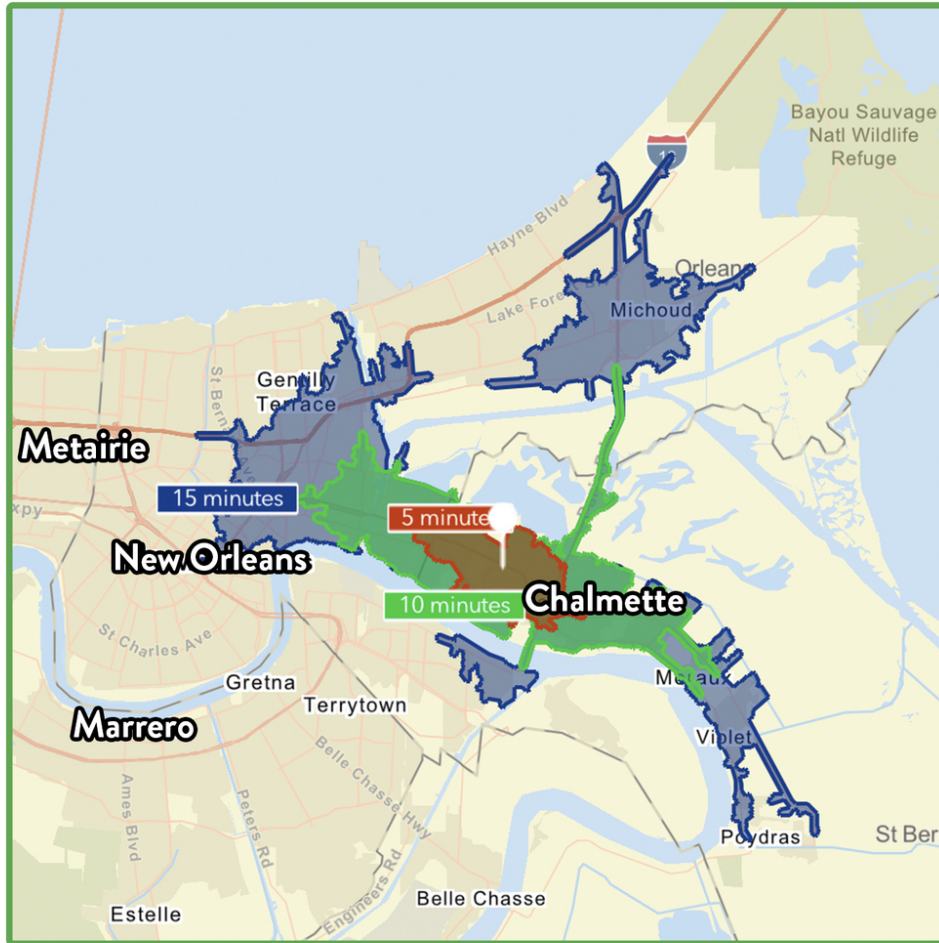
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**\$63,523**

Average Household Income  
within 15 minutes of site.



**37.3**

Median Age  
Within 15 minutes of site.



**60,351**

Number of housing units  
within 15 minutes of site.

2023 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	15,530	49,211	121,143
Average HH Income	\$63,721	\$65,547	\$63,523

2028 Projections	5 Minutes	10 Minutes	15 Minutes
Population	16,074	50,383	122,010
Average HH Income	\$72,395	\$74,372	\$73,007

### Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

OFFICE BUILDING FOR SALE OR LEASE

## AREA DEMOGRAPHICS



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE