

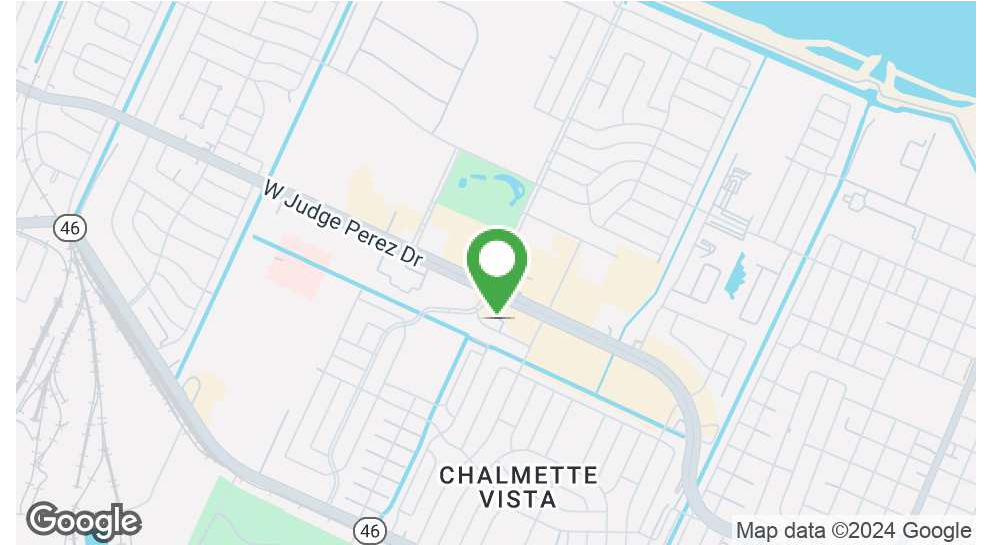


NEW OFFICE BUILDING FOR SALE AND LEASE

8321 Lafitte Court, Chalmette, LA 70043

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
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PROPERTY DESCRIPTION

Located directly off Jean Lafitte Parkway and one block from W. Judge Perez Drive this office building is the one to see!

The newly constructed office, less than two years old, has been thoughtfully crafted, keeping contemporary business needs in mind. Your clientele will be welcomed into a space that radiates professionalism and elegance.

Plenty of parking available, both you and your clients can enjoy seamless visits, every time.

The first-floor space includes 8 private offices, 2 private bathrooms, open bullpen area, kitchen/breakroom and a large soundproof conference room.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Price:	\$20.00 SF/YR
Building Size:	10,580 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,765	22,183	67,565
Total Population	10,121	57,212	162,375
Average HH Income	\$74,706	\$74,956	\$72,300

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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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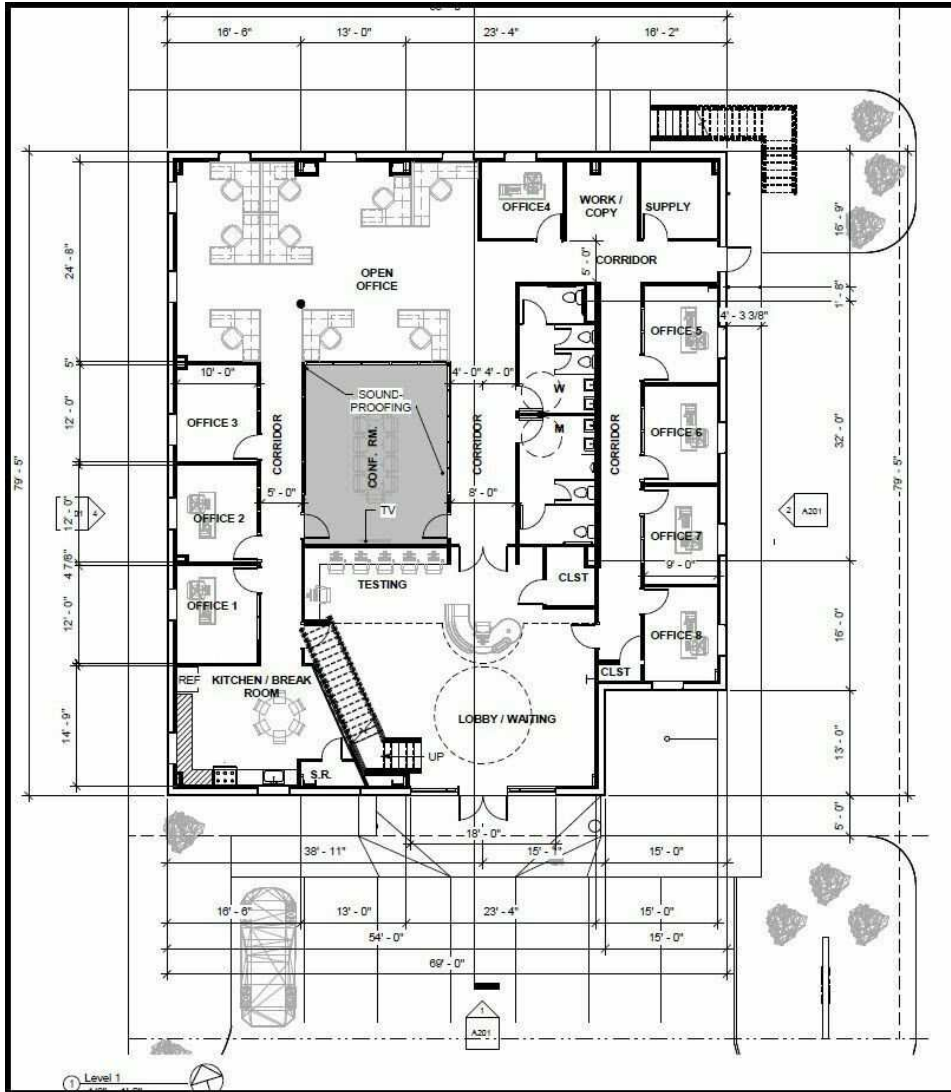
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OFFICE BUILDING FOR SALE

FLOOR AND SITE PLANS





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[ADDITIONAL PHOTOS](#)



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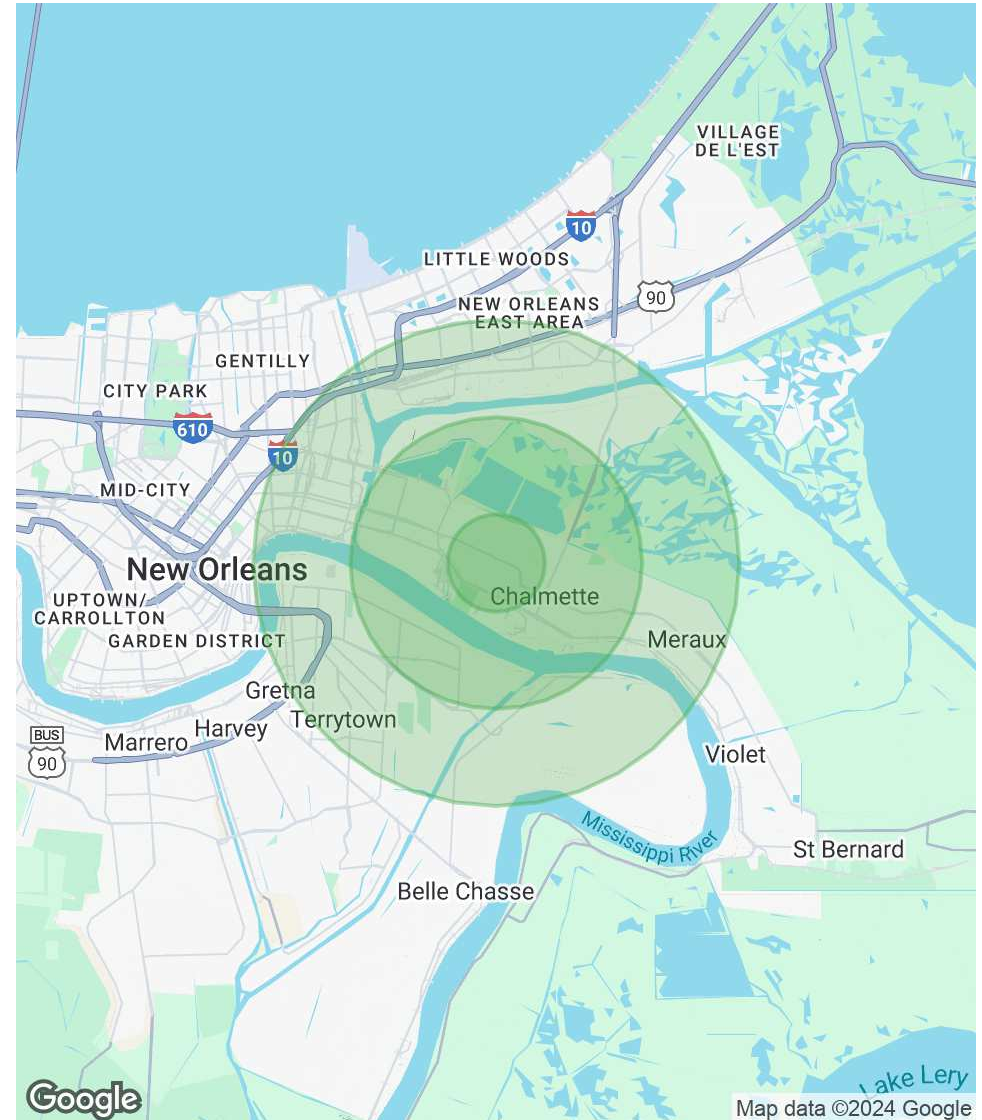
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,121	57,212	162,375
Average Age	35	38	39
Average Age (Male)	34	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,765	22,183	67,565
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$74,706	\$74,956	\$72,300
Average House Value	\$216,496	\$224,988	\$278,938

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



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