

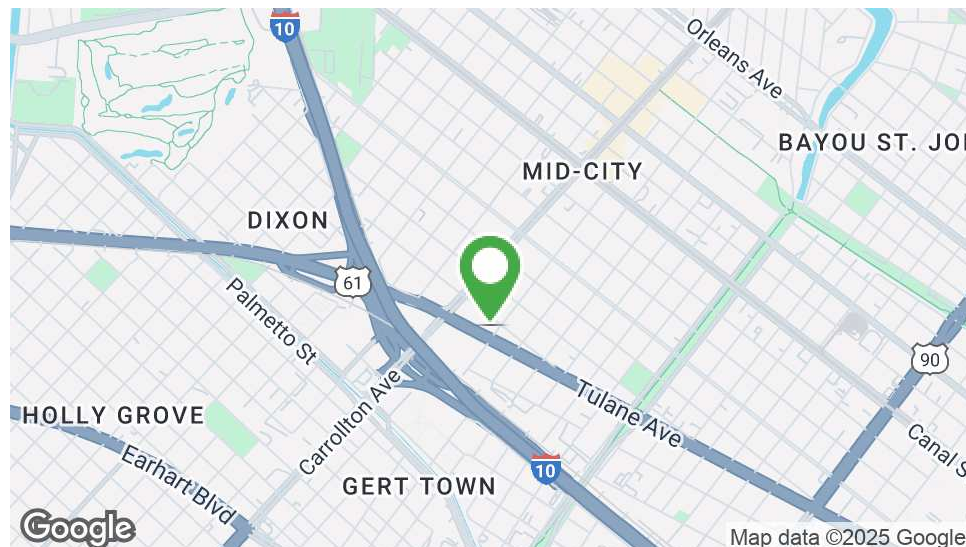


NEW CONSTRUCTION RETAIL/OFFICE FOR SALE

4001 Tulane Ave, New Orleans, LA 70119

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
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PROPERTY DESCRIPTION

PRIME RETAIL or OFFICE OPPORTUNITY: Newly constructed modern commercial center positioned at the intersection of Tulane Avenue and South Pierce Street. This premium development features two interconnected buildings offering versatile space configurations suitable for single-tenant occupancy or multi-tenant division. Building A provides 2,810 SF of retail space, while Building B offers 1,950 SF. Ideal for businesses seeking a sophisticated presence in this high-visibility corridor.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Price:	\$22 per SF NNN
Lot Size:	10,742 SF
Building Size:	4,760 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	772	2,990	10,728
Total Population	1,521	6,328	24,467
Average HH Income	\$68,817	\$79,945	\$69,366

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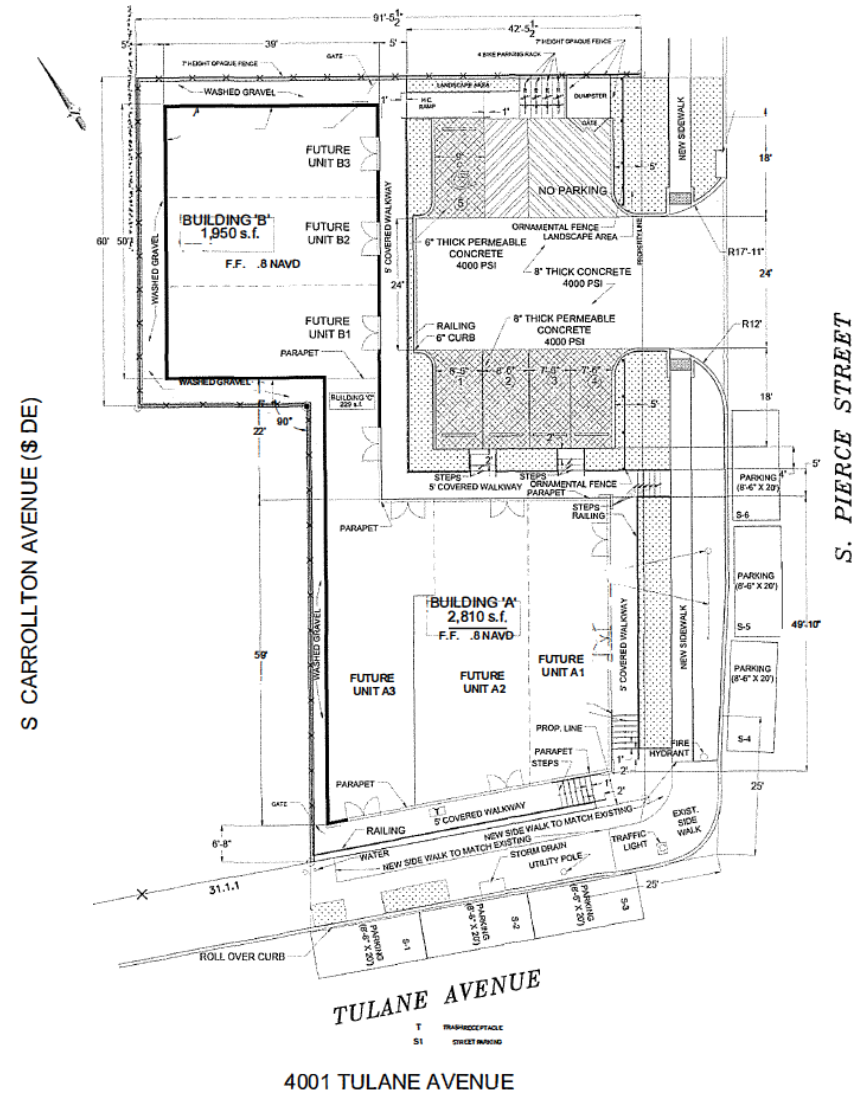
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ADDITIONAL PHOTOS

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



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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RETAILER MAP

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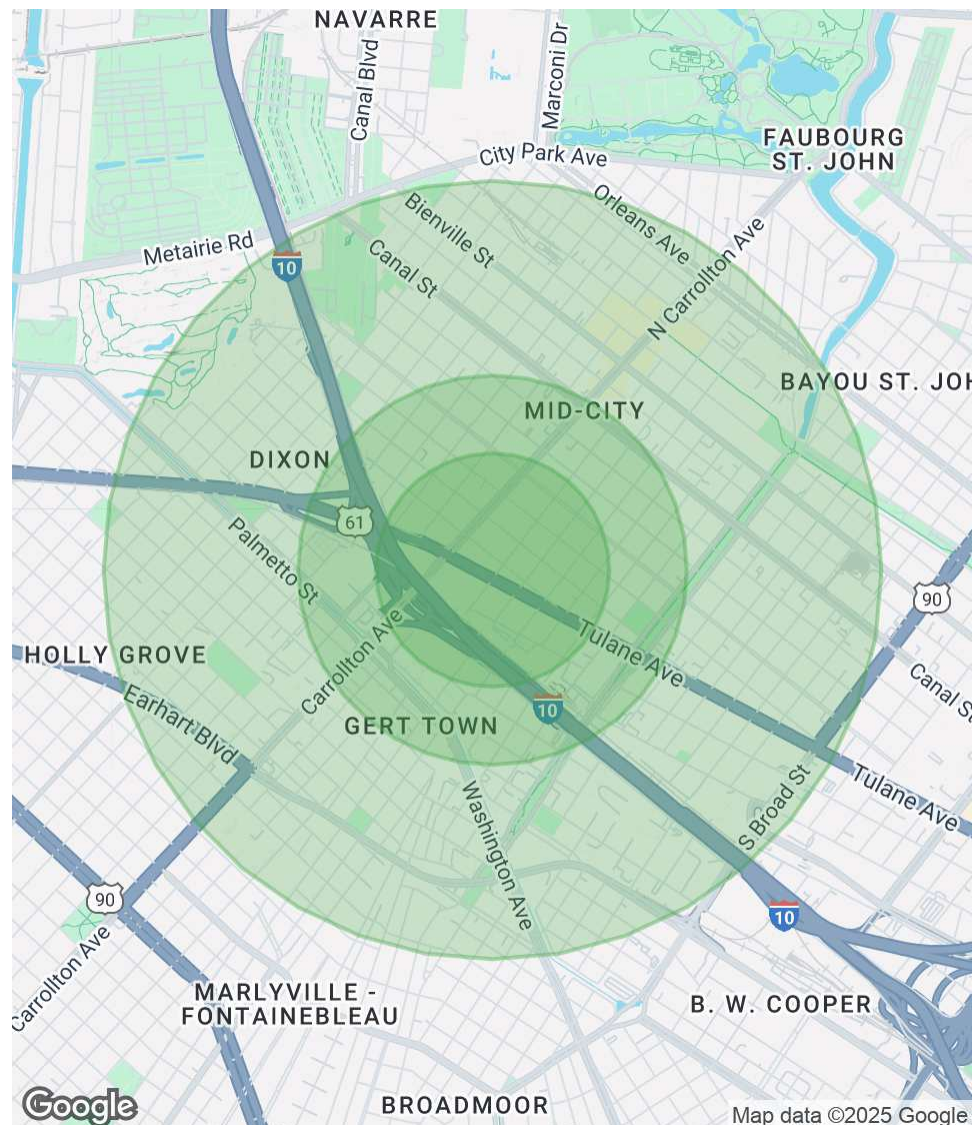
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,521	6,328	24,467
Average Age	39	37	38
Average Age (Male)	39	38	38
Average Age (Female)	38	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	772	2,990	10,728
# of Persons per HH	2	2.1	2.3
Average HH Income	\$68,817	\$79,945	\$69,366
Average House Value	\$416,286	\$417,008	\$368,614

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

