



# MID-CITY OFFICE/RETAIL BLDG. FOR SALE

209 N Broad St, New Orleans, LA 70119

MATT EATON, CCIM • PARTNER

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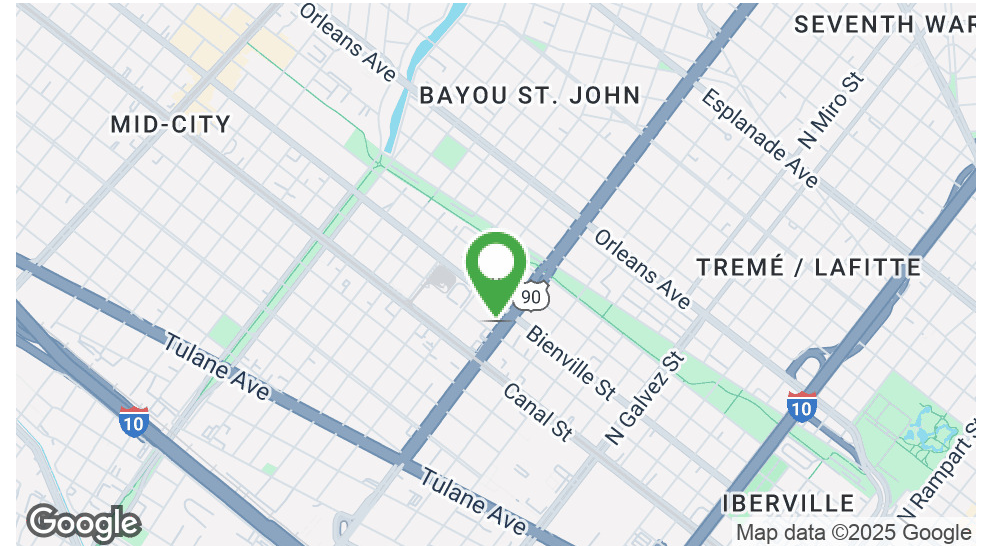


## PROPERTY DESCRIPTION

Prime investment property on bustling North Broad Street in Mid-City. This two-story building offers an excellent opportunity for an owner to occupy the second floor while benefiting from rental income on the ground floor.

Located directly across from Whole Foods Market and surrounded by a vibrant mix of local and national businesses. 209 N. Broad Street sits just one block from Canal Street, offering excellent visibility and convenient accessibility. The property is zoned HU-MU and features both on-street and off-street parking, with multiple dedicated spaces in the rear.

- Ground Floor: Approximately 2,100 SF, currently leased on a 3-year term.
- Second Floor: Approximately 2,060 SF, currently owner-occupied.



## OFFERING SUMMARY

Sale Price:	\$625,000
Lot Size:	5,568 SF
Building Size:	4,160 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,080	79,987	163,714
Total Population	24,133	169,470	360,187
Average HH Income	\$69,480	\$86,210	\$91,044

## OFFICE BUILDING FOR SALE OR LEASE

### PROPERTY SUMMARY







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ADDITIONAL PHOTOS

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



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# MID-CITY OFFICE/RETAIL BLDG. FOR SALE

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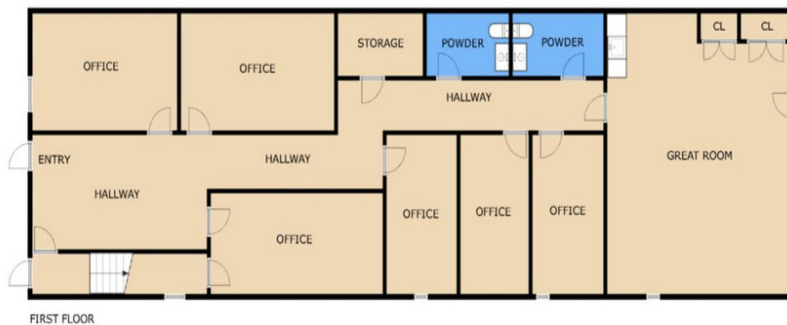
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## 209 N Broad, New Orleans, LA



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FLOORPLAN

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AERIAL







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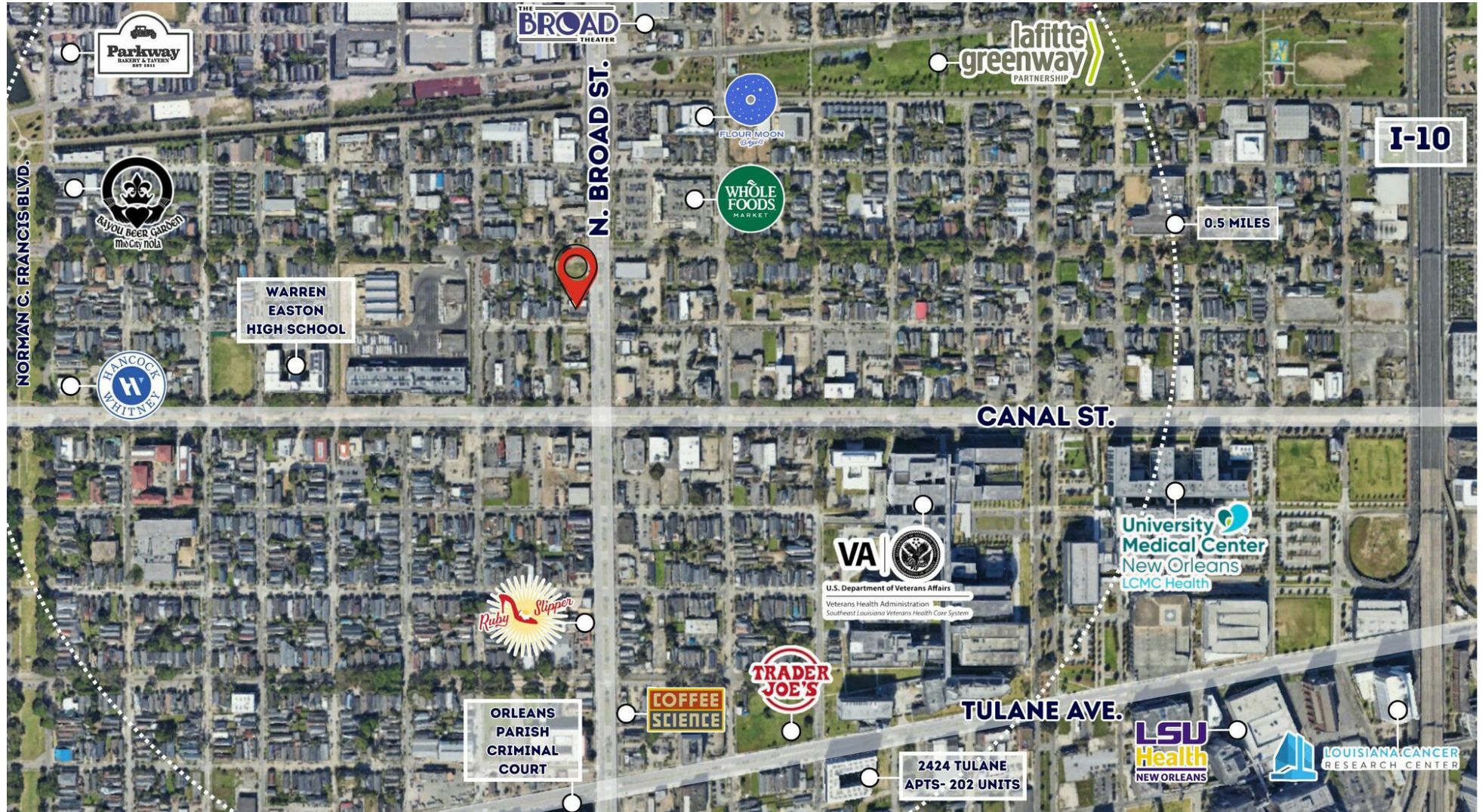
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,133	169,470	360,187
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,080	79,987	163,714
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$69,480	\$86,210	\$91,044
Average House Value	\$486,830	\$494,407	\$452,702

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE OR LEASE

DEMOGRAPHICS MAP & REPORT

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