

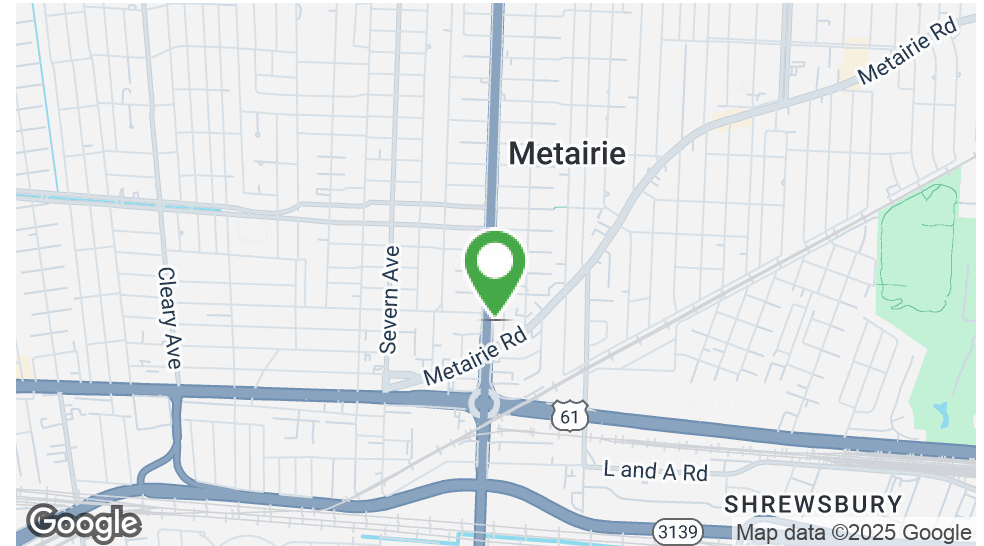


405 N CAUSEWAY & 122 SIERRA FOR SALE OR LEASE

405 N Causeway Blvd & 122 Sierra Ct, Metairie, LA 70001

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

These 2 adjoining office buildings offer flexibility and convenience in one of Metairie's most desirable locations with a total available area of 2,419 SF.

405 N Causeway: 1,078 SF 2-story office building which can be leased as a whole or per floor.

122 Sierra Ct: 1,341 SF single-story office building. 1 office space available for lease.

Highlights:

Listed below appraised value

Ideally located near the corner of Metairie Road and N Causeway Blvd

Excellent accessibility to I-10 and Airline Highway

Great opportunity for an owner-user or investor

Designated off-street parking

Perfect for: Professional offices, medical, or service-based users seeking prime Metairie exposure with easy interstate access.

OFFERING SUMMARY

Sale Price:	\$725,000
Lease Price:	Contact agent for pricing
Lot Size:	5,336 SF
Building Size:	2,419 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,452	61,896	142,723
Total Population	16,173	133,476	321,829
Average HH Income	\$105,309	\$95,535	\$97,268

OFFICE BUILDING FOR SALE

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ADDITIONAL PHOTOS





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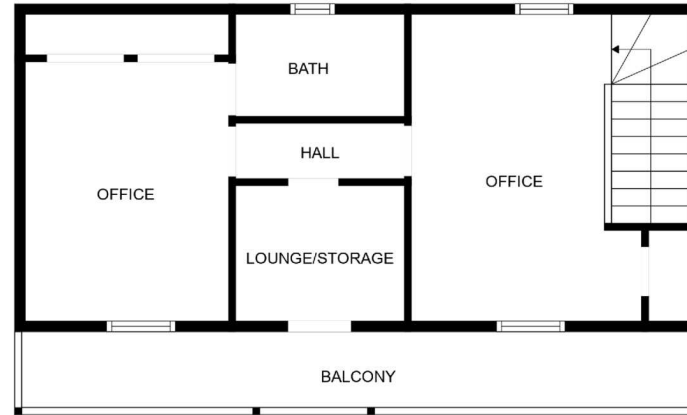
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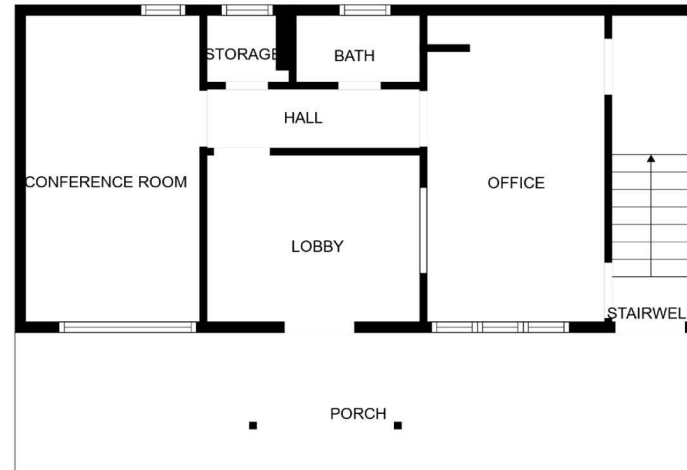
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FLOOR 2



FLOOR 1

OFFICE BUILDING FOR SALE

405 N CAUSEWAY FLOOR PLAN





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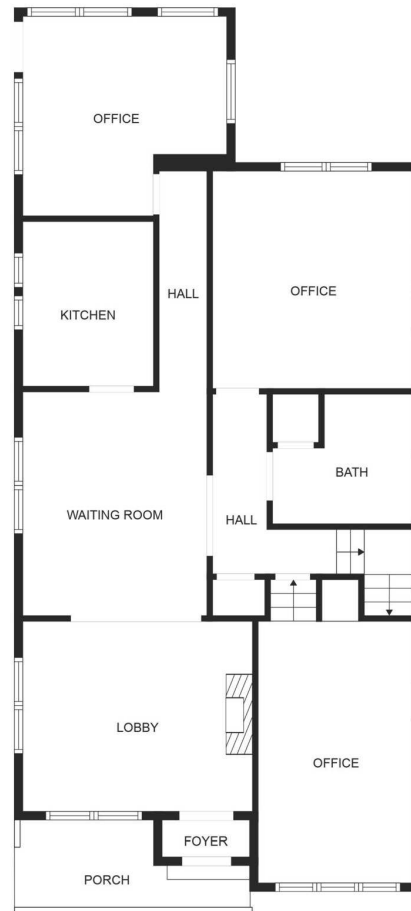
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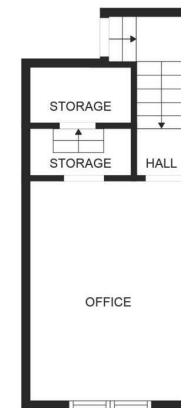
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FLOOR 1



FLOOR 2

OFFICE BUILDING FOR SALE

122 SIERRA CT FLOOR PLAN

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



**SOUTHEAST
COMMERCIAL**
REAL ESTATE



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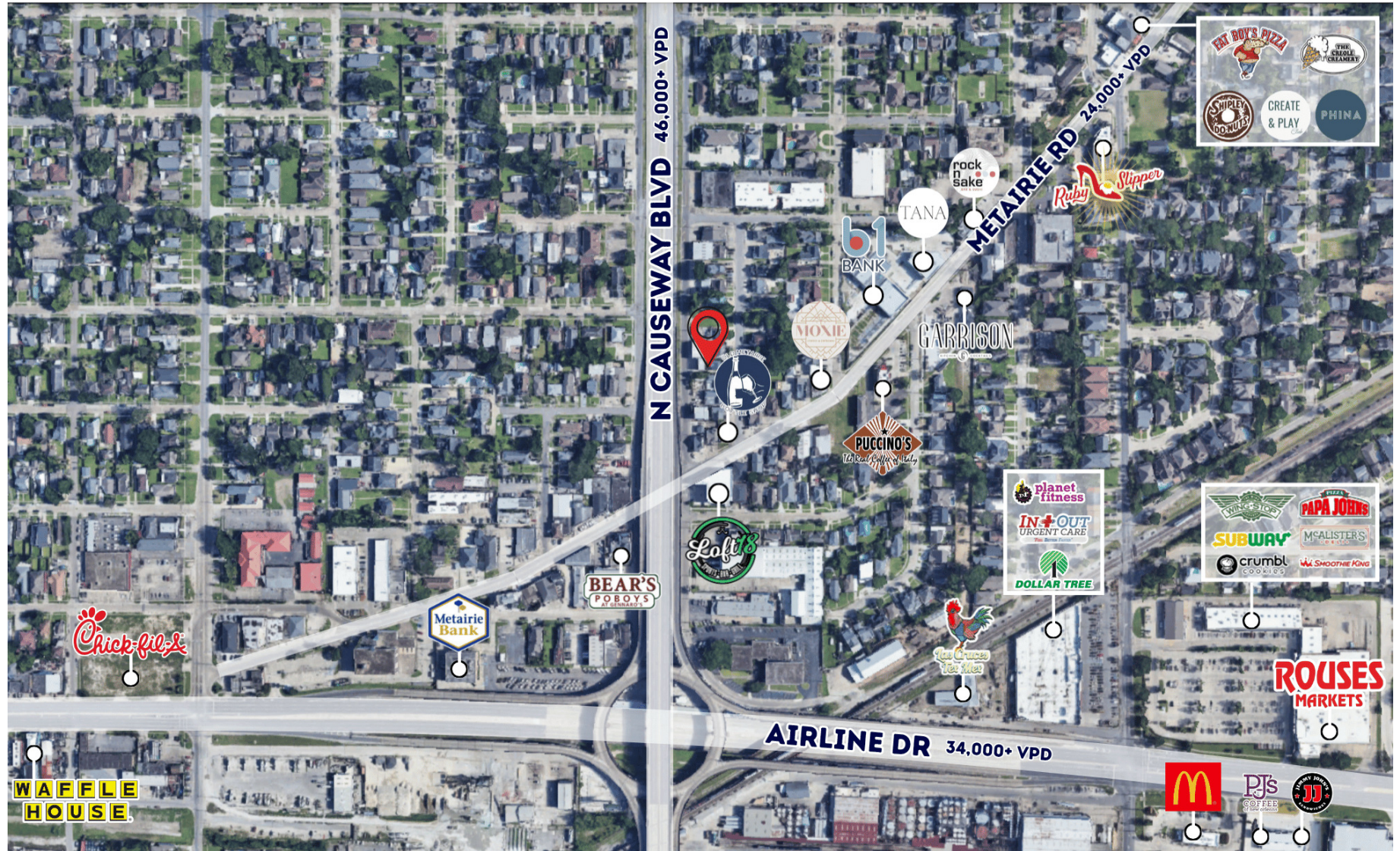
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OFFICE BUILDING FOR SALE

AERIAL





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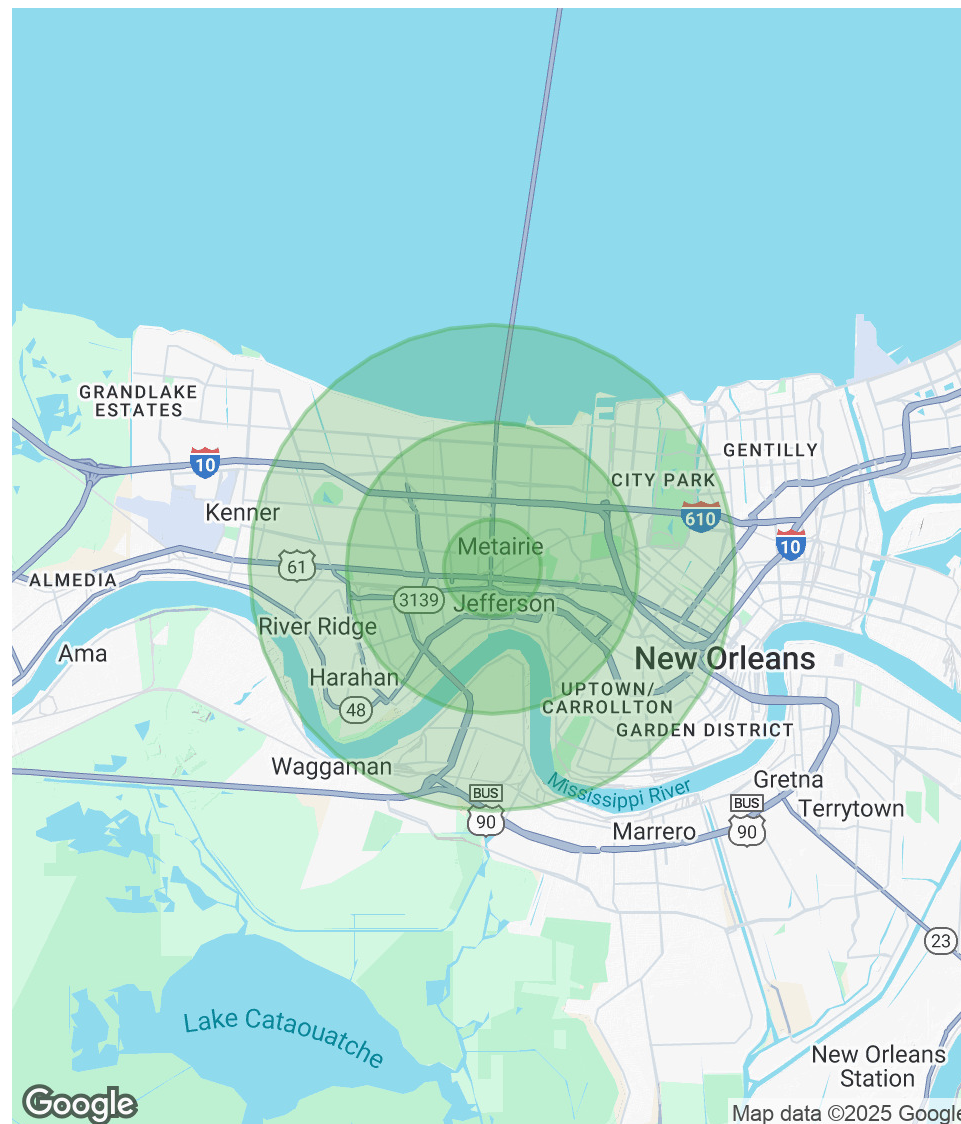
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,173	133,476	321,829
Average Age	44	42	41
Average Age (Male)	43	41	40
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,452	61,896	142,723
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$105,309	\$95,535	\$97,268
Average House Value	\$441,785	\$387,713	\$422,768

Demographics data derived from AlphaMap



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT

