



# 4.5-ACRES FOR LEASE ON OLD GENTILLY ROAD

9575 Old Gentilly Road, New Orleans, LA 70127

MATT EATON, CCIM • PARTNER

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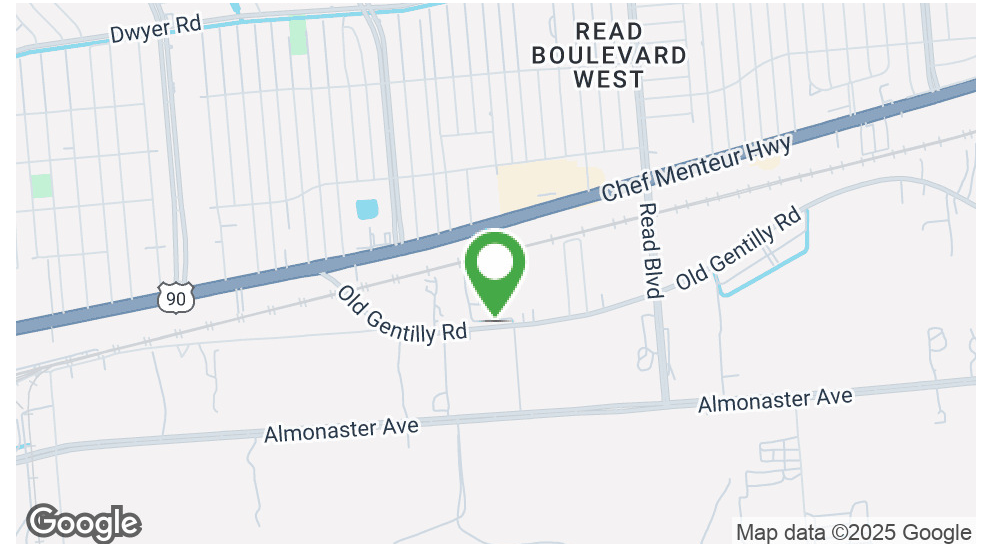
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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## PROPERTY DESCRIPTION

Prime 4.5-acre site available for lease in New Orleans East, ideally situated on Old Gentilly Road near major thoroughfares Chef Menteur Highway and Almonaster Avenue. This cleared, stabilized, and level tract offers excellent access and provides convenient connectivity to I-10 and I-510, supporting logistics, storage, or equipment yard use.

With flexible long-term lease options and a competitive lease rate, this site presents an outstanding opportunity for businesses seeking a well-positioned base.

## OFFERING SUMMARY

Lease Rate:	\$0.43 SF/yr (NNN)
Available SF:	4.5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,538	19,845	44,299
Total Population	6,732	52,302	116,494
Average HH Income	\$59,054	\$56,090	\$57,992

## LAND FOR LEASE

### PROPERTY SUMMARY







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LAND FOR LEASE

ADDITIONAL PHOTOS

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



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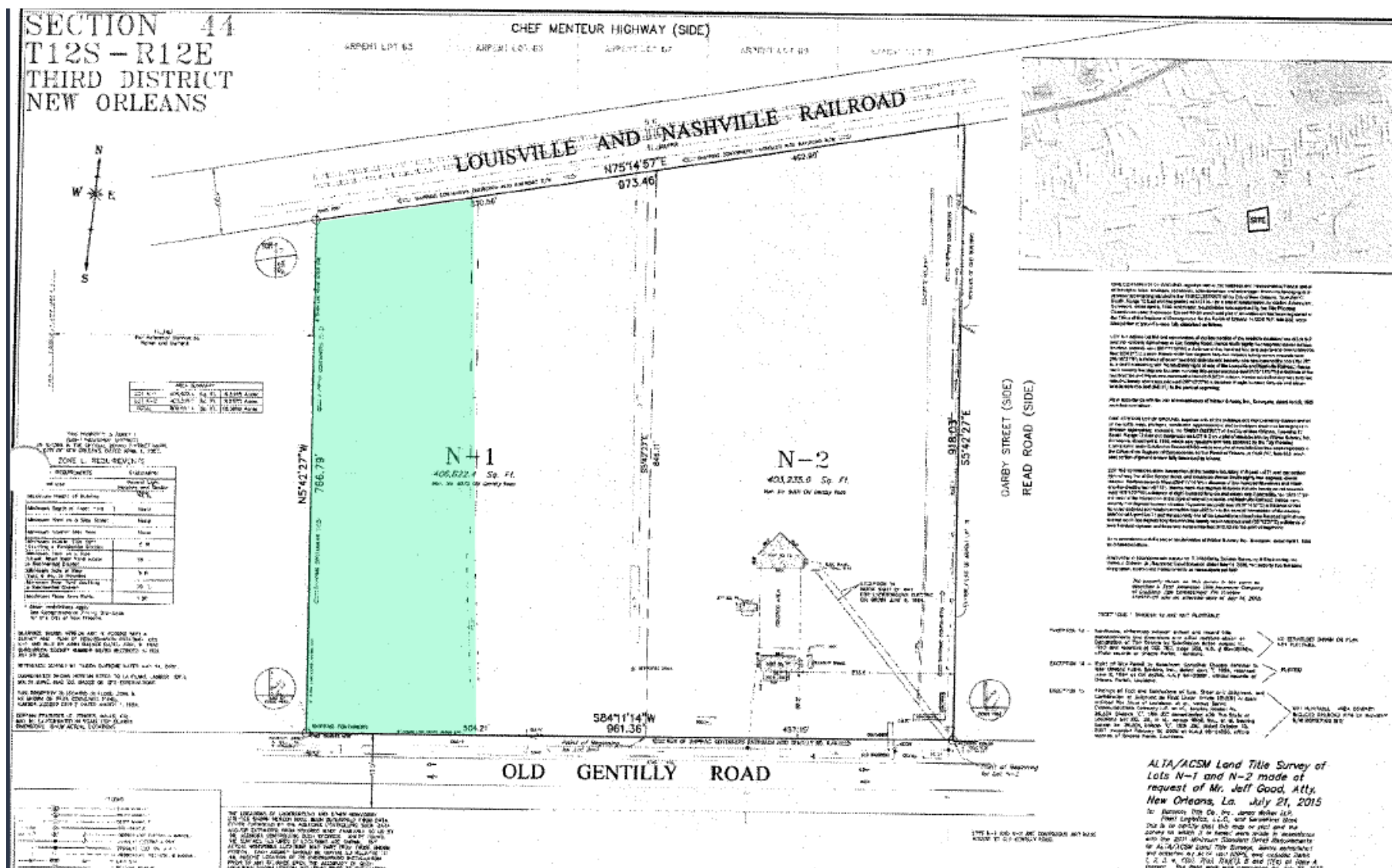


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LAND FOR LEASE

SURVEY



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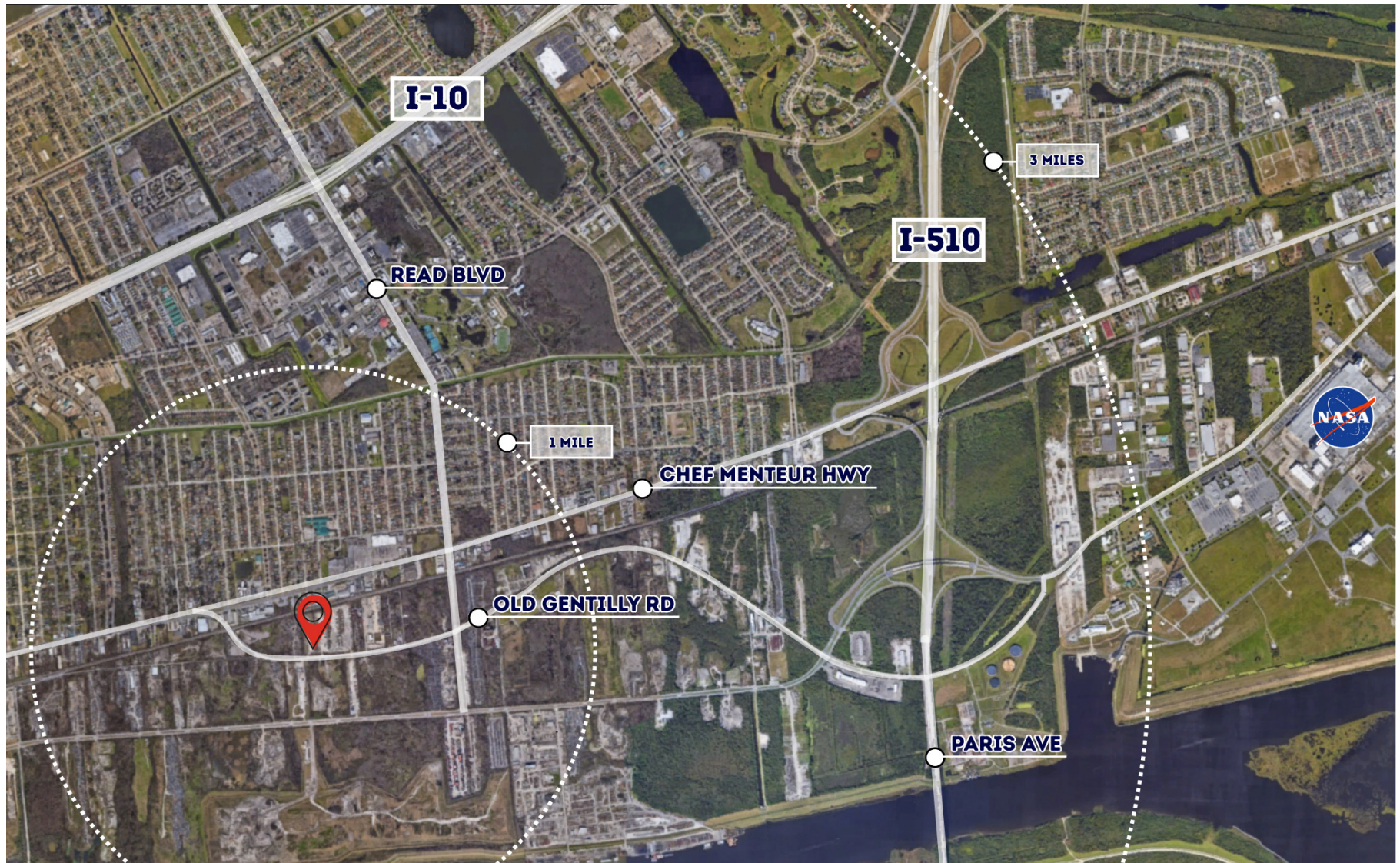
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AERIAL MAP

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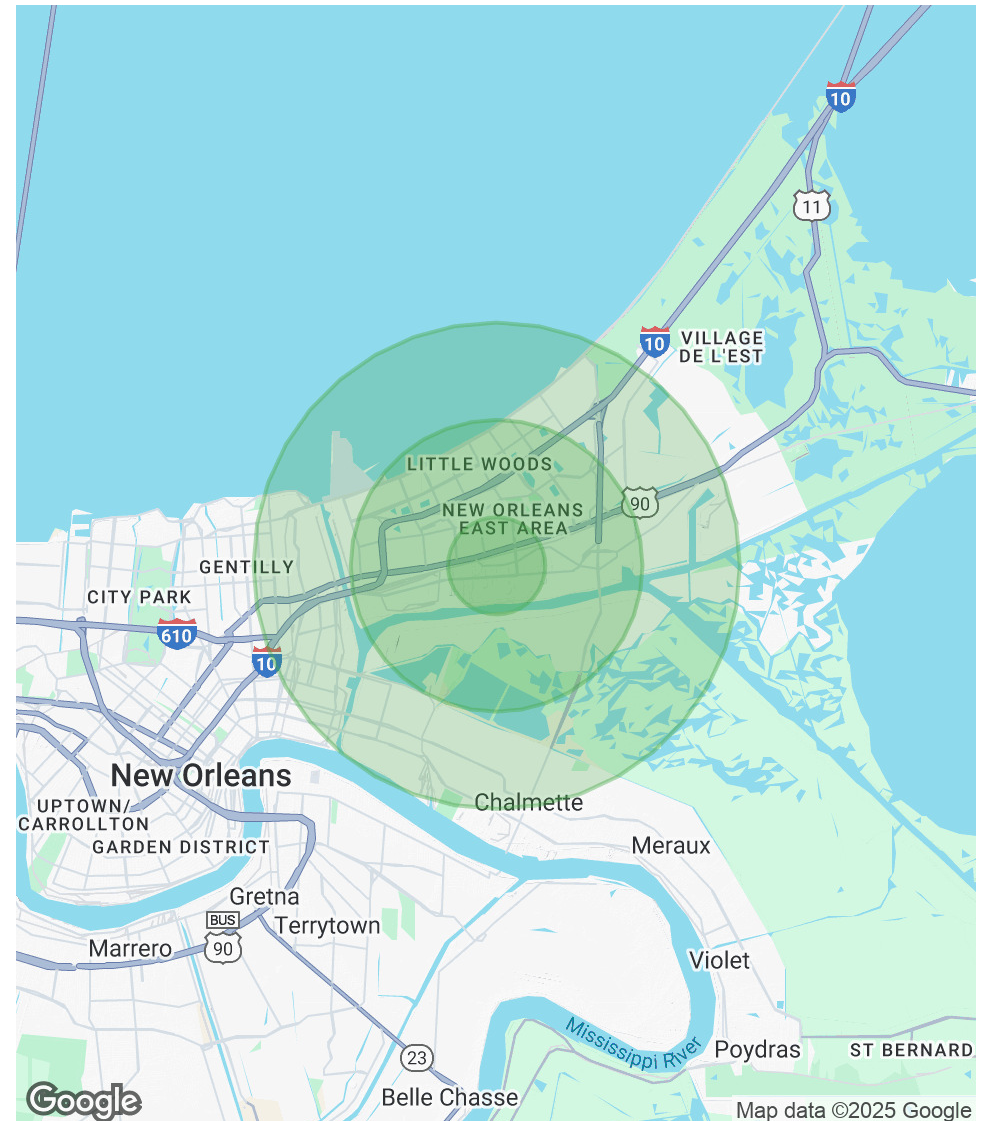
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,732	52,302	116,494
Average Age	40	38	38
Average Age (Male)	39	36	36
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,538	19,845	44,299
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$59,054	\$56,090	\$57,992
Average House Value	\$230,719	\$231,807	\$230,611

Demographics data derived from AlphaMap



## LAND FOR LEASE

### DEMOGRAPHICS MAP & REPORT

