



# NEW CONSTRUCTION RETAIL/OFFICE

4001 Tulane Ave, New Orleans, LA 70119

99K+ MONTHLY  
VISITS

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

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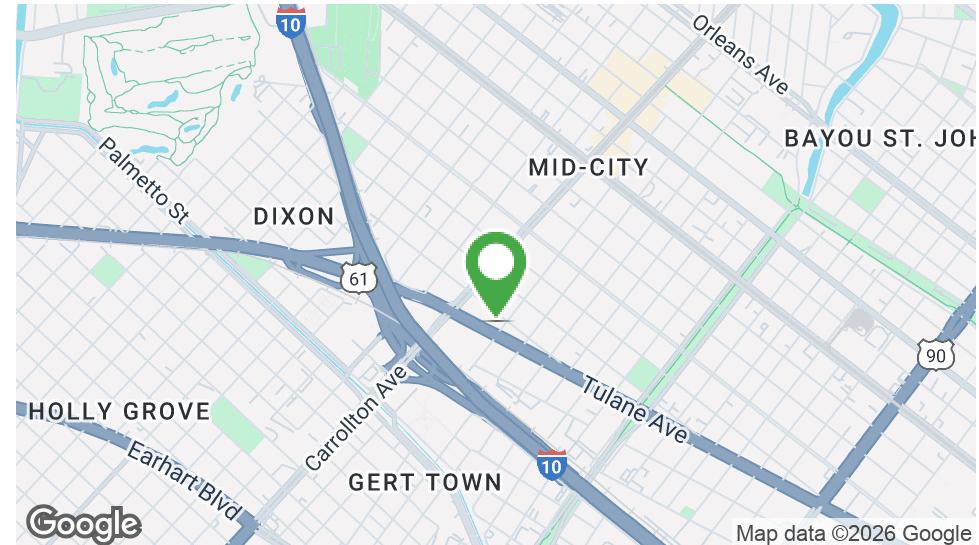
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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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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:	\$1,800,000
Lease Price:	\$22 PSF (NNN)
Lot Size:	0.24 Acres
Combined Building Size:	4,760 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	10,728	78,397	156,423
Total Population	24,467	170,027	339,227
Average HH Income	\$69,366	\$95,210	\$94,246

## RETAIL PROPERTY FOR LEASE OR SALE

### PROPERTY SUMMARY



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RETAIL PROPERTY FOR LEASE OR SALE

ADDITIONAL PHOTOS

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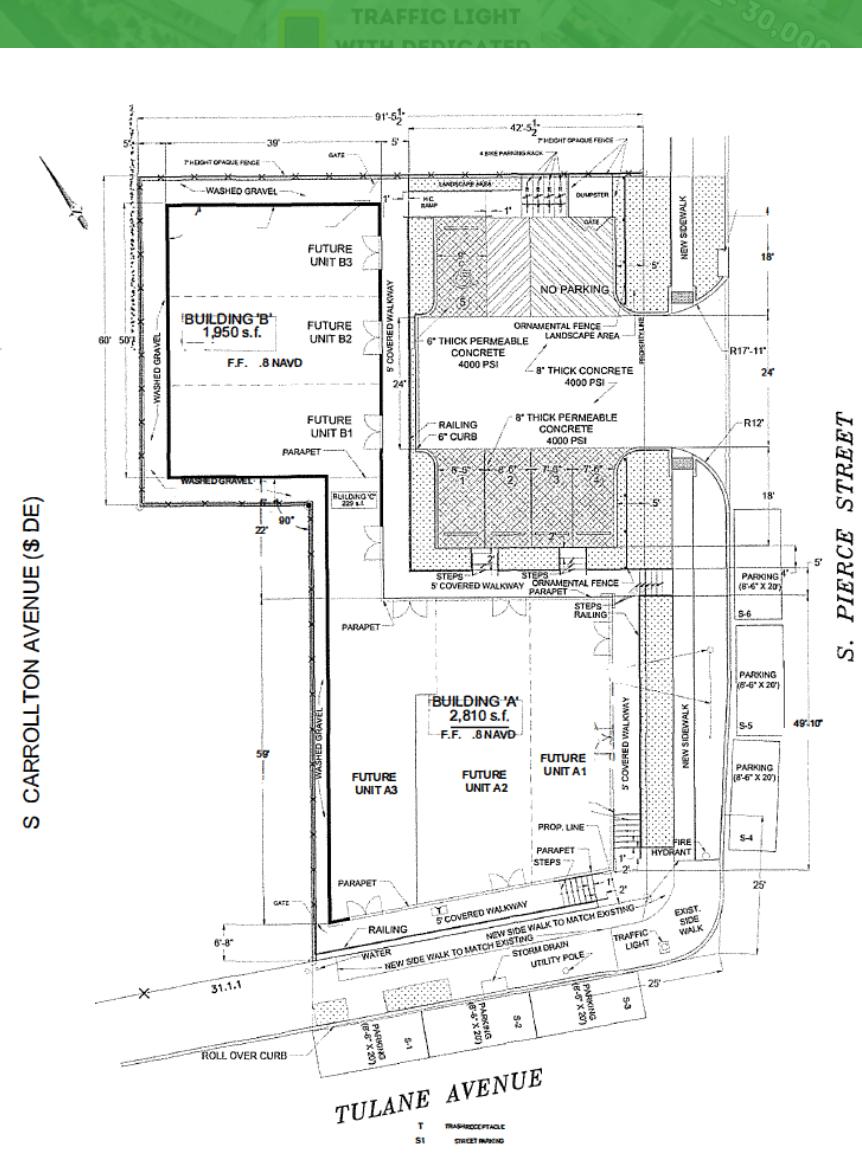
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4001 TULANE AVENUE



SOUTHEAST  
COMMERCIAL  
REAL ESTATE



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TRAFFIC LIGHT  
WITH DEDICATED  
LEFT TURN SIGNAL



RETAIL PROPERTY FOR LEASE OR SALE

RETAILER MAP



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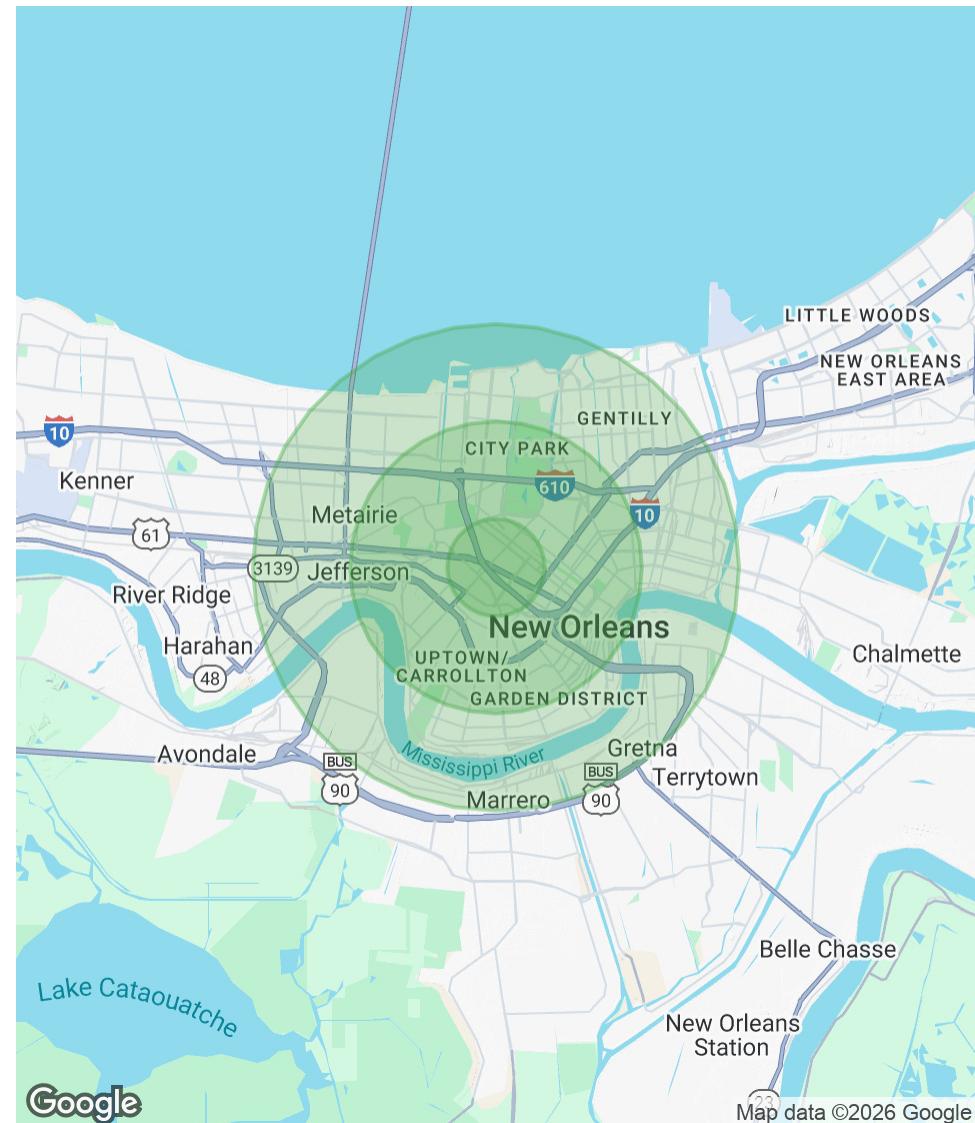
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,467	170,027	339,227
Average Age	38	40	41
Average Age (Male)	38	39	40
Average Age (Female)	39	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,728	78,397	156,423
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$69,366	\$95,210	\$94,246
Average House Value	\$368,614	\$527,034	\$468,668

Demographics data derived from AlphaMap



## RETAIL PROPERTY FOR LEASE OR SALE

DEMOGRAPHICS MAP & REPORT