



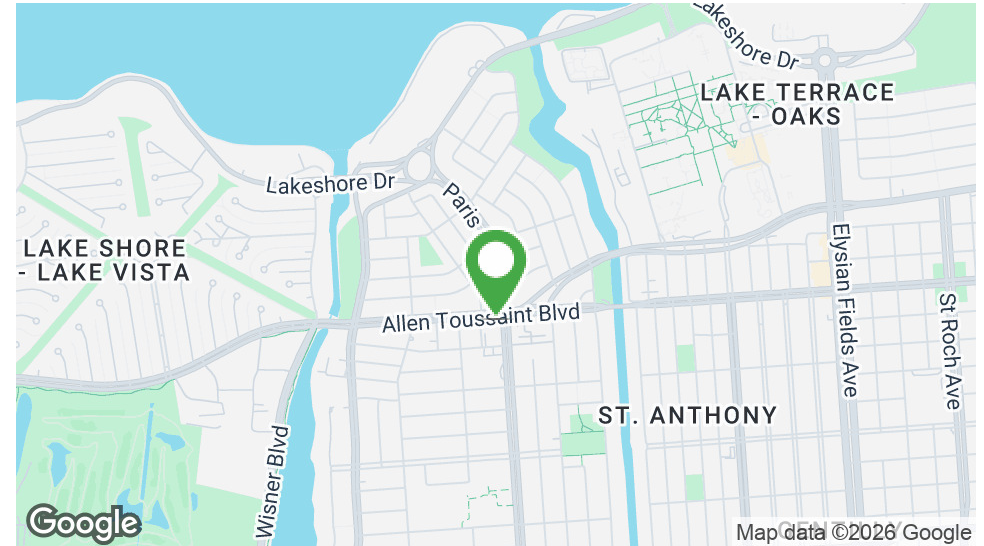
# PRIME LAKEFRONT COMMERCIAL LAND FOR SALE

Allen Toussaint Blvd. and Paris Ave.

**MATT EATON, CCIM • PARTNER**  
OFFICE: 504.414.0703  
MOBILE: 504.339.2136  
matt@matteatonccim.com

**MARTIN O. MILLER III, CCIM, SIOR • PARTNER**  
OFFICE: 504.414.0703  
MOBILE: 504.616.5700  
momiller@ccim.net

**COLLIN HOLMES • PARTNER**  
OFFICE: 504.414.0703  
MOBILE: 504.669.0506  
cholmes@southeastcre.com



## PROPERTY DESCRIPTION

Rare opportunity to acquire ±39,440 SF of commercially zoned (S-B2) land near a high traffic Ochsner Clinic. Located at the signalized intersection of Allen Toussaint Boulevard and Paris Avenue, these outparcels offer excellent visibility.

Strategically positioned directly adjacent to Ochsner Health Center – Lake Terrace Clinic, the site benefits from strong daily traffic drivers and built-in demand. The property is also just minutes from the University of New Orleans and is surrounded by established residential neighborhoods including Lake Terrace, Lake Oaks, Lake Vista, and Lakeview.

This site presents a prime development opportunity for retail, restaurant, medical, or office users seeking a high-growth, high-visibility location in the Lakefront area.

## OFFERING SUMMARY

Sale Price:	\$1,700,000
Land Size:	39,440 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,941	31,425	90,744
Total Population	10,058	73,738	205,668
Average HH Income	\$105,725	\$94,160	\$89,681

LAND FOR SALE

## PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE





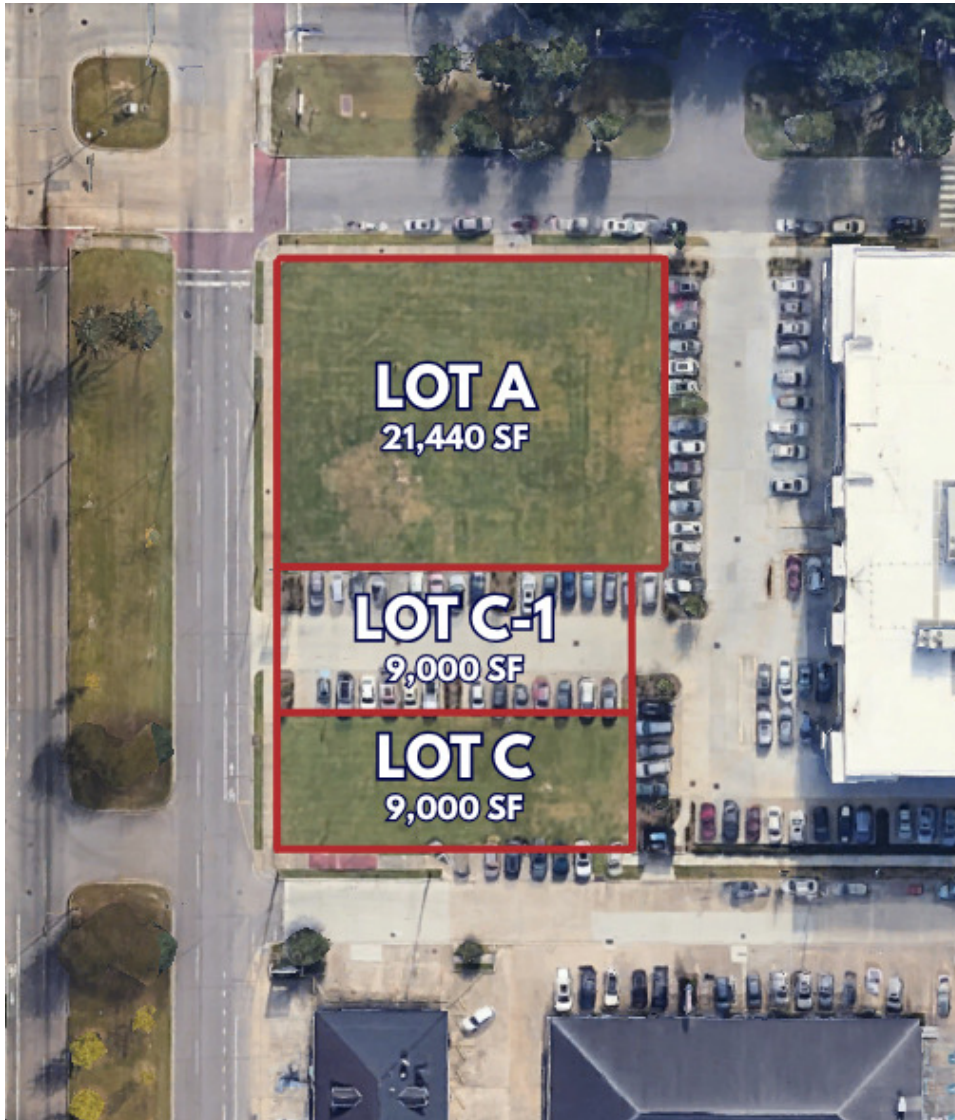
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## PROPERTY HIGHLIGHTS

- Lot A: 21,440 sf
- Lot C-1: 9,000 sf
- Lot C: 9,000 sf
- Zoning: S-B2 - Pedestrian-Oriented Corridor Business District is intended for clusters of pedestrian-oriented business uses generally located along corridors.
- Legal Address: 1530-1546 Allen Toussaint Blvd., New Orleans, LA 70122

LAND FOR SALE

## PROPERTY DETAILS & HIGHLIGHTS

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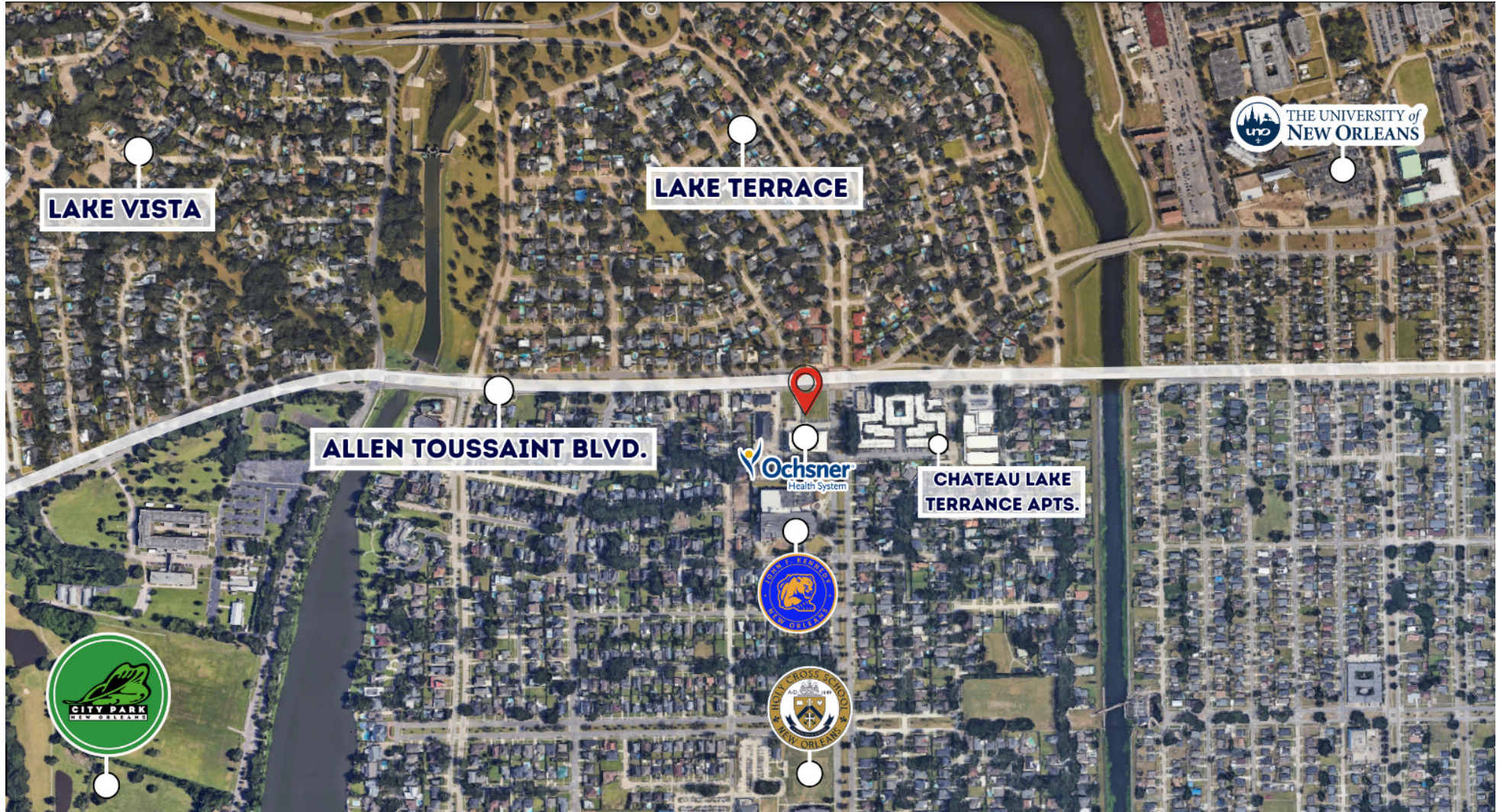


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**AERIAL**



**SOUTHEAST  
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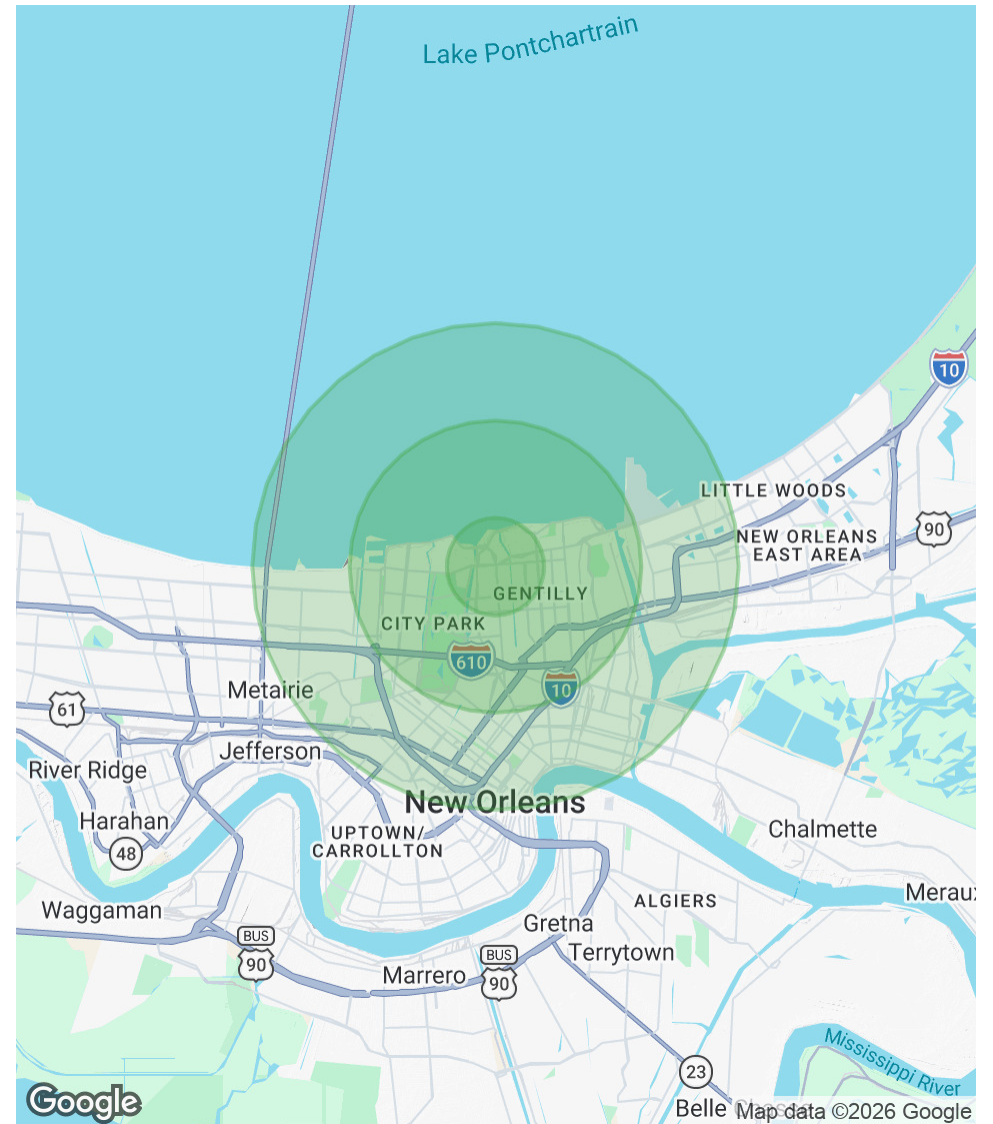
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,058	73,738	205,668
Average Age	38.8	40.7	40.3
Average Age (Male)	39.7	39.0	39.5
Average Age (Female)	40.4	43.2	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,941	31,425	90,744
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$105,725	\$94,160	\$89,681
Average House Value	\$409,458	\$401,629	\$405,500

2023 American Community Survey (ACS)



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



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