



3939 Houma Boulevard Bldg 3 Suite 13, Metairie, LA 70006

# PRIME MEDICAL OFFICE ON DOCTOR'S ROW IN METAIRIE

MATT EATON, CCIM • PARTNER

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MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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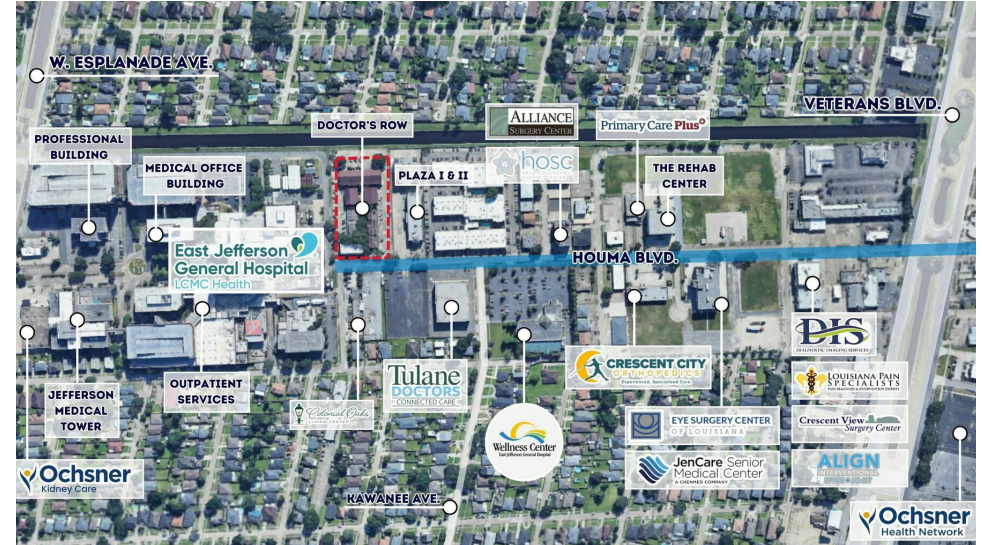


## PROPERTY DESCRIPTION

Southeast Commercial is pleased to present a prime medical office suite located on Doctor's Row in Metairie, LA—just steps from East Jefferson General Hospital and surrounded by numerous medical offices.

The first floor offers approximately 1,080 square feet of clinic space, featuring two bathrooms, a kitchenette, a break room, multiple office spaces, and a conference room. The second floor is 696 square feet and includes a spacious office area with generous storage, ideal for administrative use or additional workstations.

This location is perfect for medical professionals seeking a well-positioned and functional workspace in the heart of Metairie's medical corridor.



## OFFERING SUMMARY

Sale Price: \$250,000

Building Size: 1,776 SF

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES  |
|-------------------|----------|-----------|----------|
| Total Households  | 7,343    | 51,611    | 101,167  |
| Total Population  | 17,813   | 118,301   | 232,703  |
| Average HH Income | \$99,544 | \$100,471 | \$98,249 |

## OFFICE BUILDING FOR SALE

### PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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ADDITIONAL PHOTOS



**SOUTHEAST  
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REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)





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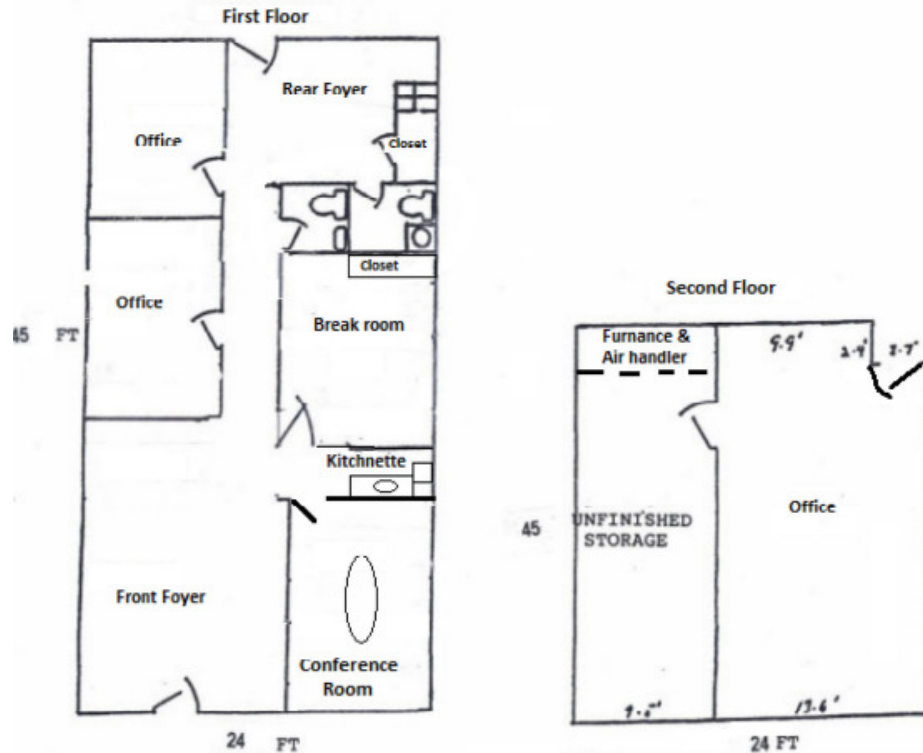
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## 3939 HOUMA BLVD. DOCTORS ROW CONDOMINIUM UNIT 3B/SUITE 13 METAIRIE, LA 70002



1,080 SQ.FT. – First Floor  
696 SQ.FT. – Second Floor includes storage area



OFFICE BUILDING FOR SALE

FLOOR PLAN



**SOUTHEAST  
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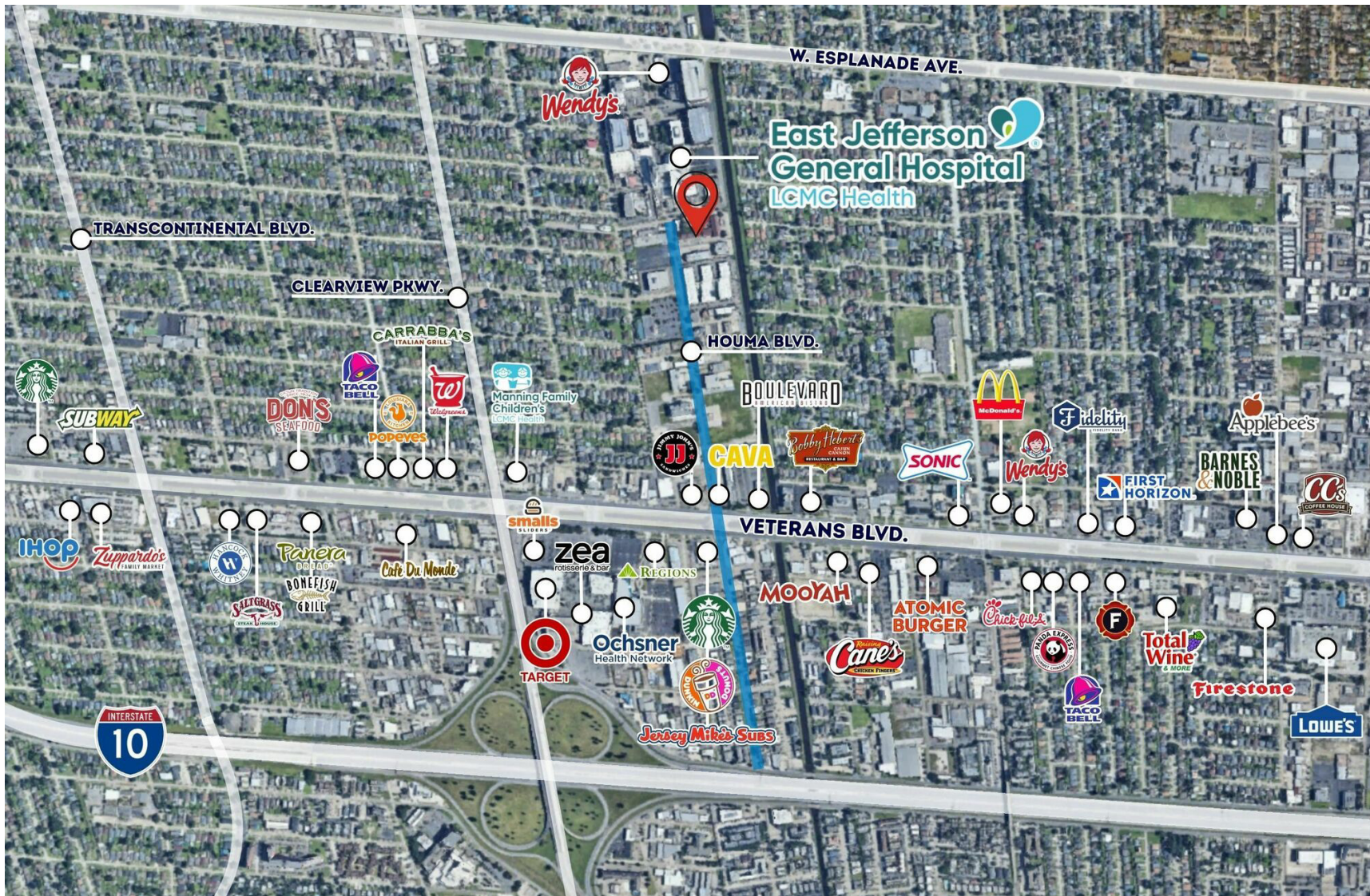
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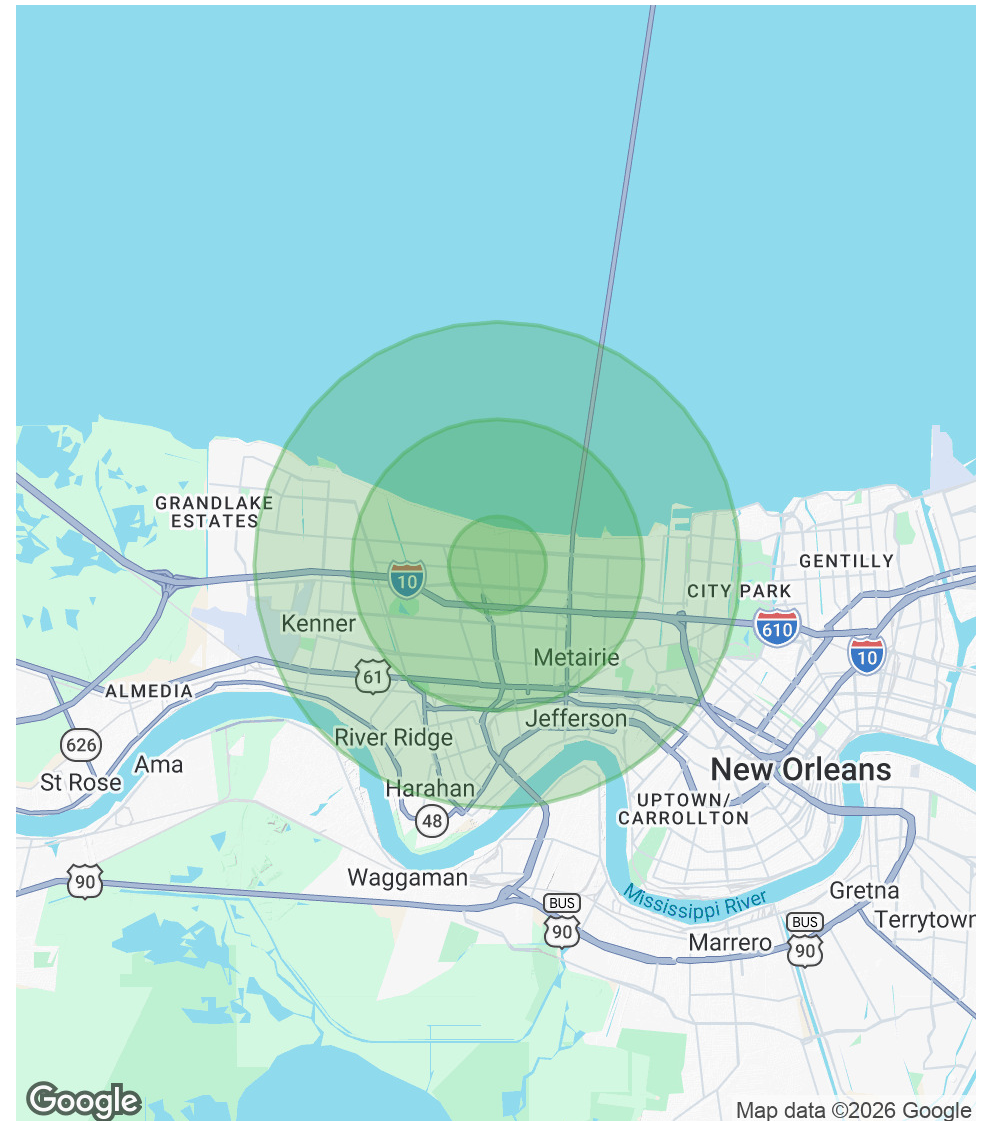
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 17,813 | 118,301 | 232,703 |
| Average Age          | 41     | 42      | 42      |
| Average Age (Male)   | 40     | 41      | 41      |
| Average Age (Female) | 43     | 44      | 43      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 7,343     | 51,611    | 101,167   |
| # of Persons per HH | 2.4       | 2.3       | 2.3       |
| Average HH Income   | \$99,544  | \$100,471 | \$98,249  |
| Average House Value | \$368,072 | \$343,844 | \$354,359 |

2020 American Community Survey (ACS)



OFFICE BUILDING FOR SALE

DEMOGRAPHICS MAP & REPORT



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