

3826 General De Gaulle Dr
New Orleans, LA 70114

PROPERTY SUMMARY



Property Highlights

- Freestanding building positioned on a hard corner
- Busy lighted intersection

Offering Summary

Sale Price:	\$650,000
Lot Size:	0.42 Acres
Building Size:	2,964 SF
Parking Spaces:	15



Matthew Pittman, CCIM

504.322.1275
mpittman@beaubox.com

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SURROUNDING RETAIL



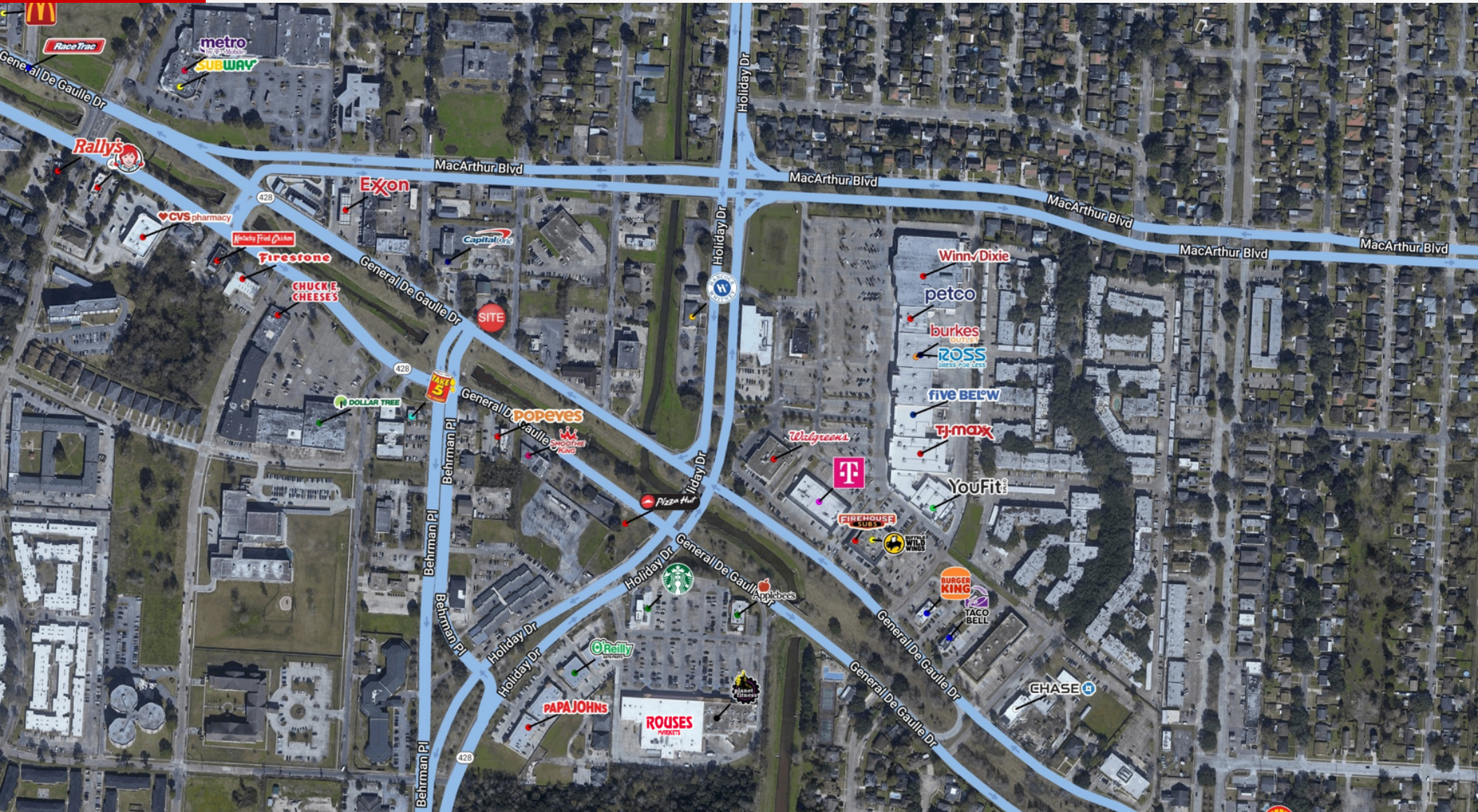
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LOCATION MAP



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ADDITIONAL PHOTOS

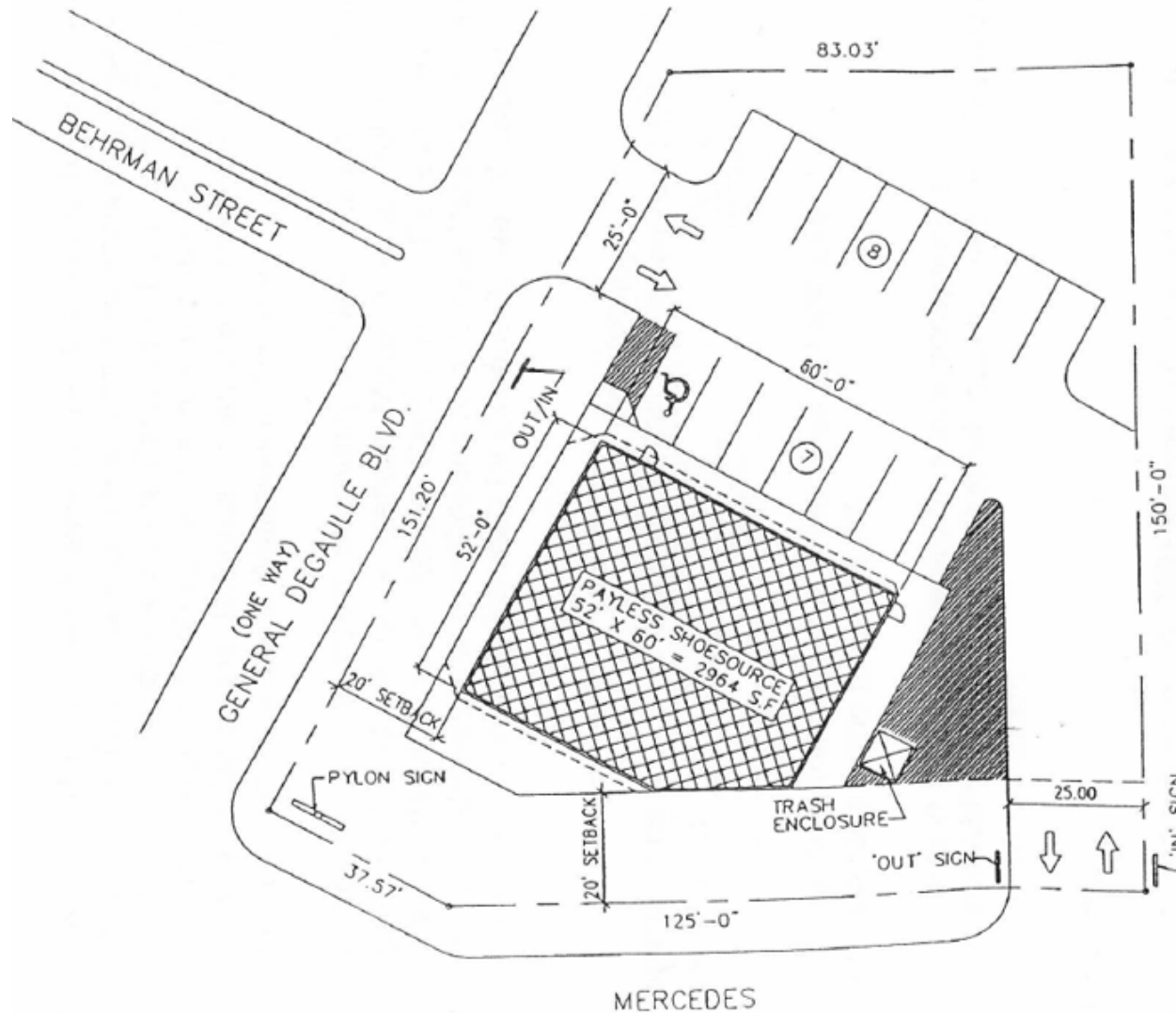


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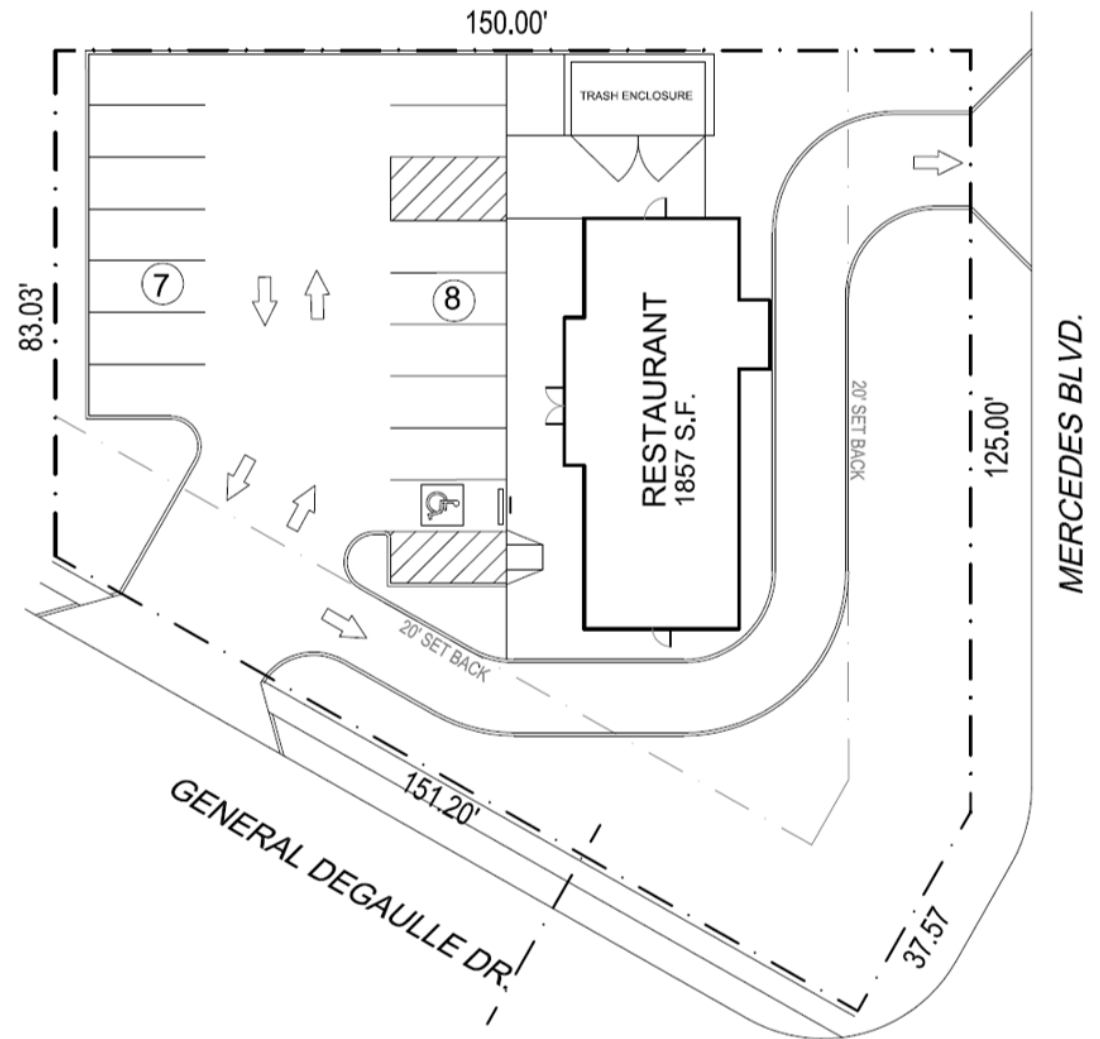
SITE PLAN



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CONCEPTUAL PLAN



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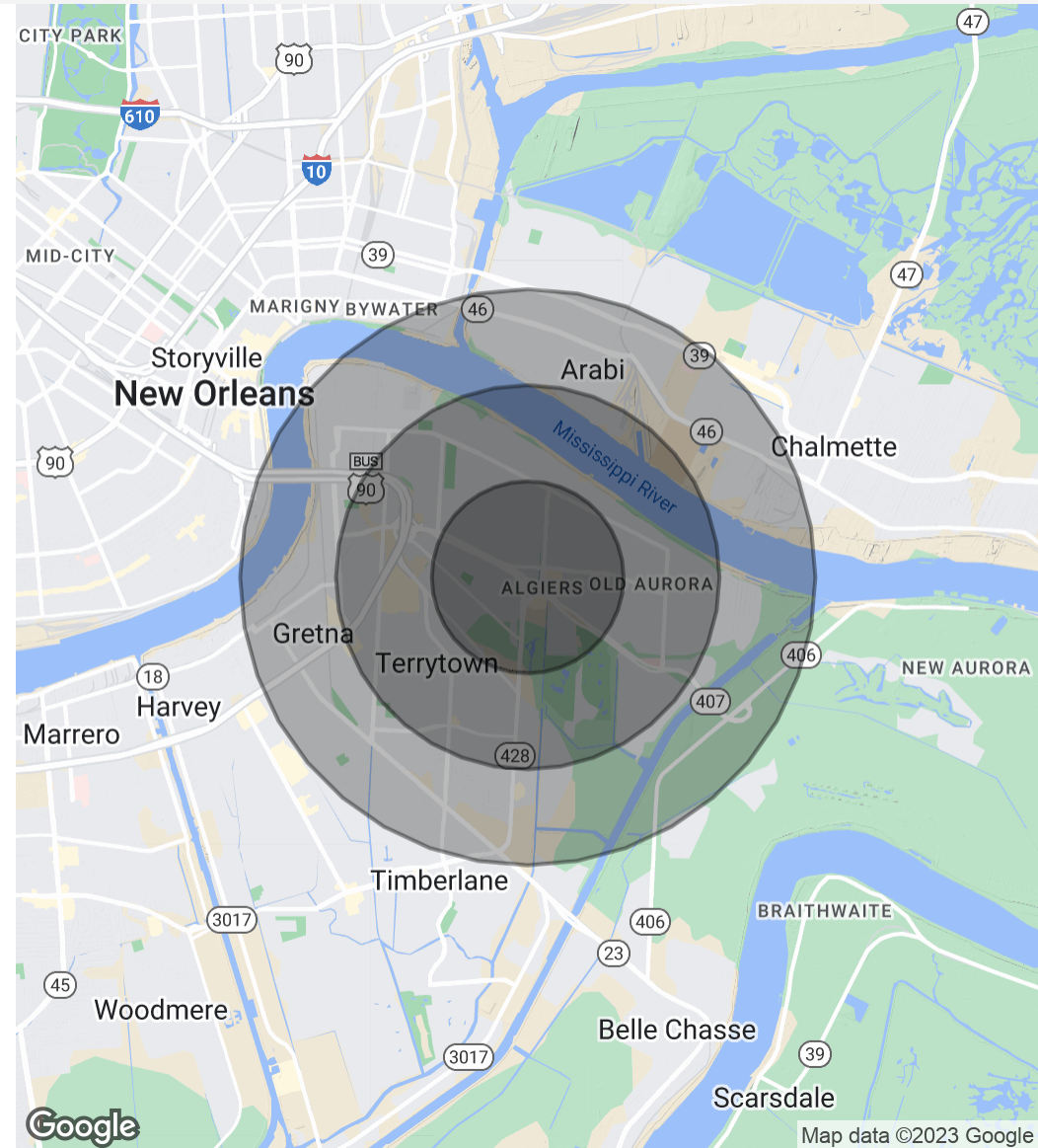
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	16,528	55,360	104,000
Average Age	32.0	33.9	35.0
Average Age (Male)	31.3	32.3	33.6
Average Age (Female)	33.1	35.3	36.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,719	19,415	37,144
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$51,635	\$55,714	\$54,194
Average House Value	\$171,843	\$184,514	\$176,968

* Demographic data derived from 2020 ACS - US Census



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