



HIGHLY VISIBLE MIXED-USE OPPORTUNITY ALONG W AIRLINE HWY

1905 W AIRLINE HWY LAPLACE, LA 70068



FOR SALE

SALE PRICE: \$1,200,000 (SUBJECT TO OFF

32,241 SF

- Directly across from new ALDI Supermarket and Ochsner Medical Complex
- Mixed-use spaces – office, event center, funeral home, and warehouse
- ±239' of frontage along W Airline Hwy (±37,049 daily traffic)

CONTACT:

BRADY BECKER ADRIEN FOLEY
985.703.1140 504.352.3783

800.895.9329 | <https://elifinrealty.com> | May 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 1905 W Airline Hwy offers a versatile $\pm 32,241$ SF property in LaPlace. Originally a furniture showroom, in 2013 the building was repurposed into mixed-use spaces including a law office, event center, funeral home, and warehouse.
- Businesses will enjoy ± 239 feet of frontage along W Airline Hwy ($\pm 37,049$ daily traffic), ensuring high exposure in a retail-dense corridor surrounded by national tenants like Walmart, Ochsner, ALDI, Walgreens, McDonald's, and Chick-fil-A, alongside numerous local businesses.
- The space comprises $\pm 3,064$ SF of office space, $\pm 11,858$ SF of event venue space (featuring a full commercial kitchen), $\pm 9,677$ SF funeral home space, and $\pm 6,300$ SF of warehouse space, along with other common areas.
- Strategically located in the heart of this LaPlace commercial corridor, the property benefits from easy access to major highways and convenient positioning between New Orleans and Baton Rouge.
- There is potential to reconfigure the building into smaller or larger suites depending on the new owner's requirements.
- The property features ± 15 ft ceilings throughout and 3 roll-up doors on the front of the warehouse space.
- There are 47 parking spaces.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1905 W Airline Hwy
City, State, Zip	LaPlace, LA 70068
County	St. John the Baptist Parish
Market	LA - New Orleans-Metairie MSA
Subdivision	New Era (Old)
Nearest Intersection	W Airline Hwy at Elm St
Location Description	Lot E
Township	11S
Range	7E
Section	19
Side Of The Street	South
Off-Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 61 (W Airline Hwy)
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

PROPERTY INFORMATION

Property Type	Retail
Zoning	C-3 – Commercial District Three
Lot Size	±1.45 Acres
APN #	0400033700
Lot Frontage	±239.43 ft
Lot Depth	±350.69 ft
Traffic Count	±37,049
Traffic Count Street	W Airline Hwy

BUILDING INFORMATION

Building Size	±32,241 SF
Tenancy	Single or Multiple
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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EXTERIOR PHOTOS



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AERIAL PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



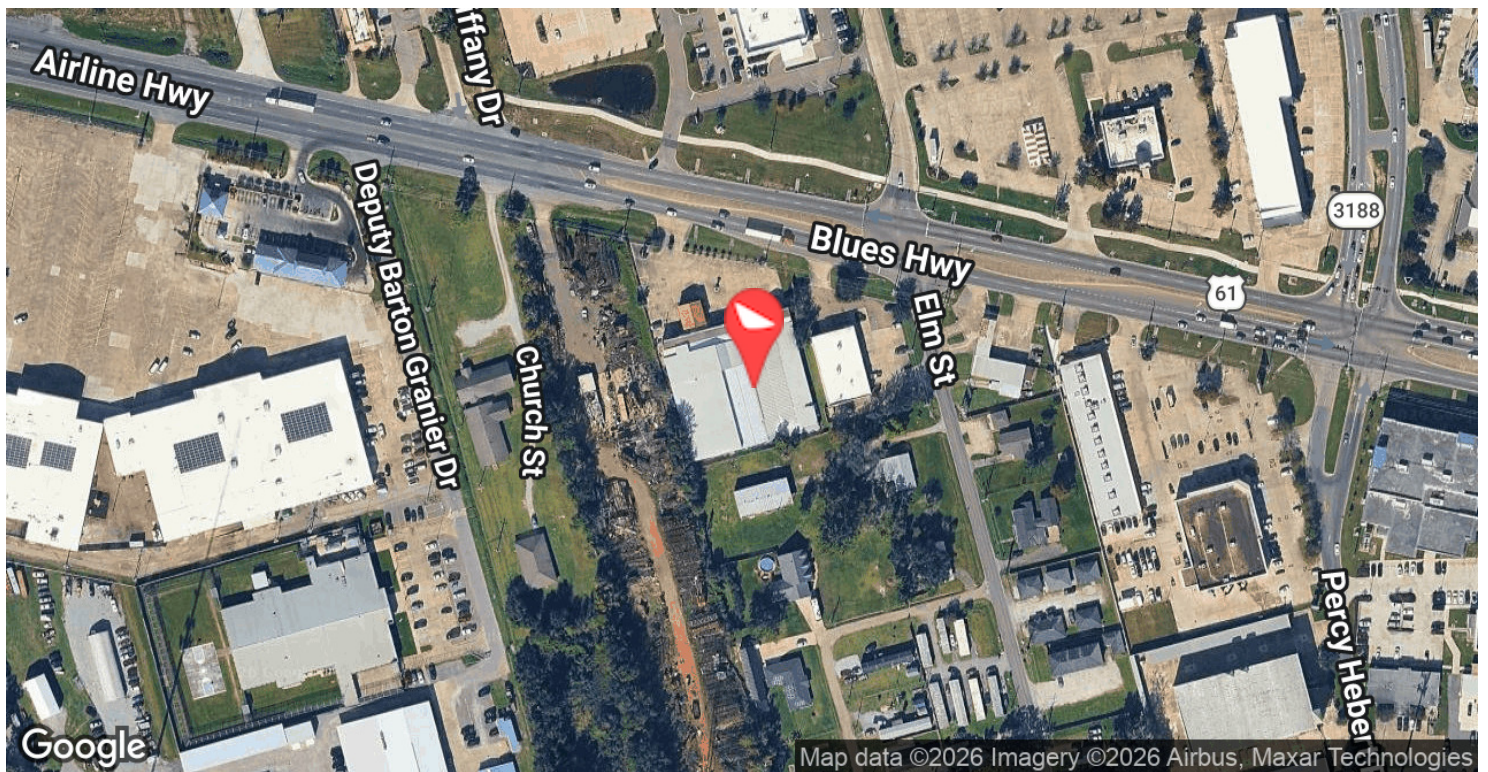
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LOCATION MAP



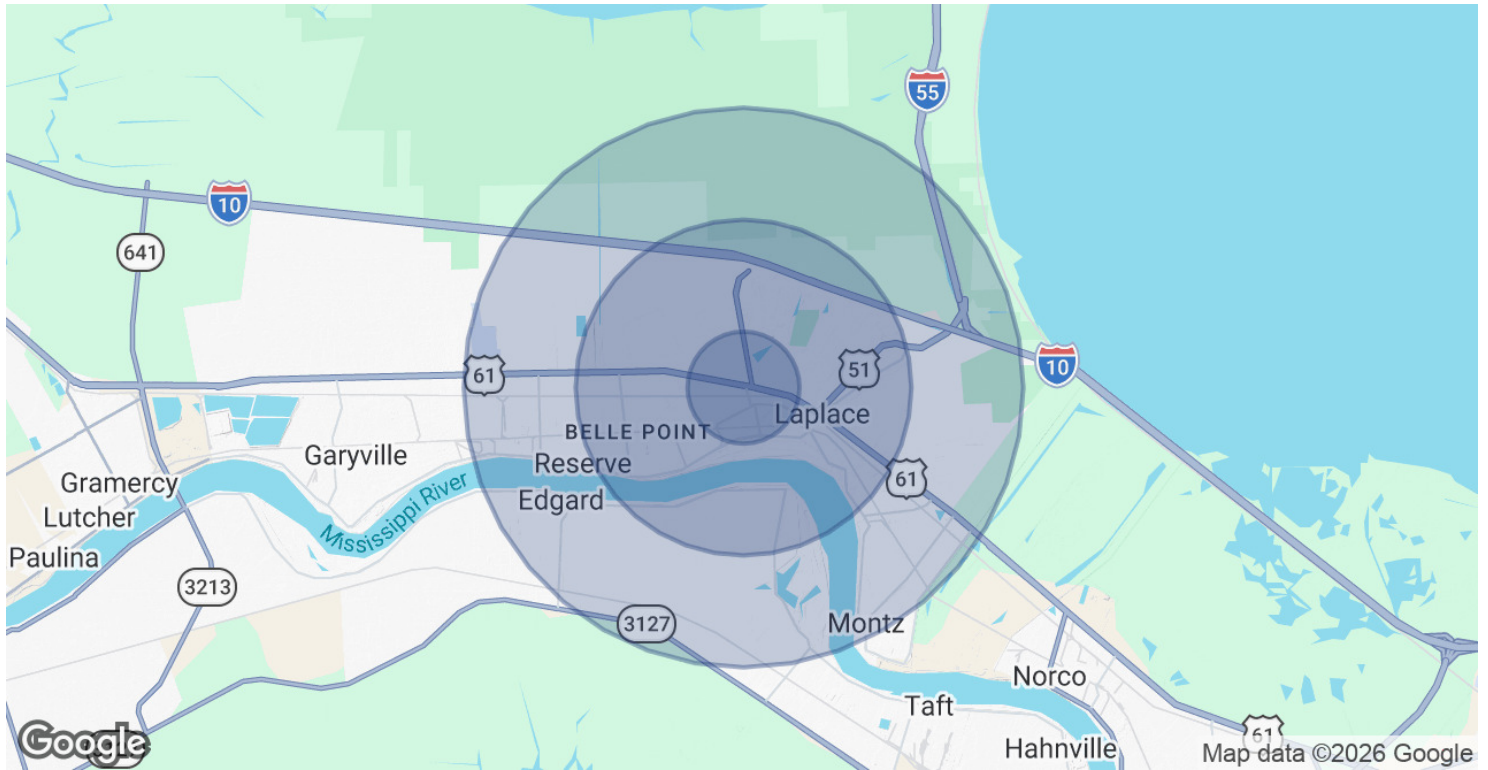
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,856	27,435	34,579
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,665	10,181	12,925
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$88,136	\$92,117	\$90,820
Average House Value	\$230,702	\$226,885	\$225,114

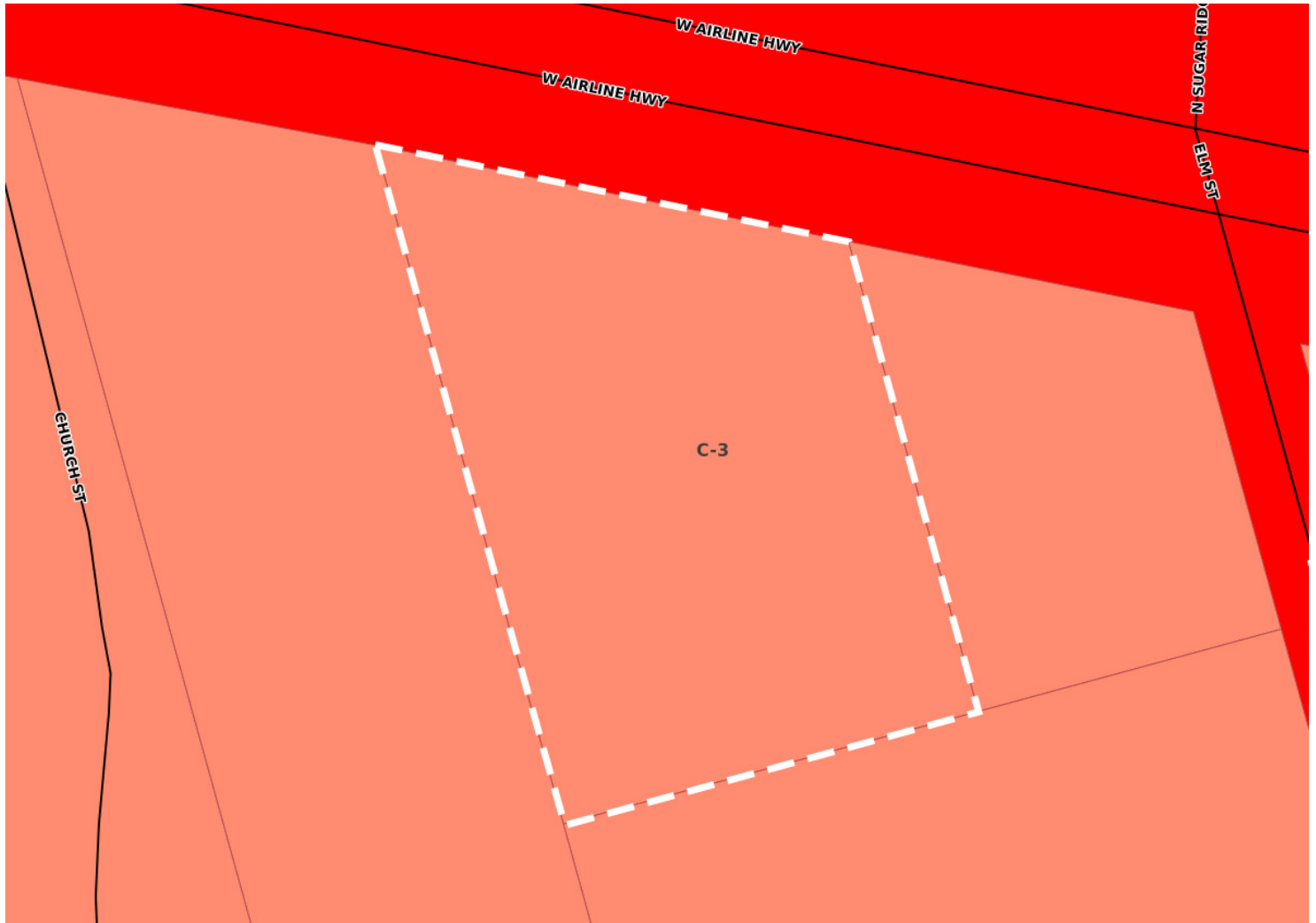
2020 American Community Survey (ACS)

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ZONING MAP



C-3 – COMMERCIAL DISTRICT THREE

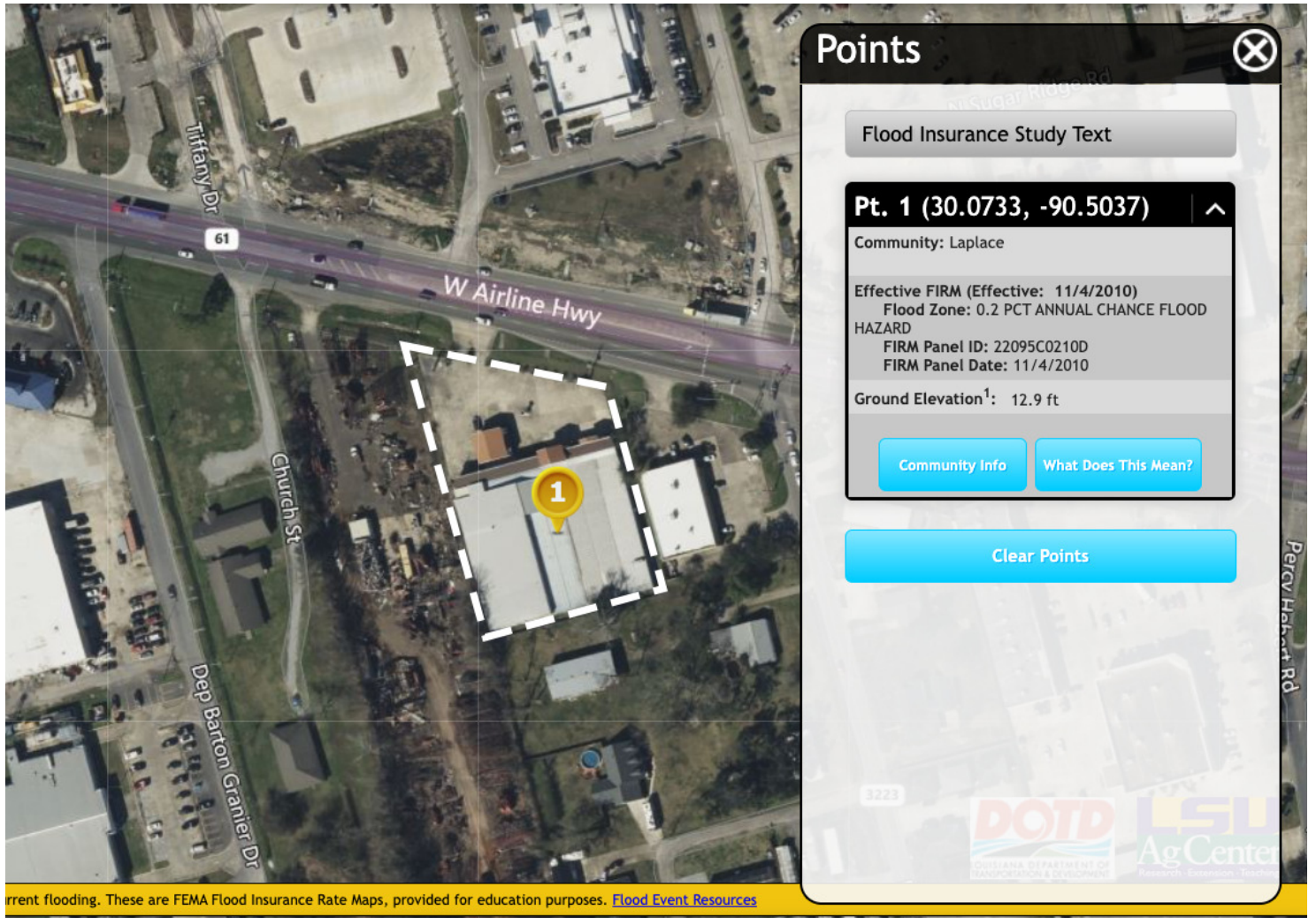
Source: The municipality in which the property is located

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FLOOD ZONE MAP



Points

Flood Insurance Study Text

Pt. 1 (30.0733, -90.5037)

Community: Laplace

Effective FIRM (Effective: 11/4/2010)
Flood Zone: 0.2 PCT ANNUAL CHANCE FLOOD
HAZARD
FIRM Panel ID: 22095C0210D
FIRM Panel Date: 11/4/2010

Ground Elevation¹: 12.9 ft

Community Info What Does This Mean?

Clear Points

DOTD LSU AgCenter

urrent flooding. These are FEMA Flood Insurance Rate Maps, provided for education purposes. [Flood Event Resources](#)

FLOOD ZONE 0.2 PCT ANNUAL CHANCE

Source: maps.lsuagcenter.com/floodmaps

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