



FOR SALE

# Jefferson Mixed-Use Building

100 CICERO STREET, JEFFERSON, LA 70121

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PROPERTY ONE

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This is an opportunity to acquire a versatile mixed-use property with great exposure to a busy road and an established market. An investor or owner user can add value to the residential units and warehouse space by improving and leasing up.

Property Includes:

- 3,238 SF
- Warehouse Space
- Billboard
- 3,719 SF
- Multifamily Space
- Two Units Leased. Generating \$1,750 / month.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$910,000
<b>Lot Size:</b>	0.21 Acres
<b>Building Size:</b>	6,956 SF

# ADDITIONAL PHOTOS

- Billboard
- 3,238 SF Warehouse Space
- 3,719 SF Multifamily



# PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

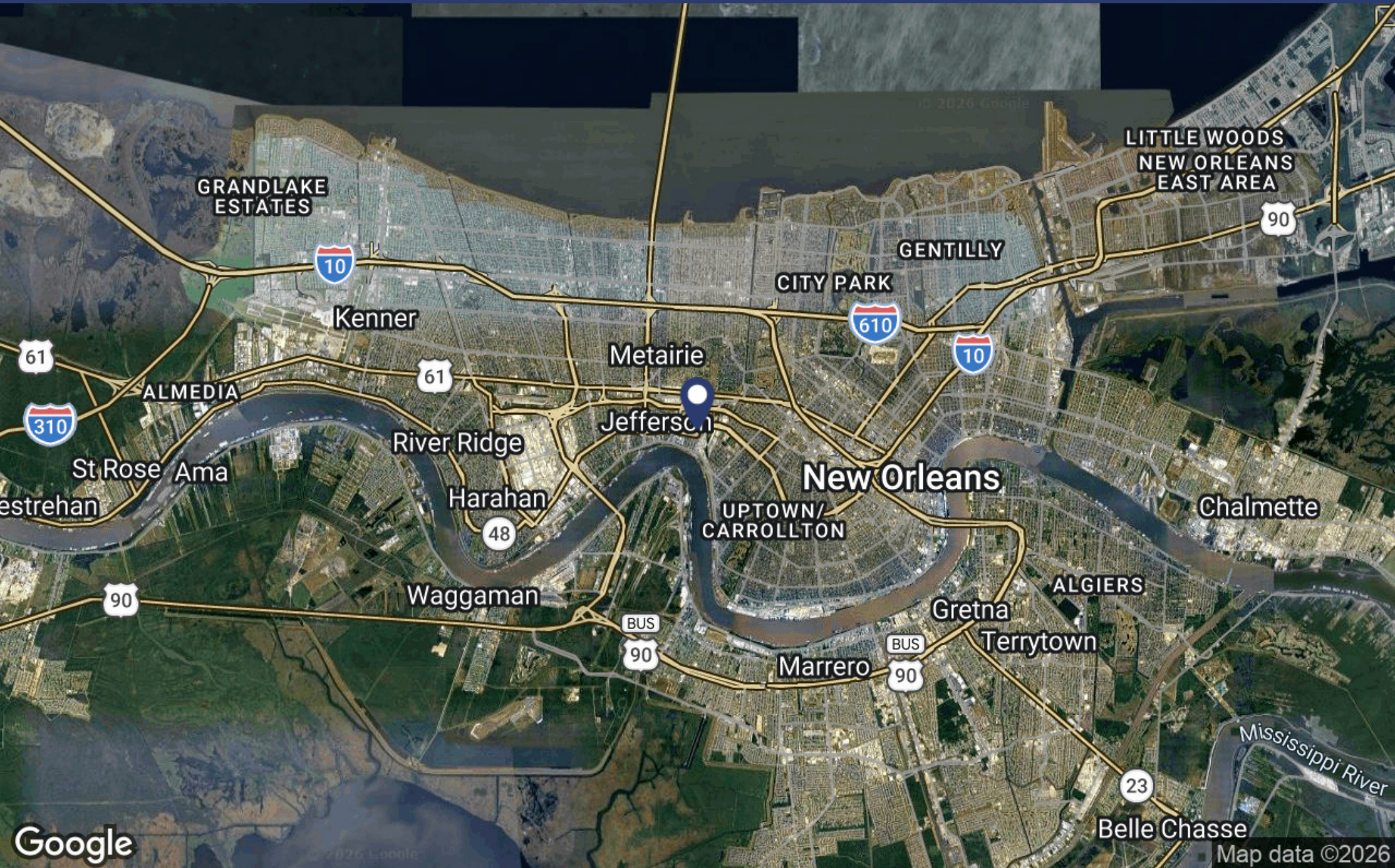
100 Cicero is a Mixed-Use building sitting just off of Jefferson Hwy. Jefferson Hwy is a crucial and busy road, with more than 37,000 vehicles traveling on it per day.

This property is positioned near the middle of Metairie/New Orleans, and is just minutes from Downtown, Uptown, the MSY Airport, and Metairie. This building is also next to the Ochsner Medical Center, one of the region's largest employers.

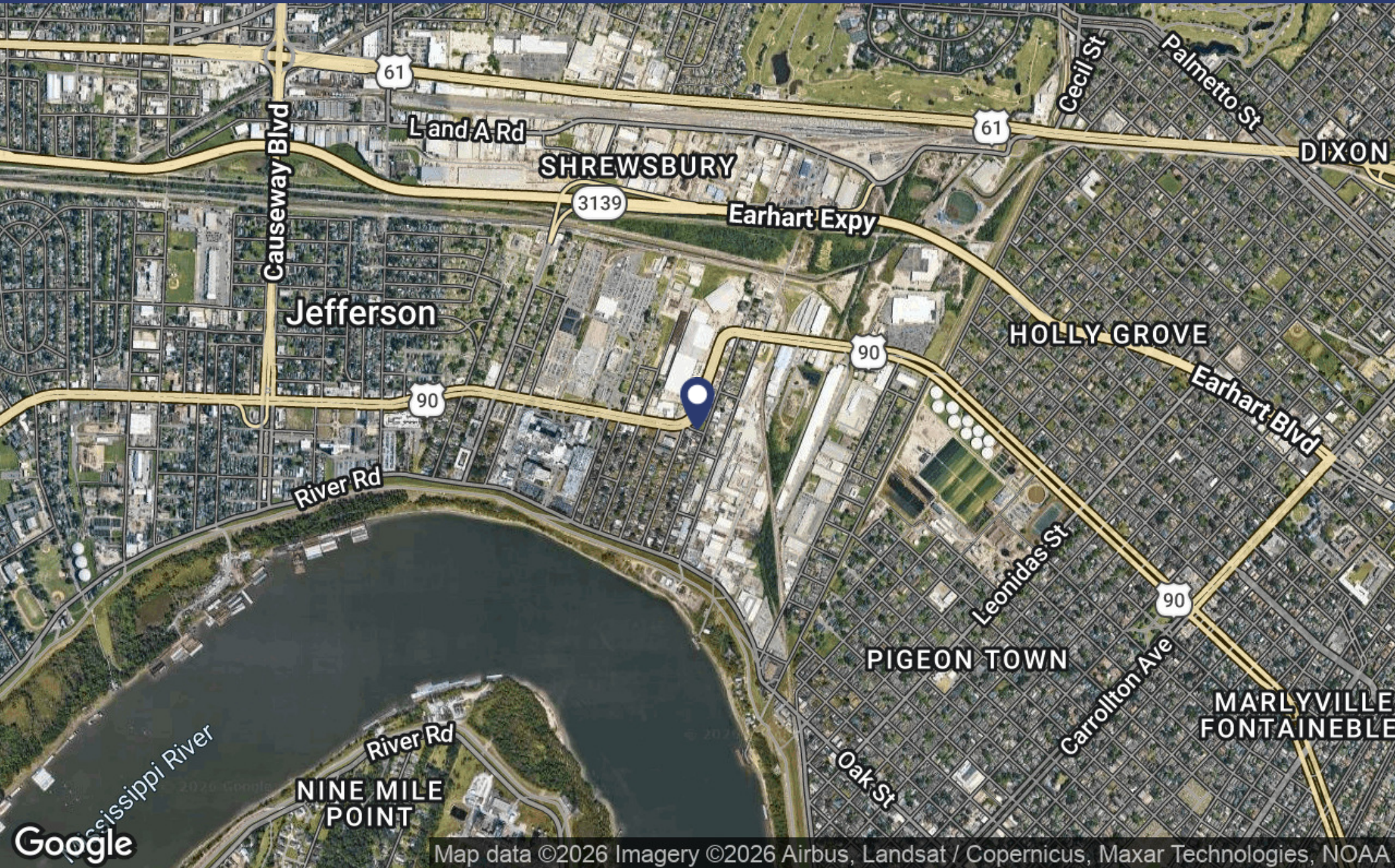
## PROPERTY HIGHLIGHTS

- 6,956 SF Building
- Billboard visible to over 37,000 VPD
- Close proximity to Ochsner Medical Campus

# REGIONAL MAP



# LOCATION MAP

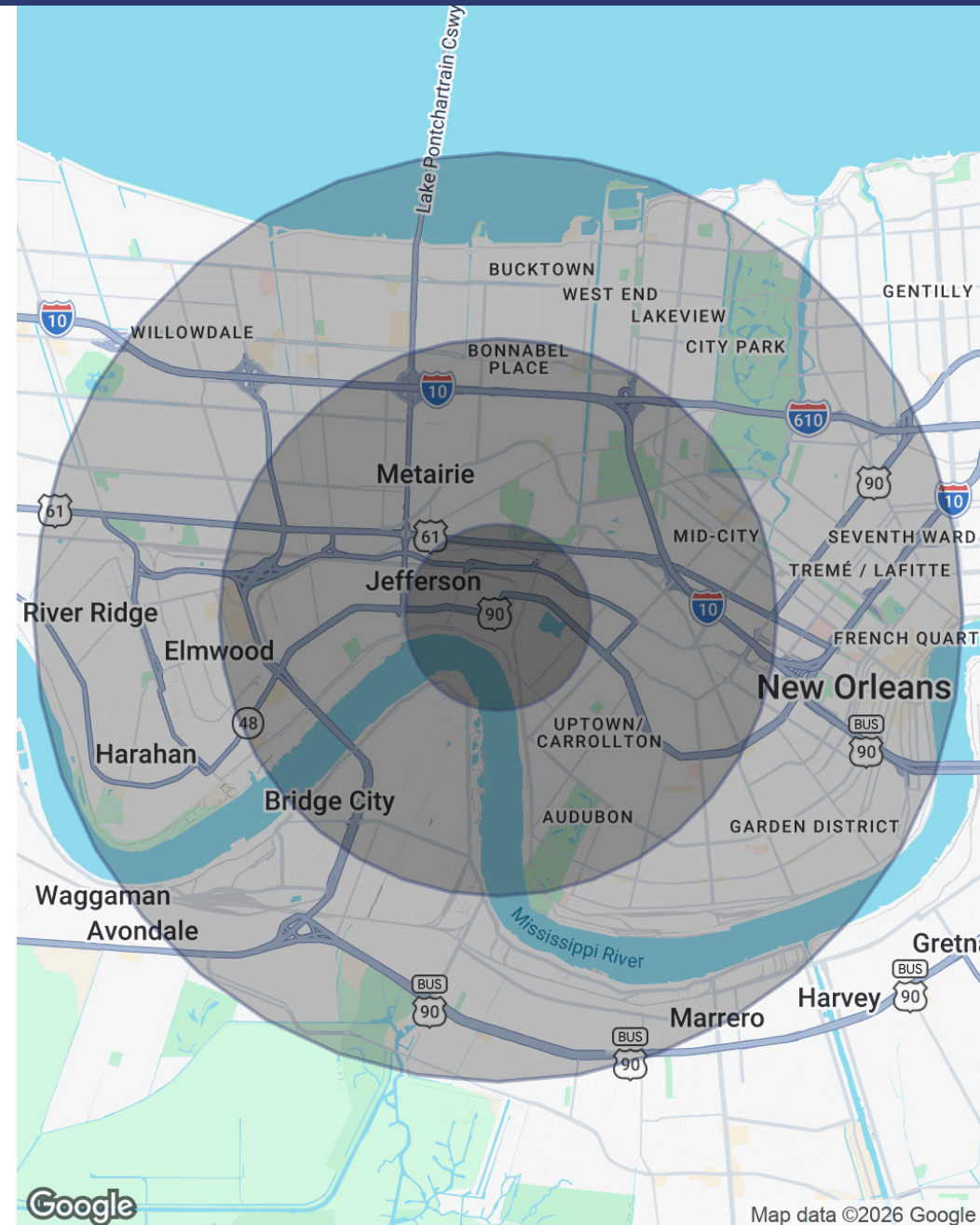


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	9,783	134,565	346,011
<b>Average Age</b>	40.7	39.0	40.6
<b>Average Age (Male)</b>	39.7	38.1	39.6
<b>Average Age (Female)</b>	41.7	40.0	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,130	56,420	152,917
<b># of Persons per HH</b>	2.4	2.4	2.3
<b>Average HH Income</b>	\$86,102	\$109,942	\$102,793
<b>Average House Value</b>	\$348,242	\$463,883	\$430,797

2023 American Community Survey (ACS)



# PRESENTED BY

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