

## SUMMARY

## AERIAL

## SURVEY

## PHOTOS

## DEMOGRAPHICS

## FOR SALE

### PROPERTY OVERVIEW

7370 Chef Menteur Highway is an excellent location for a medical office, a government user, a house of worship, or a service-oriented business. This well-maintained, elevator-served, two-story office building has a well-designed floor plan consisting of a waiting room with offices on the 1st floor and a spacious assembly room on the 2nd floor.

Built in 1969 and occupied since by the International Union of Operating Engineers - Local 406, the property offers ample parking with nearly 36,000 SF of paved parking surface and +/- 1.5 acres of yard that can be utilized for staging, storage, or recreational use. The location has fast, convenient access to Interstate 10.

### PRICE

- \$995,000

### HVAC

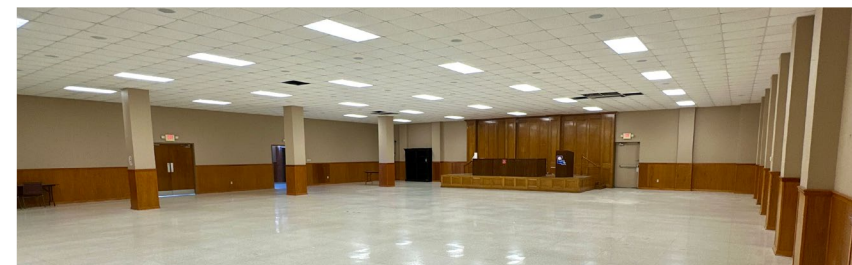
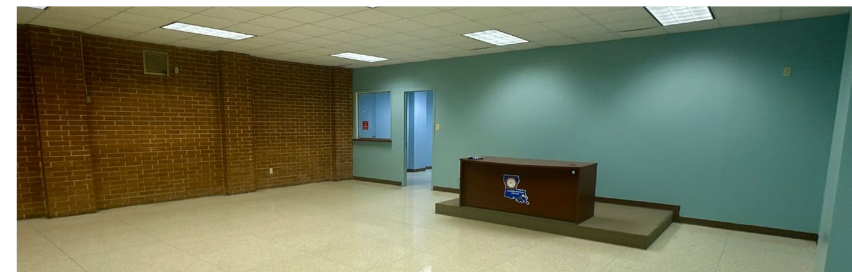
- New AC installed January 2026! Ask agent for further details.

### BUILDING INFO

- **Total Building** +/- 15,000 SF
- **First Floor:** Large waiting room, conference room, and kitchen/breakroom
- **Second Floor:** Spacious assembly room with kitchen
- **Year Constructed** 1969
- **Year Renovation** 2006

### LAND INFO

- **Total Lot Size** 2.8 Acres
- **Paved Parking Area** +/- 36,000 SF
- **Rear Yard** +/- 1.5 Acres
- **Zoning** C-1





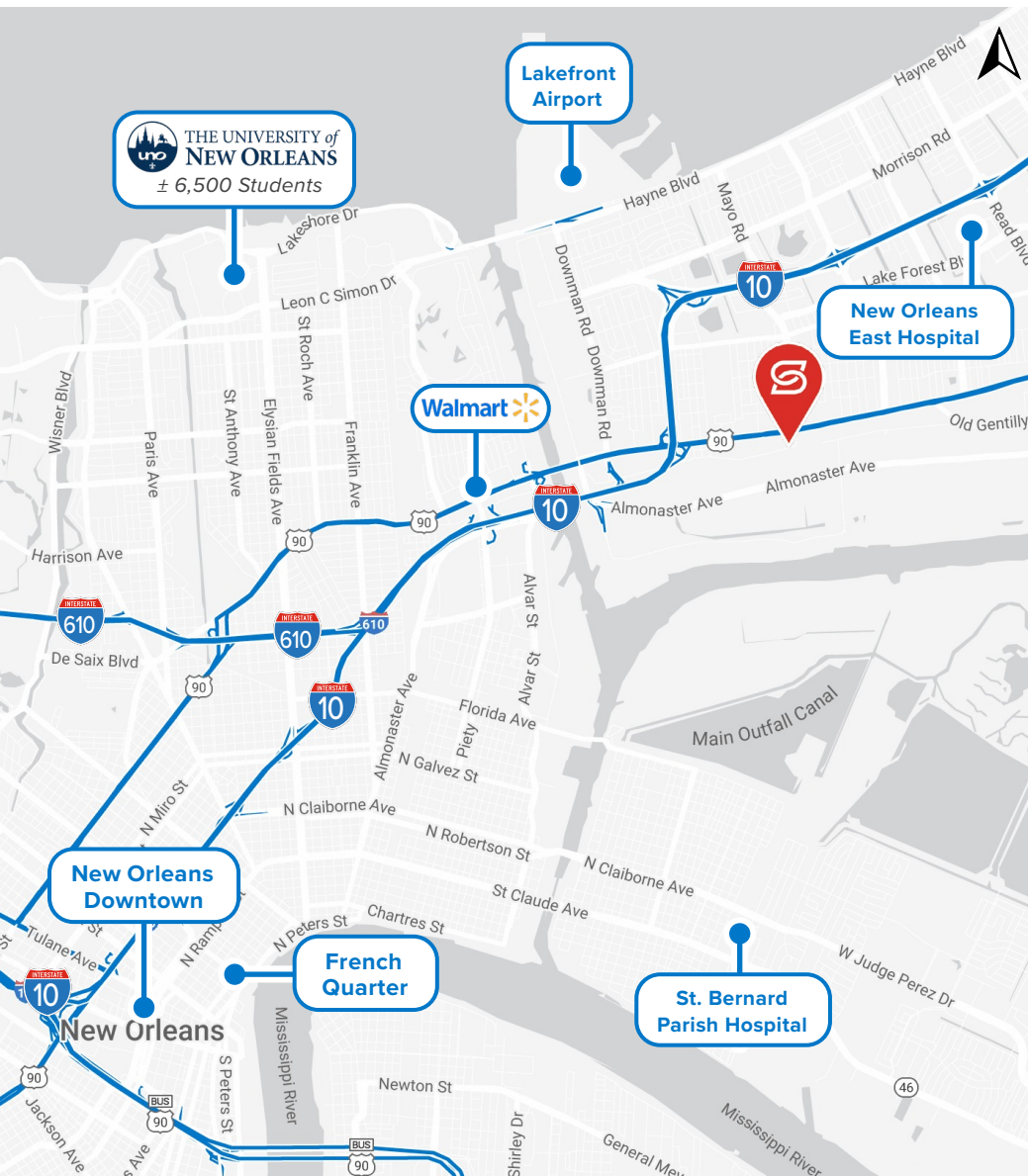
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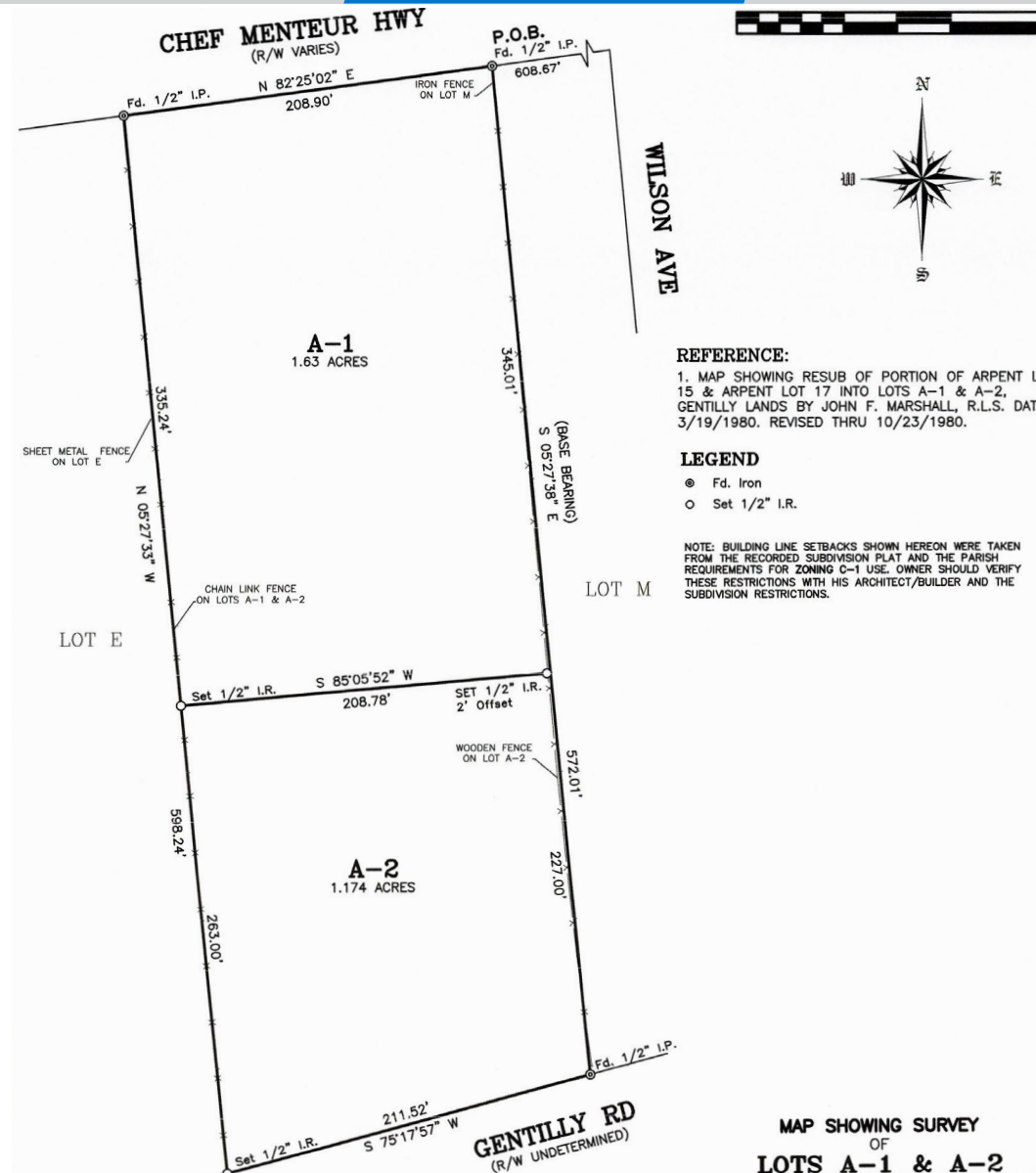
AERIAL

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DEMOGRAPHICS

Click image for larger view





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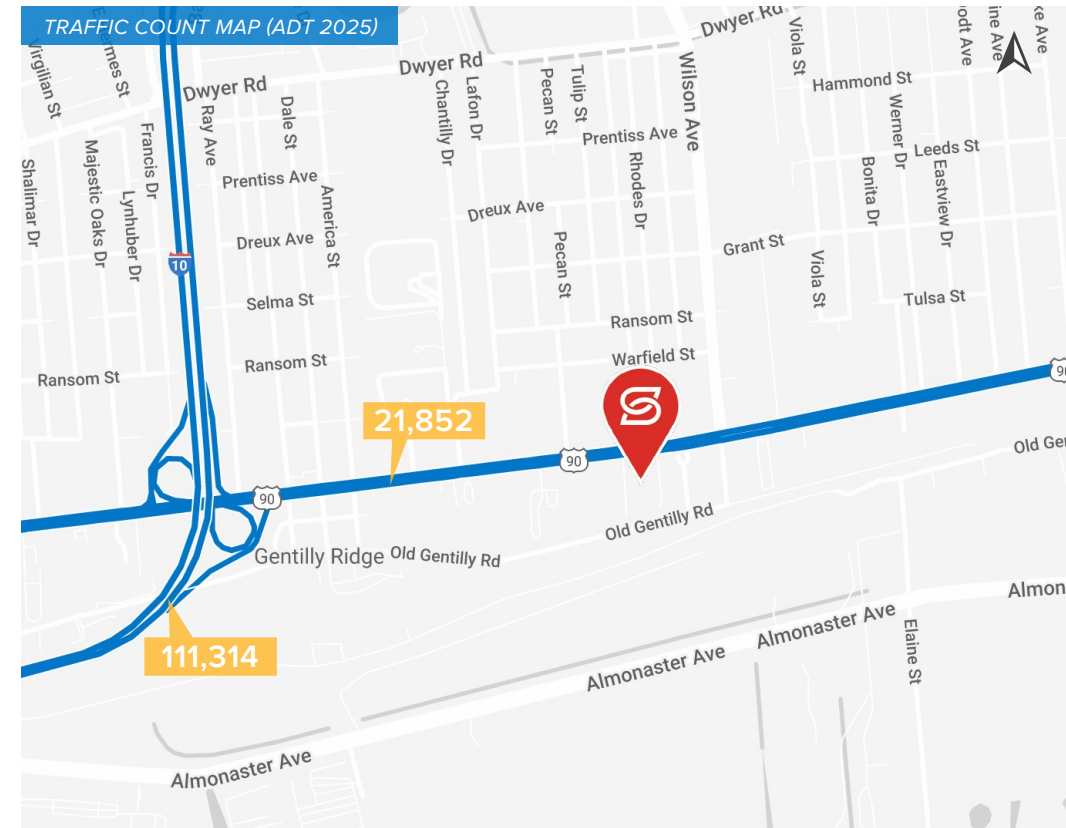
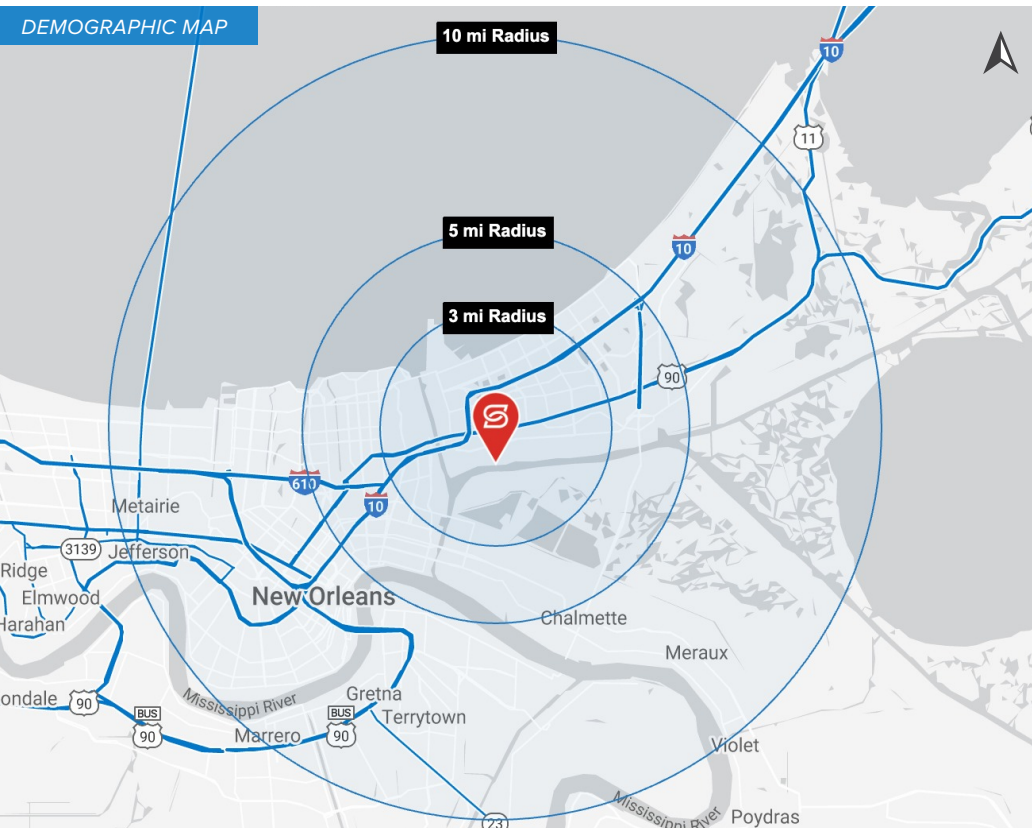
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## 2025 DEMOGRAPHICS



POPULATION

3 MI

57,188

5 MI

164,195

10 MI

531,774



AVG. HH INCOME

3 MI

\$57,851

5 MI

\$68,918

10 MI

\$95,523



HOUSEHOLDS

3 MI

22,136

5 MI

69,421

10 MI

232,277