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COMMERCIAL REAL ESTATE

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TULANE AVENUE CORNER REDEVELOPMENT

3200 Tulane Avenue, New Orleans, LA 70119



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DESCRIPTION

Located on the corner of Tulane Avenue and S. Lopez Street, 3200 Tulane and 613 S. Lopez represents a commercial development opportunity on a high traffic corner in Mid City, New Orleans. The building that fronts Tulane Ave is vacant and in need of major renovation, and the rear ~1,000 SF building on S. Lopez is gutted and has new structural beams in the roof.

The high intensity MU-2 zoning allows for a host of uses, including bar, club, commissary kitchen, retail, residential, office, restaurant, etc., and can support a building height of 85'.

The property is a ~5 minute drive from downtown New Orleans, and is surrounded by new commercial developments. Tulane Avenue has seen a remarkable transformation over the last several years, and is on track for forward progress in the years to come. This property is immediately adjacent to the Crescent Club, a 229 unit apartment building developed by The Domain Companies.

BLDG SIZE: 4,824 SF	ZONING: MU-2
LAND SIZE: 3,750 SF	PRICE: \$425,000 (\$88.10/SF)

DEMOGRAPHICS

2020 DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	44,030	215,662	437,312
AVERAGE HH INCOME	\$53,442	\$75,332	\$72,852



POINTS OF INTEREST MAP

♀ 3200 Tulane Avenue, New Orleans, LA 70119





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and lots

AERIAL VIEW

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Tulane Avenu

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Q 3200 Tulane Avenue, New Orleans, LA 70119





FLOOR PLAN



DRIVE TIME MAP

Q 3200 Tulane Avenue, New Orleans, LA 70119

For more information, pleae contact the Owner's exclusive representative:

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