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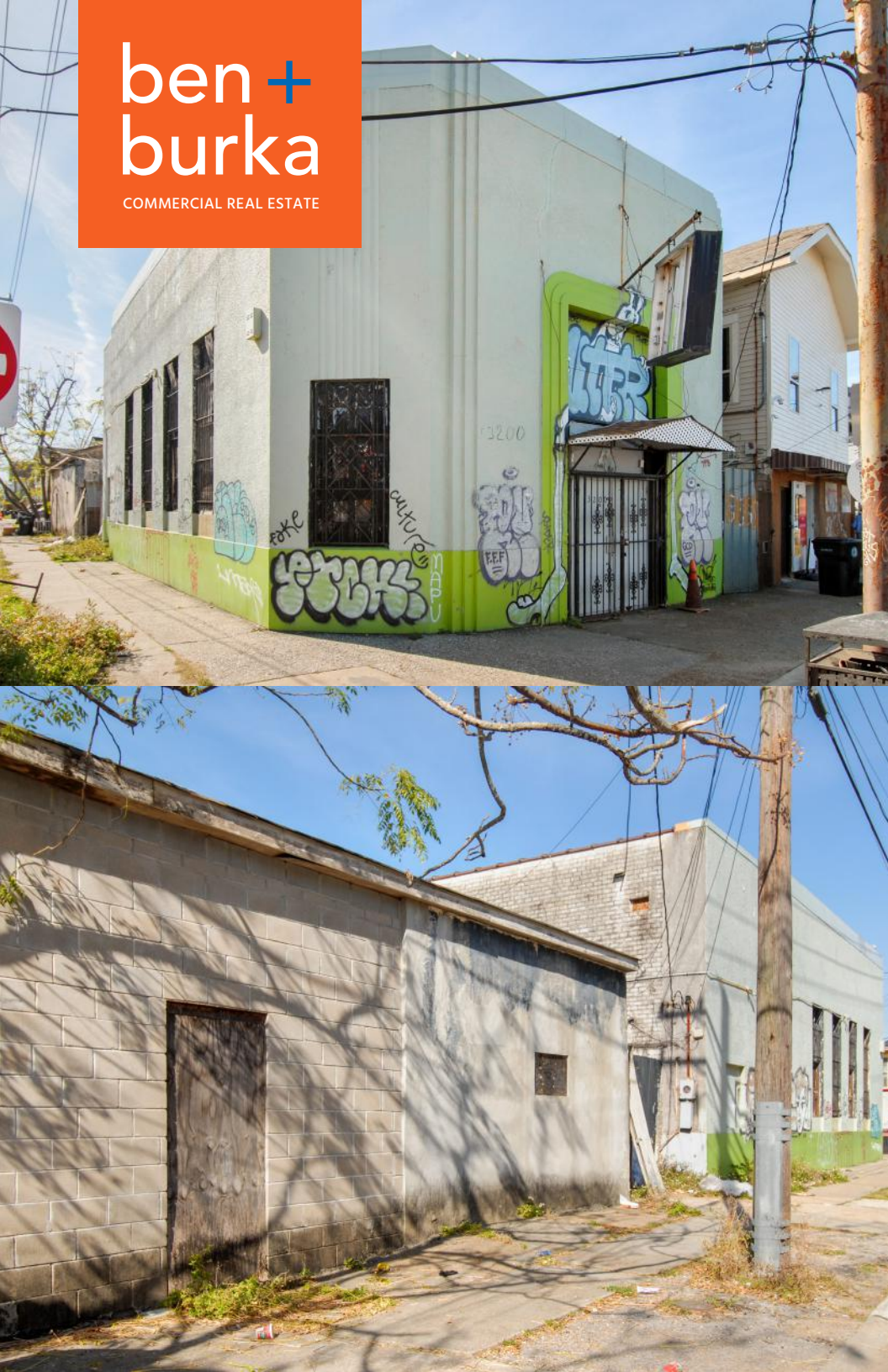




## TULANE AVENUE CORNER REDEVELOPMENT

3200 Tulane Avenue, New Orleans, LA 70119





# TULANE AVENUE REDEVELOPMENT

3200 Tulane Avenue, New Orleans, LA 70119

## 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 wide open, 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

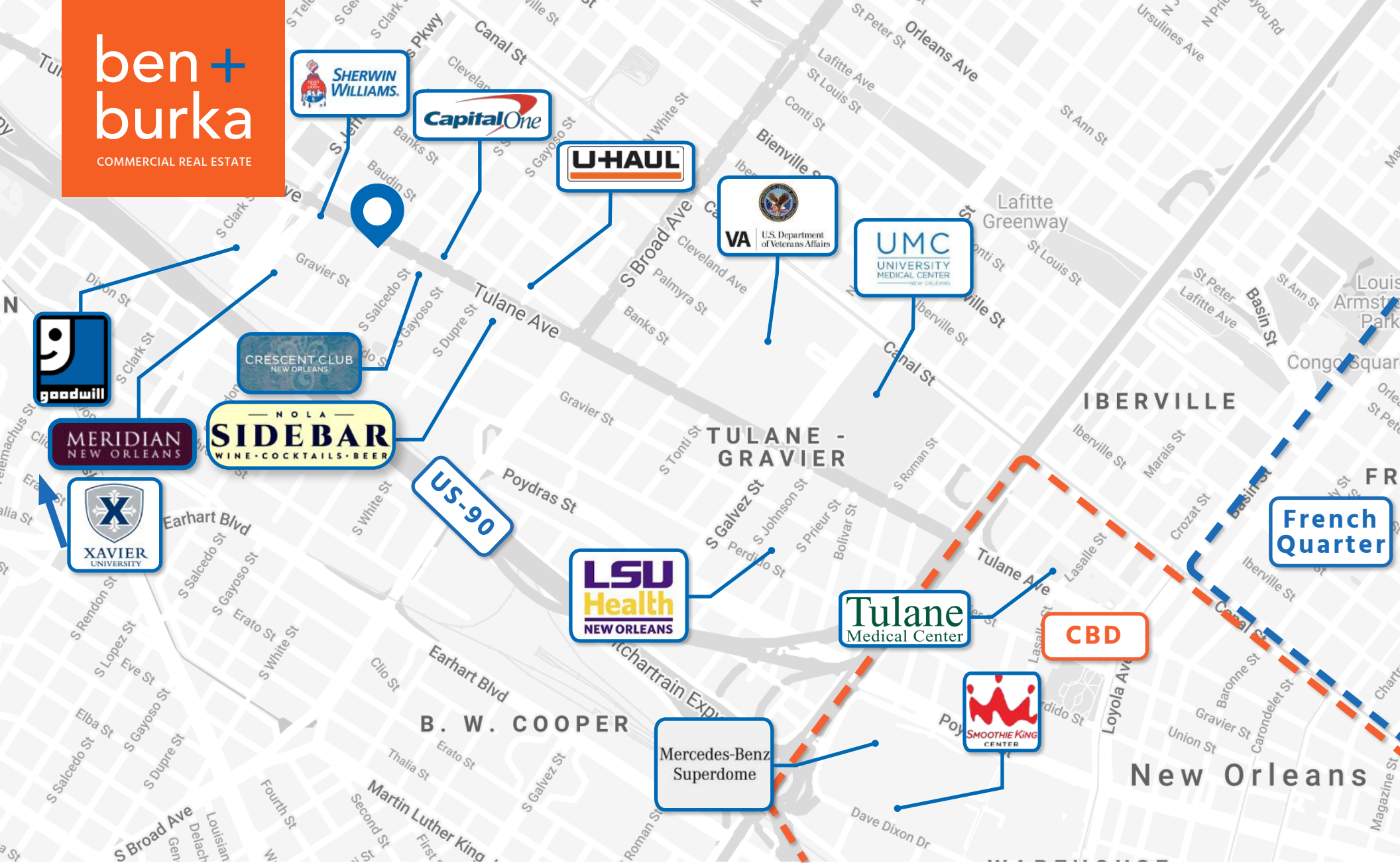
**ZONING:** MU-2

**LAND SIZE:** 3,750 SF

**PRICE:** \$425,000 (\$88.10/SF)

## DEMOGRAPHICS

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



## POINTS OF INTEREST MAP

📍 3200 Tulane Avenue, New Orleans, LA 70119



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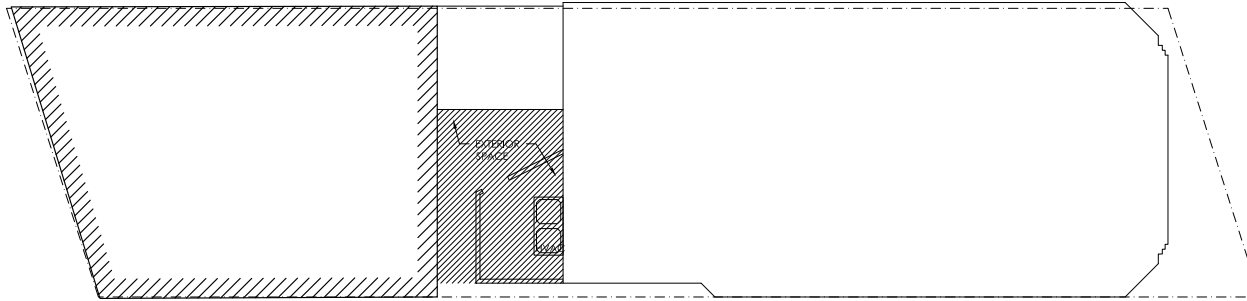




## AERIAL VIEW

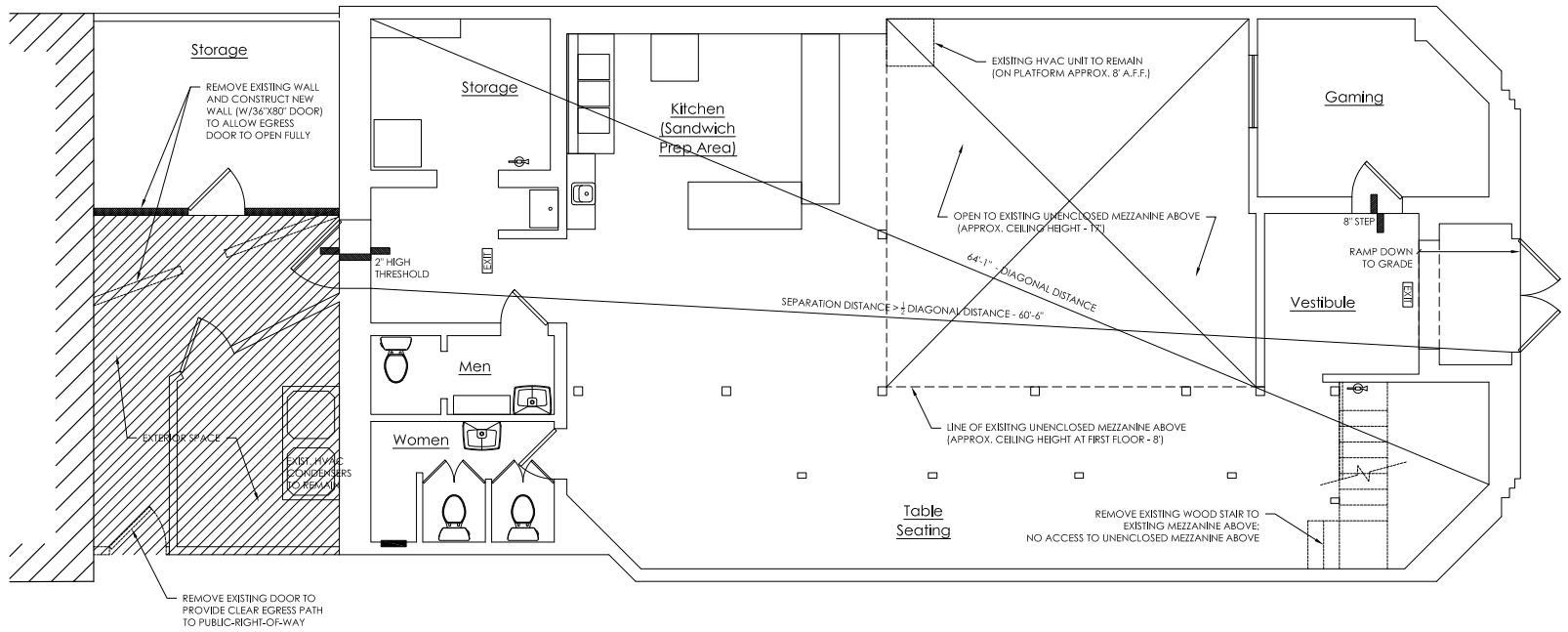
 3200 Tulane Avenue, New Orleans, LA 70119





Site Plan

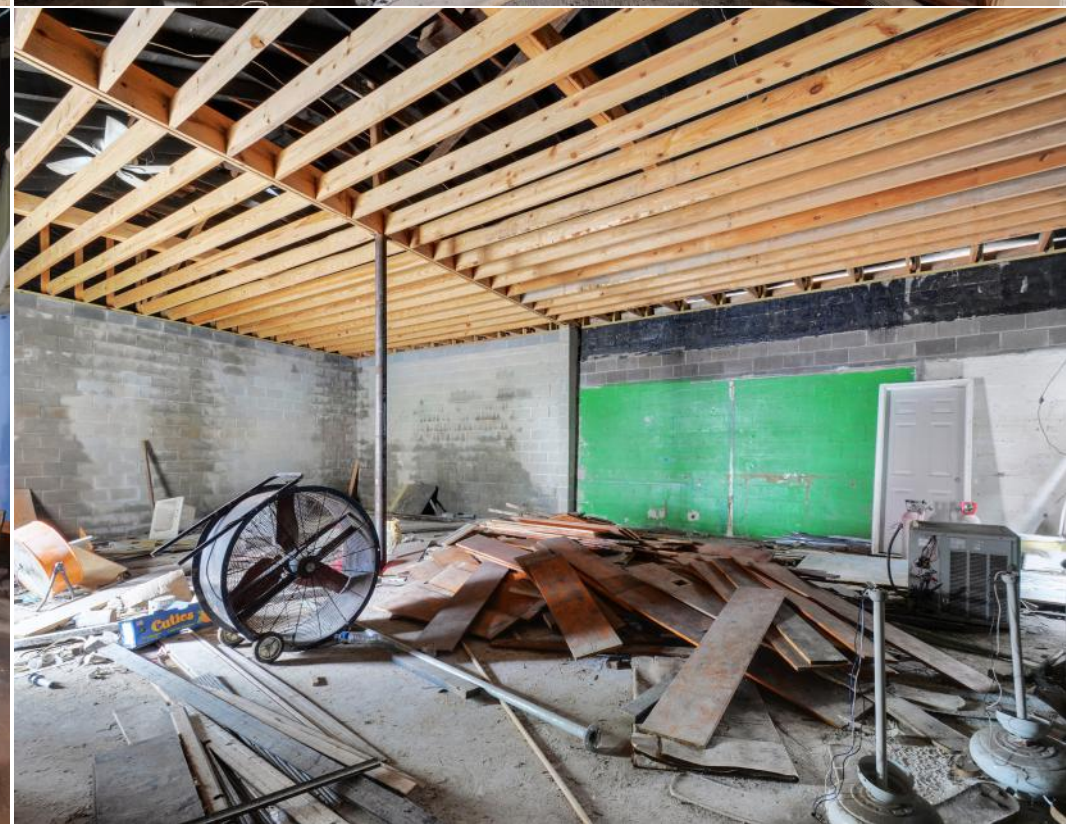
Scale: 1/8" = 1'-0"



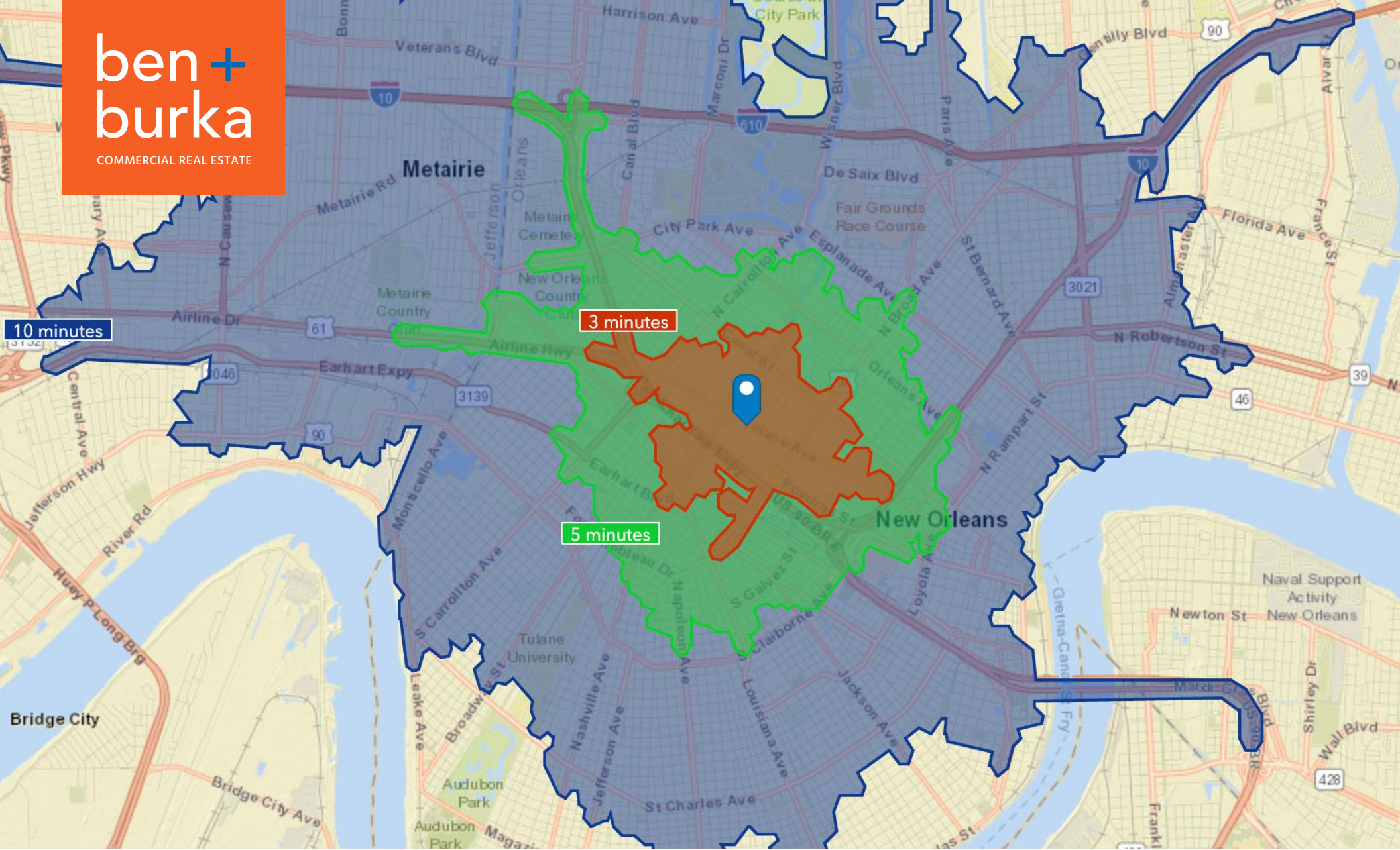
FLOOR PLAN



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## DRIVE TIME MAP

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

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