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COMMERCIAL REAL ESTATE

+ 504.301.1002



ST CLAUDE COMMERCIAL

5523 St. Claude Avenue, New Orleans, LA 70117



ST CLAUDE COMMERCIAL FOR SALE

5523 St. Claude Avenue, New Orleans, LA 70117

DESCRIPTION

Occupying an entire city block on St. Claude Avenue, 5523 St. Claude 9,500 square feet of free standing newly constructed retail or warehouse space. The property was constructed in 2017 from the ground up for Family Dollar and features 55 off street parking spaces and a loading/dumpster area located on nearly 1.5 acres of land including the signalized corner. The parcel is bordered by St. Claude Ave, Cafin Ave, Marais Street, and Flood Street.

The HU-MU zoning allows for a multitude of potential uses including retail, grocery, restaurant, commissary, etc.

BLDG SIZE: 9,504 sf

SALE PRICE: \$1,199,000.00

LAND SIZE: 61,857

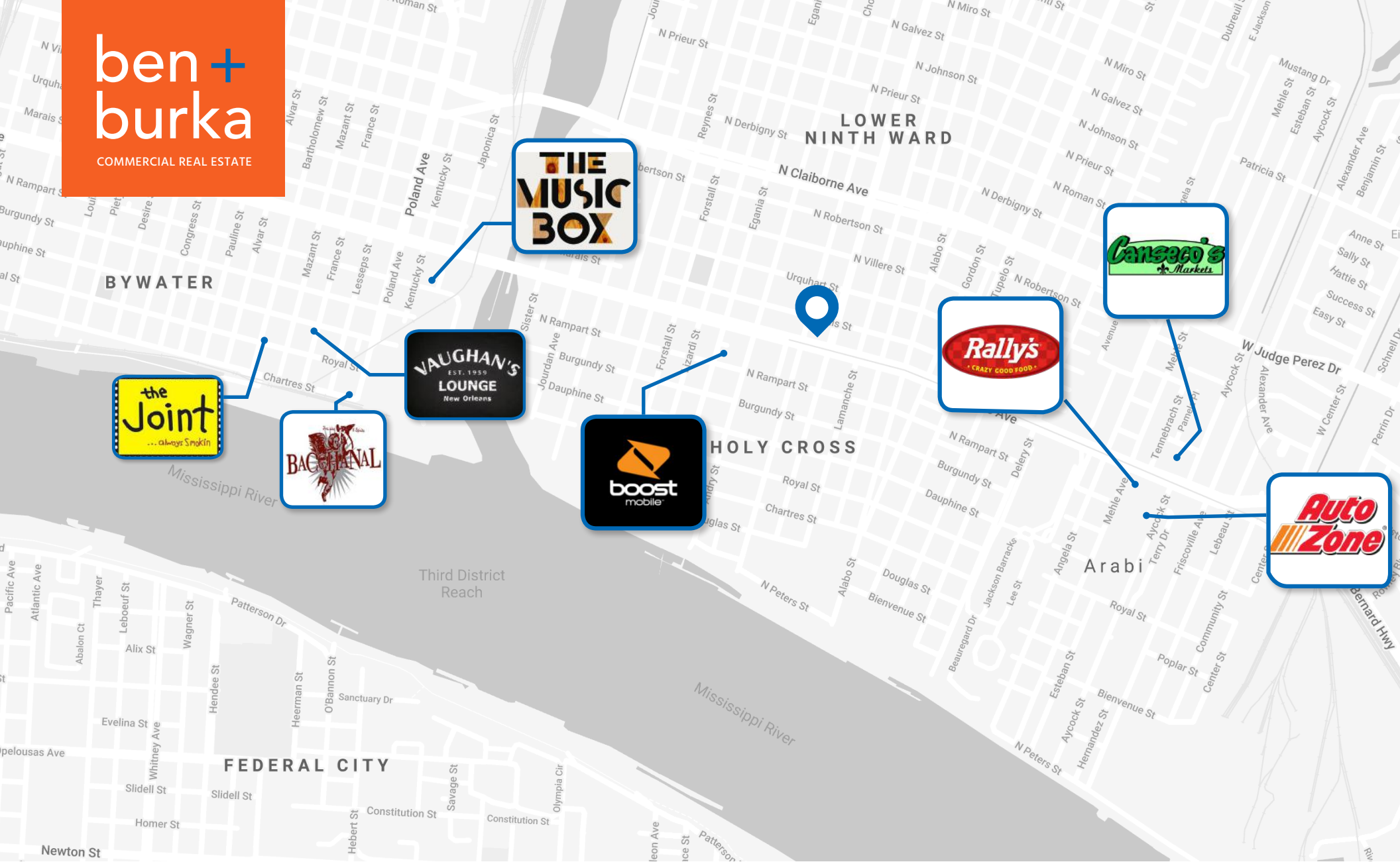
ZONING: HU-MU

DEMOGRAPHICS

2021 DEMOGRAPHICS	5 minutes	10 minutes	15minutes
POPULATION	21,772	76,750	212,019
AVERAGE HH INCOME	\$54,349	\$56,222	\$60,262

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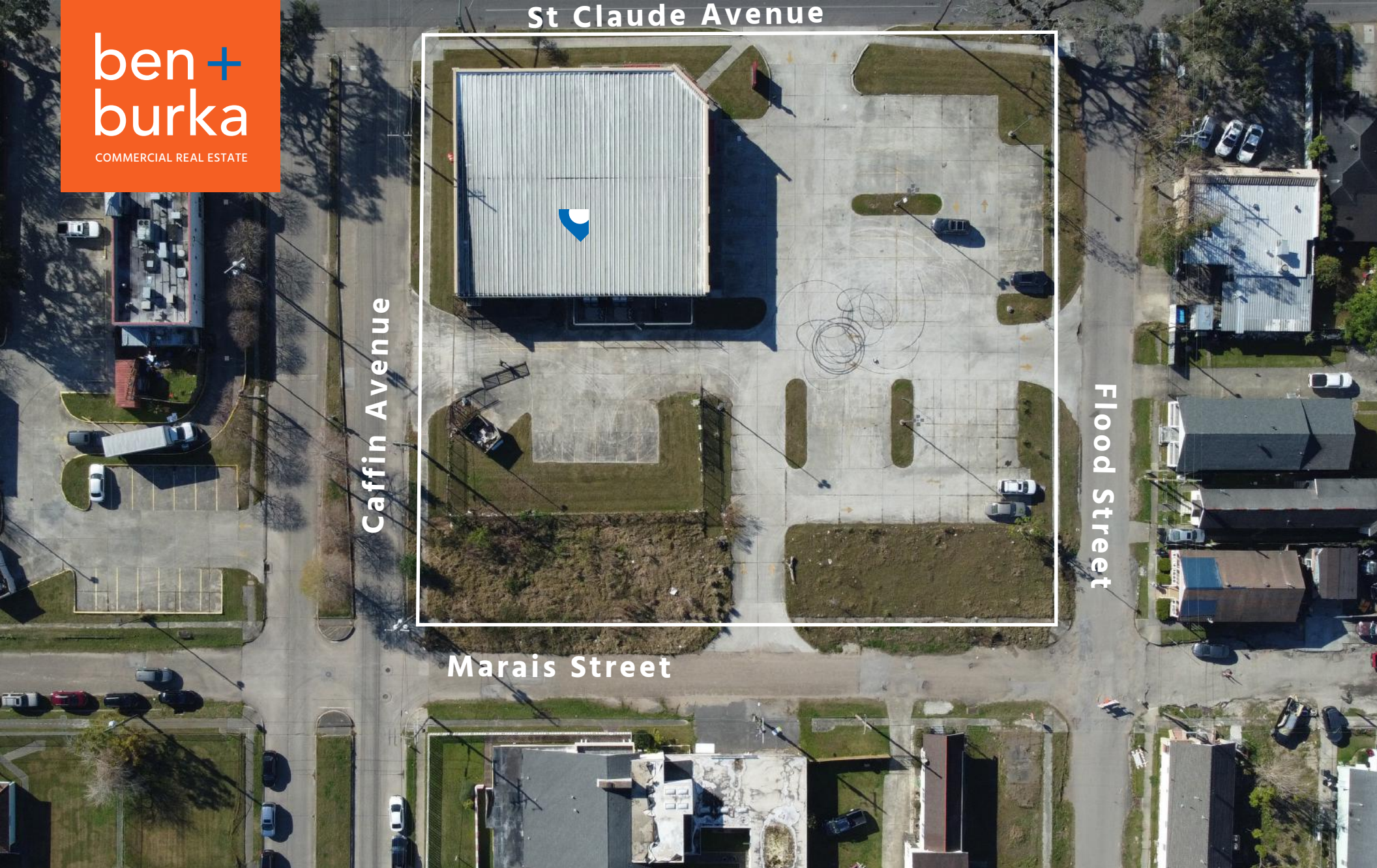
POINTS OF INTEREST MAP



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Marais Street

Caffin Avenue

Flood Street

St Claude Avenue

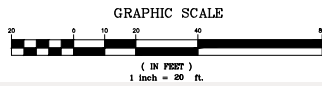
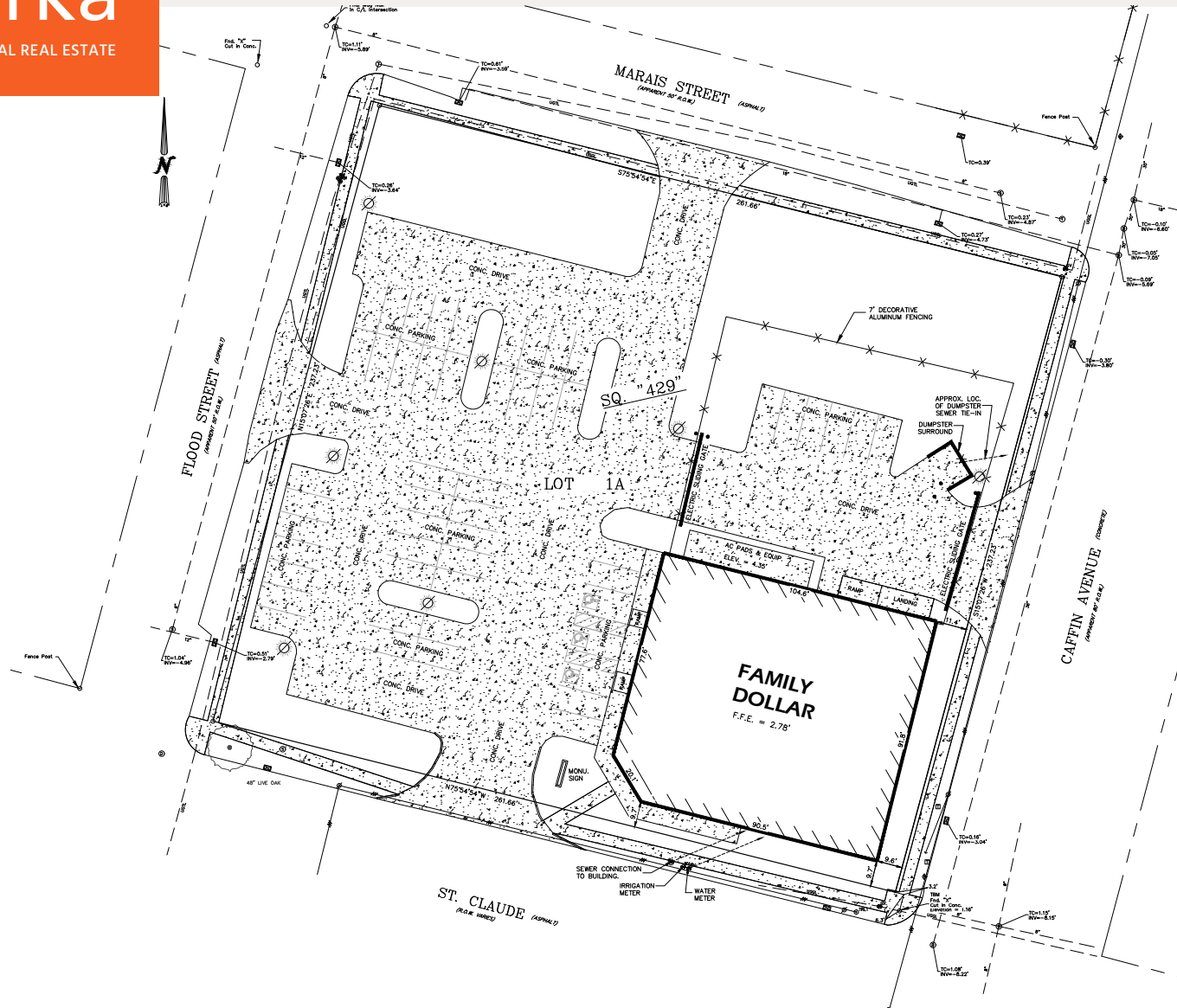
AERIAL VIEW

📍 5523 St. Claude Avenue, New Orleans, LA 70117

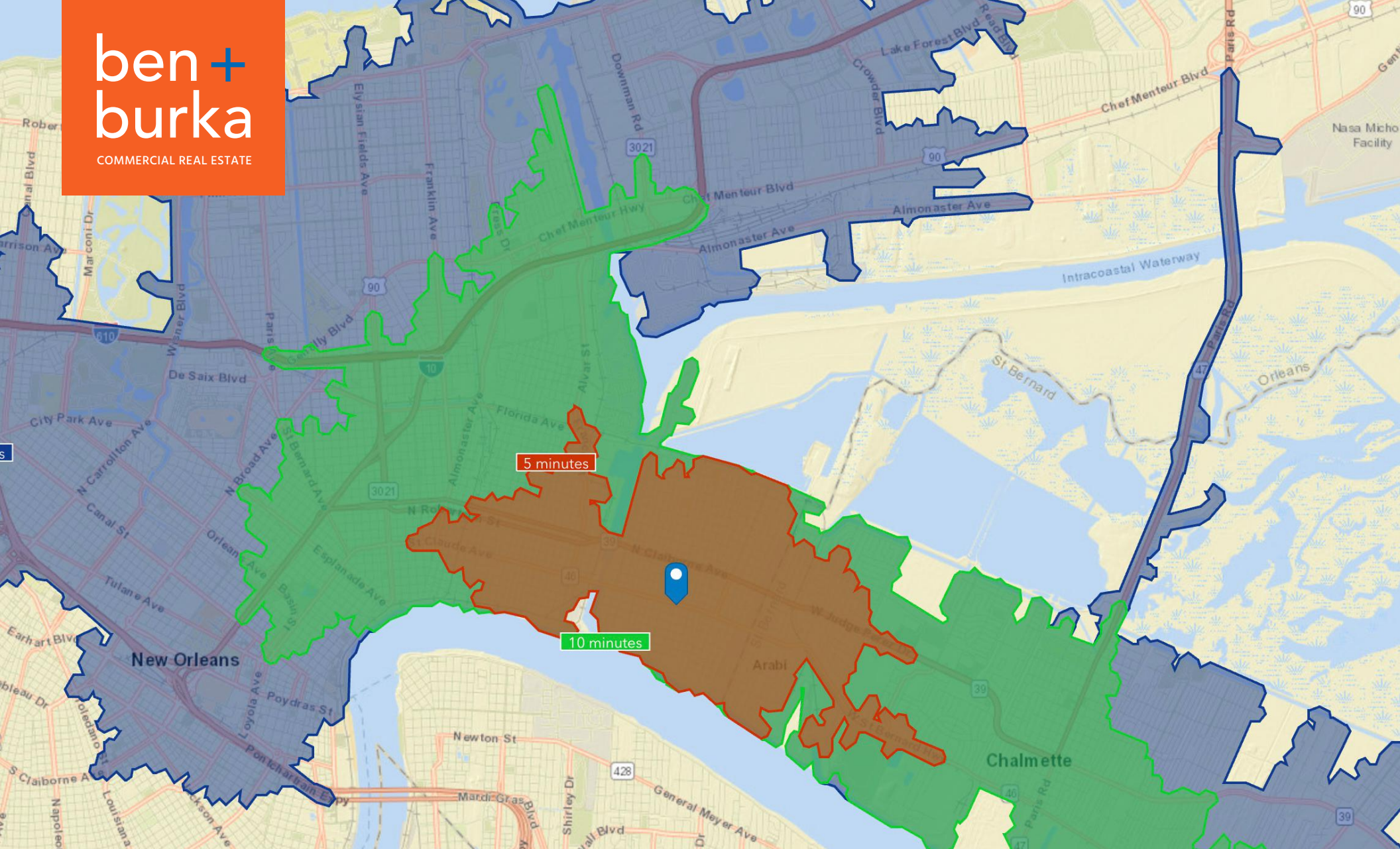
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DRIVE TIME MAP

 5523 St. Claude Avenue, New Orleans, LA 70117

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

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