



# ben + burka

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

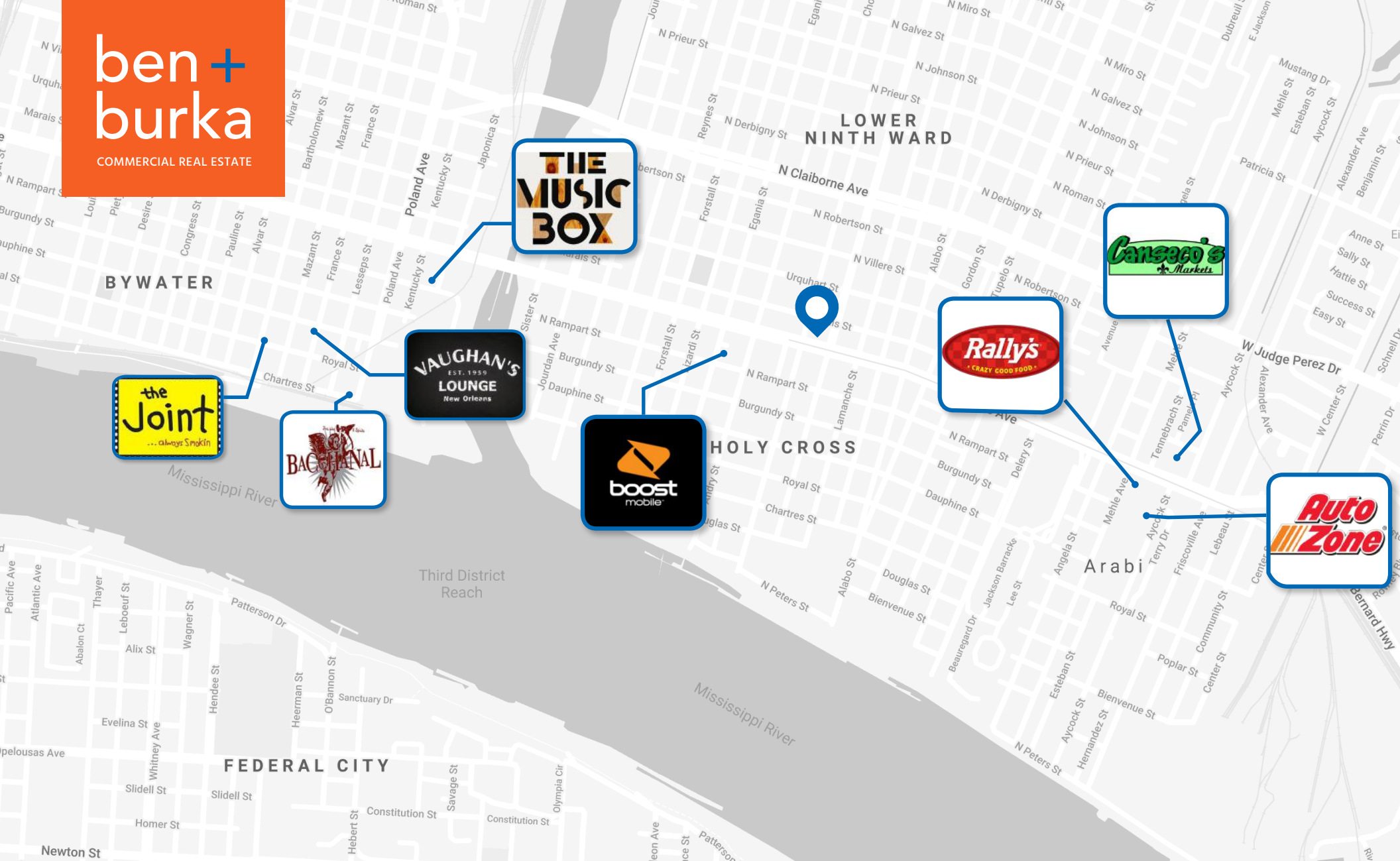
**SALE PRICE:** \$1,275,000.00

**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



## POINTS OF INTEREST MAP



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St Claude Avenue

Caffin Avenue

Flood Street

Marais Street

## AERIAL VIEW

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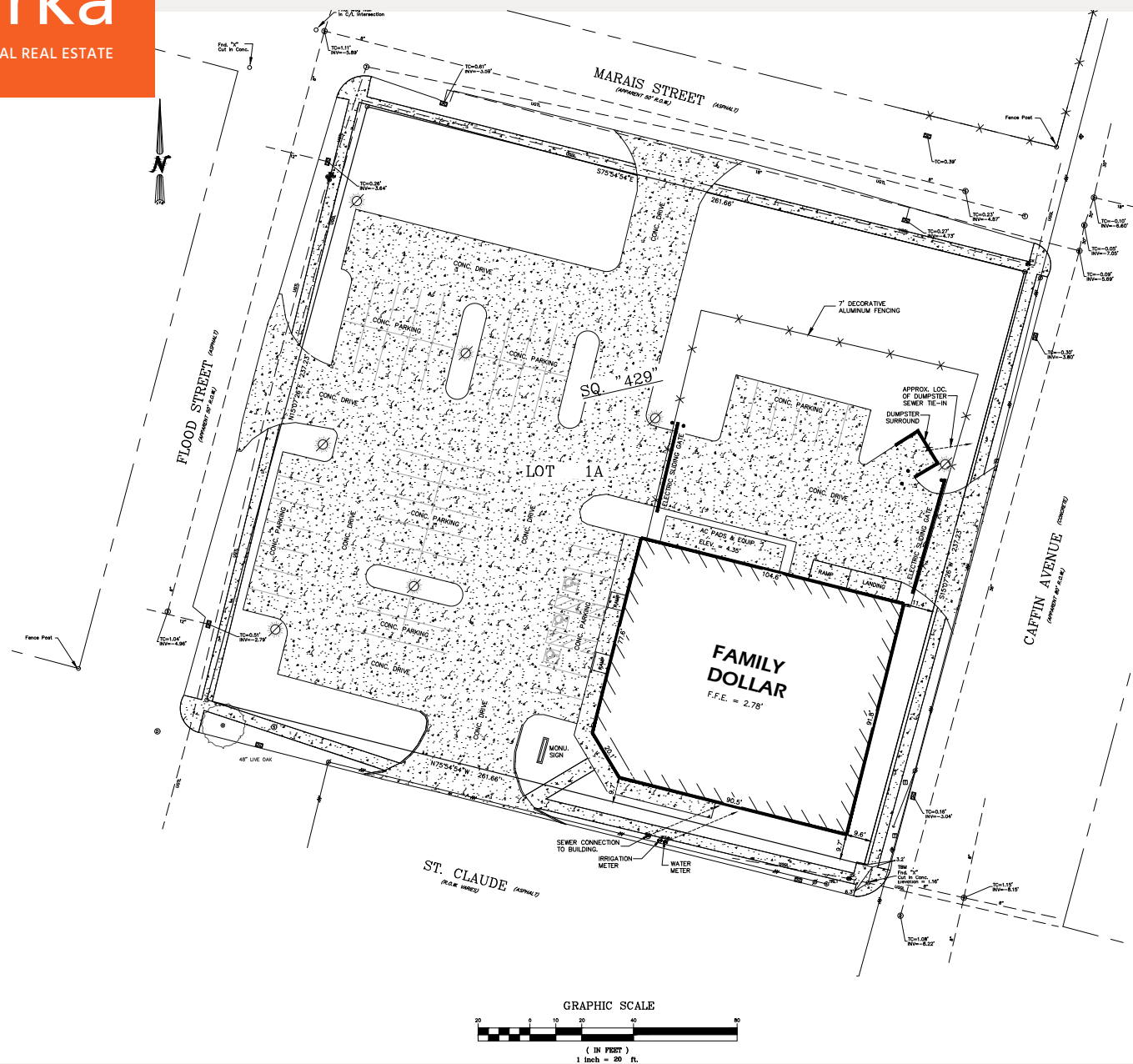


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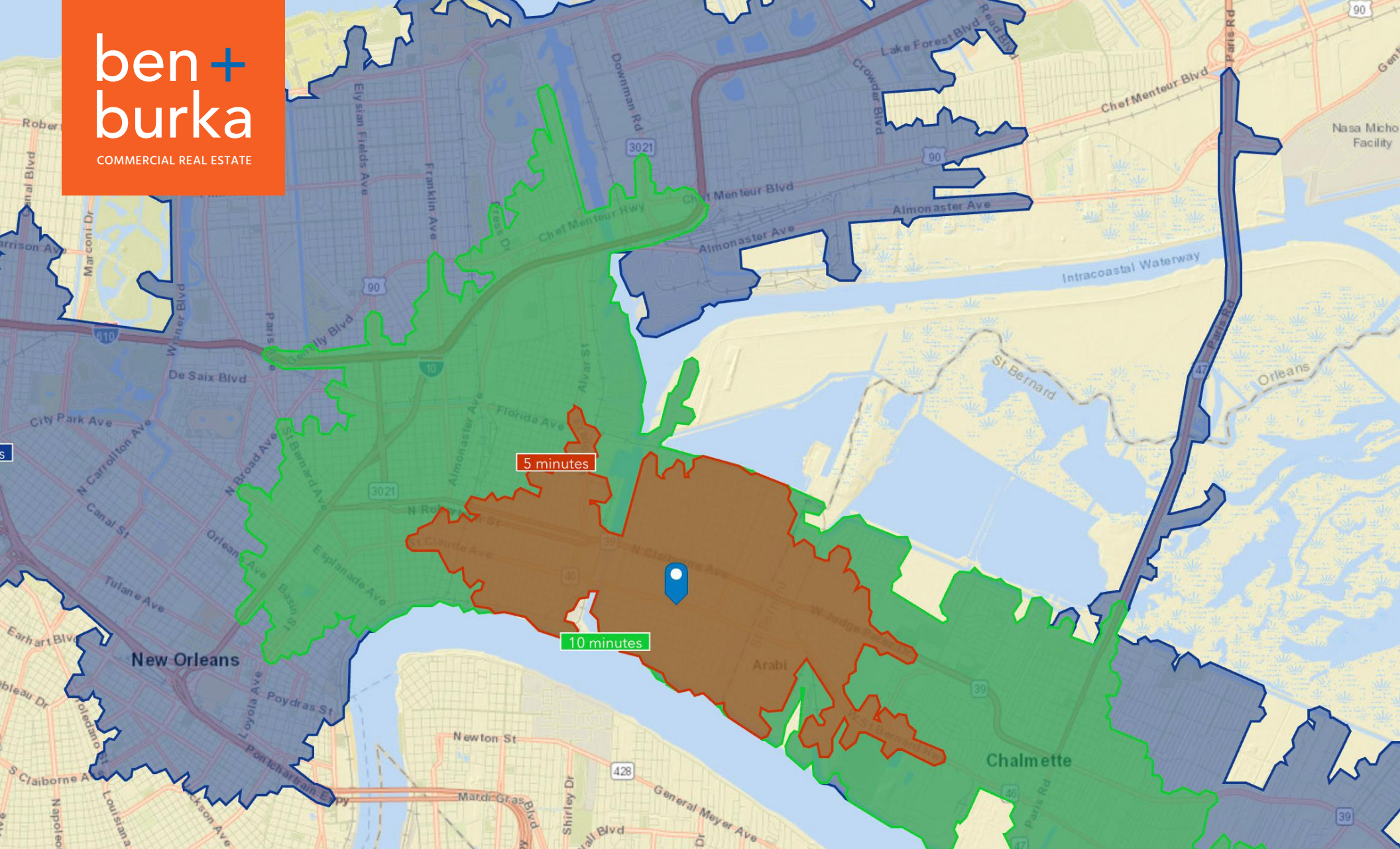












## DRIVE TIME MAP

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



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

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