

The background of the entire image is a monochromatic blue-tinted photograph of a city street. On the left, a large, ornate church with multiple spires and a central clock face is visible. In the foreground on the right, there is a large equestrian statue of a man on a horse, mounted on a stone pedestal. A classic street lamp stands in front of the statue. The overall scene is captured in a wide-angle shot, providing a sense of the urban environment.

ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



HIGH TRAFFIC GENTILLY RETAIL / OFFICE AVAILABLE

3239-41 Gentilly Boulevard, New Orleans, LA 70122



HIGH TRAFFIC GENTILLY RETAIL / OFFICE

3239-41 Gentilly Boulevard, New Orleans, LA 70122

DESCRIPTION

3239-41 Gentilly Blvd offers two retail or office suites available for lease, each measuring approximately 1,300 SF. The property is located on Gentilly Blvd near Elysian Fields, which has a traffic count of nearly 34,000 cars per day. The property has great street presence, 20 shared off-street parking spaces, security system, central HVAC, ADA restrooms, and large storefront glass. 3239 Gentilly was most recently used as a Tattoo Shop, while 3241 Gentilly was a tax office. The spaces are available separately or can be combined for nearly 2,600 SF of contiguous office/retail space.

The property is in close proximity to a number of businesses and services such as Chase Bank, Capital One, Walgreens, Autozone, Family Dollar, and a host of others.

UNIT SIZE: 1,295-2,590 SF

ZONING: MU-1

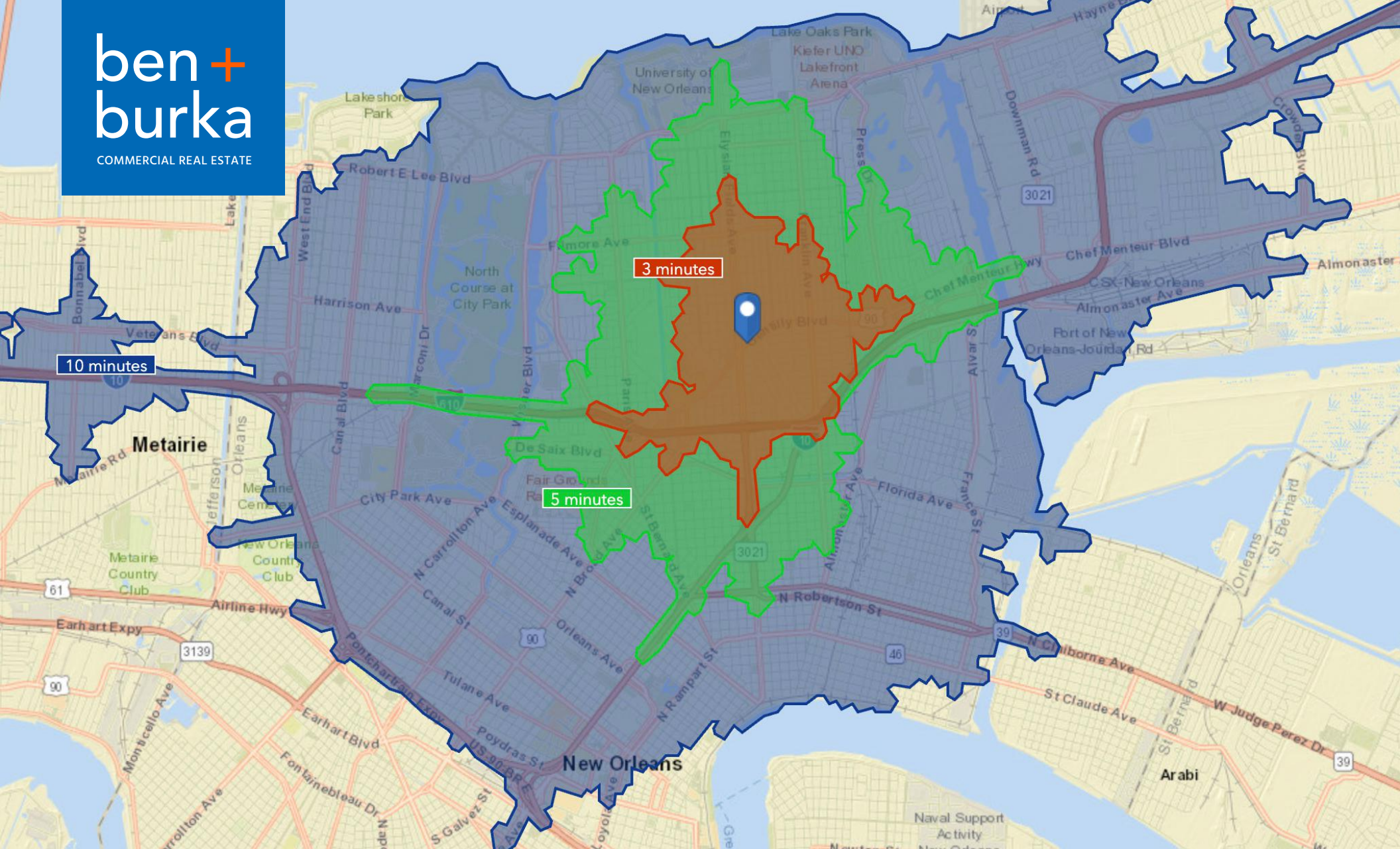
RENT: \$22/sf + NNN

LEASE TYPE: NNN

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	14,827	45,325	170,286
AVERAGE HH INCOME	\$62,946	\$58,298	\$77,864

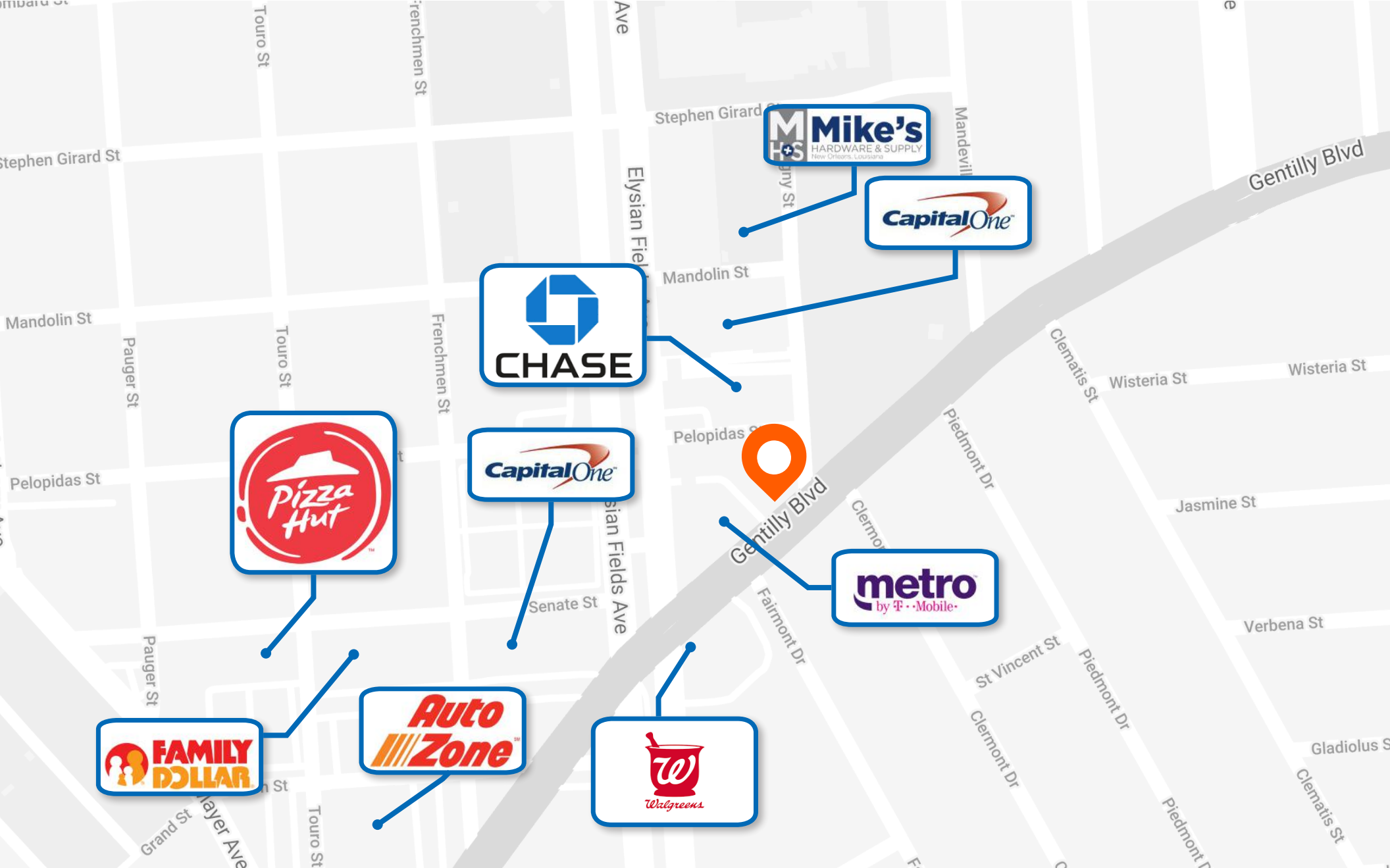




DRIVE TIME MAP

📍 3239-41 Gentilly Boulevard, New Orleans, LA 70122





AERIAL VIEW

 3239-41 Gentilly Boulevard, New Orleans, LA 70122





AERIAL VIEW

📍 3239-41 Gentilly Boulevard, New Orleans, LA 70122

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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

aaron@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.