



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002





## HIGH TRAFFIC GENTILLY COMMERCIAL AVAILABLE

 3239 Gentilly Boulevard, New Orleans, LA 70122





## HIGH TRAFFIC GENTILLY RETAIL AVAILABLE

3239 Gentilly Boulevard, New Orleans, LA 70122

### DESCRIPTION

3241 Gentilly Blvd, formerly operated as Express Vinyl, is a ~2,600 sf open retail/office/general commercial space on a high traffic stretch of Gentilly Blvd near Elysian Fields, with has a traffic count of nearly 34,000 cars per day. The property has great street presence, 20 private off street parking spaces, security system, central HVAC, and an ADA restroom.

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

The space will be leased on a net basis, with tenant responsible for utilities.

**BLDG SIZE:** 2,590 sf

**ZONING:** MU-1

**RENT:** \$22/sf (\$4,750/mo) + NNN

**LEASE TYPE:** NNN

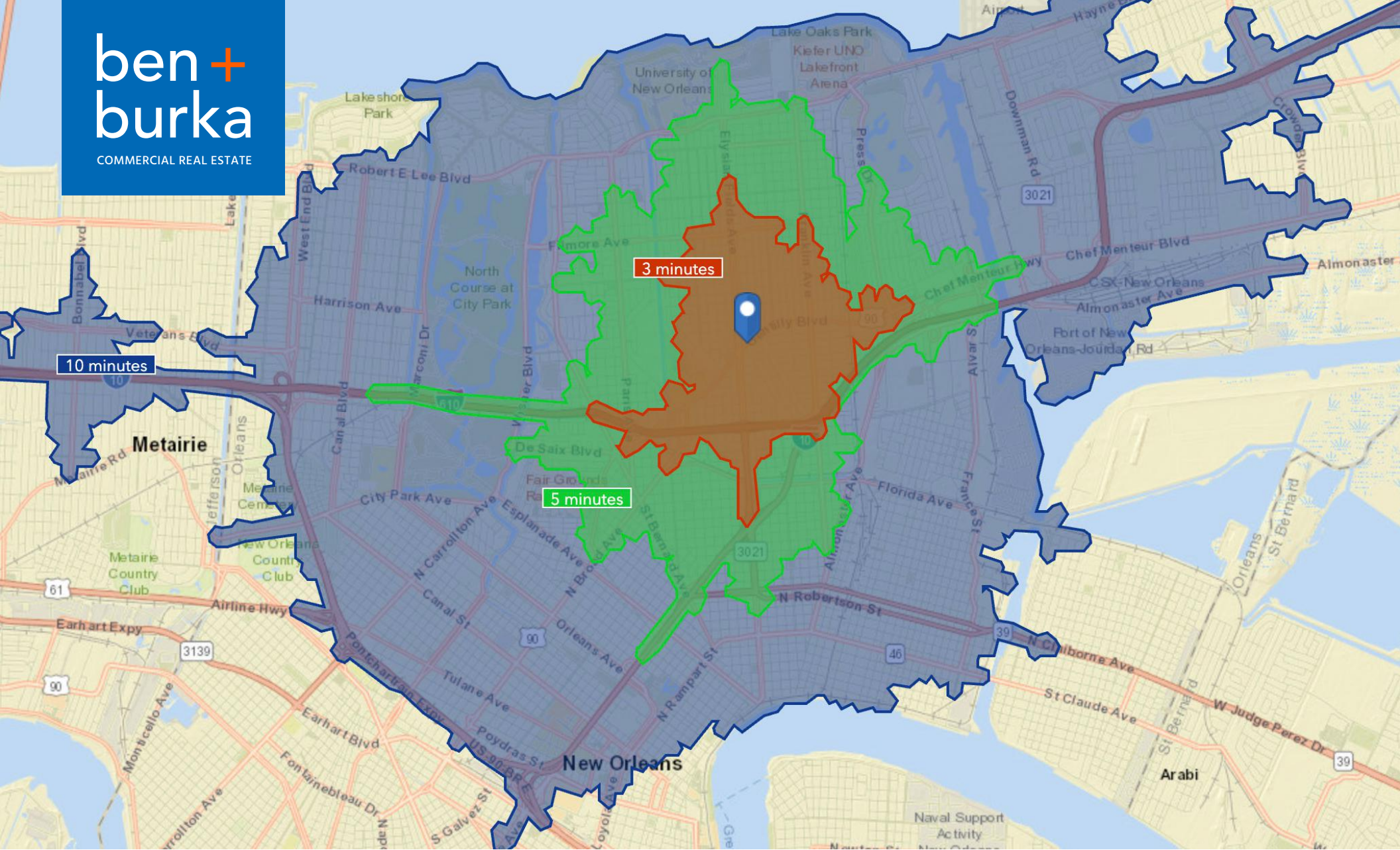
### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	14,784	44,369	163,926
<b>AVERAGE HH INCOME</b>	\$63,109	\$58,323	\$77,725

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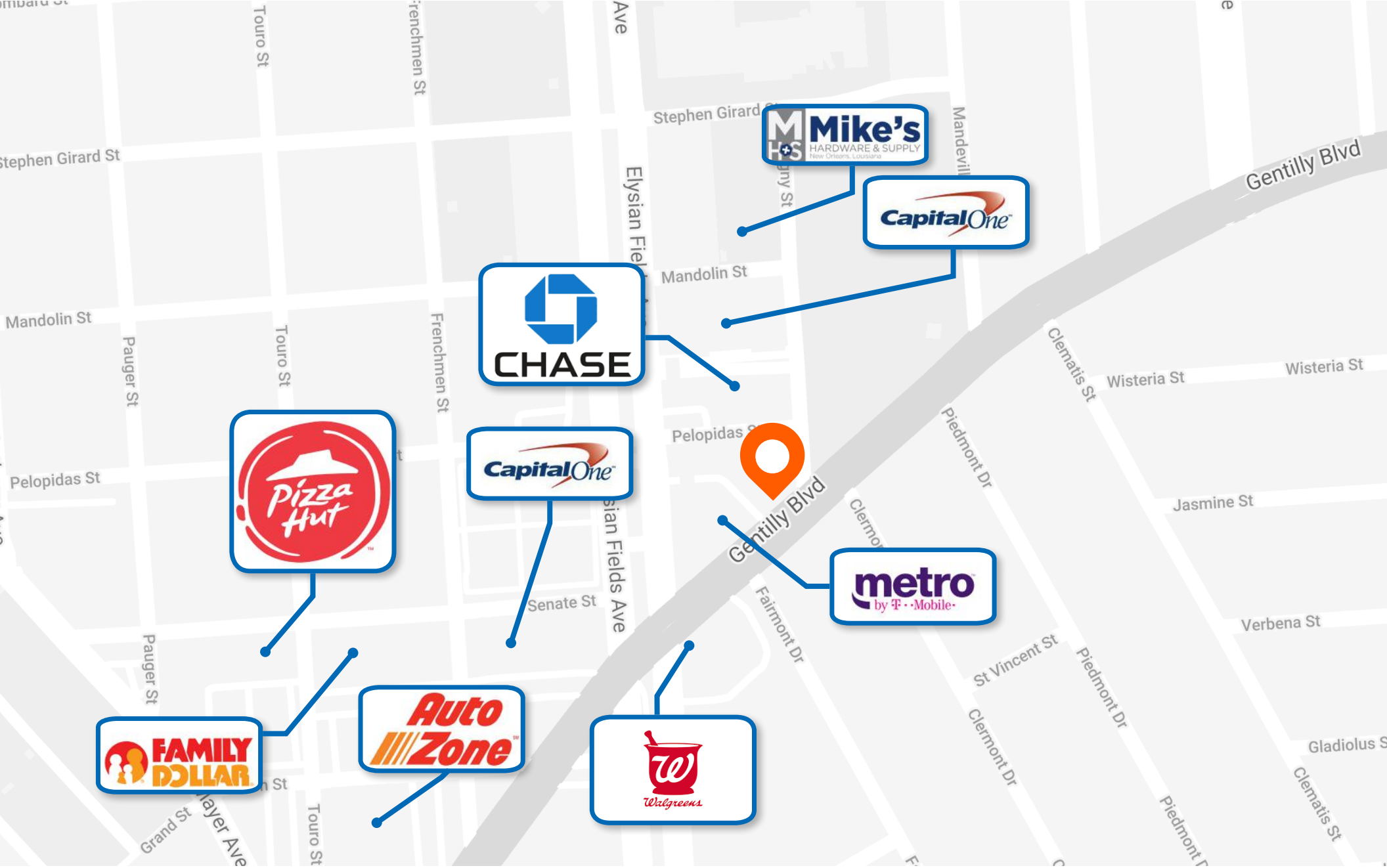






## DRIVE TIME MAP

📍 3239 Gentilly Boulevard, New Orleans, LA 70122



# AERIAL VIEW

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

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— LICENSED IN THE STATE OF LOUISIANA —

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