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COMMERCIAL REAL ESTATE

+ 504.301.1002



## TULANE LAND ACROSS FROM TRADER JOE'S

2536-42 Tulane Avenue, New Orleans, LA 70119



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## DESCRIPTION

This ±11,738 SF corner lot, located at 2536-42 Tulane Ave, offers an unparalleled opportunity for development. Situated directly across from the brand new, highly anticipated Trader Joe's, this property is primed for a wide range of commercial uses, including retail, restaurants, multi-family, and offices. The generous MU-2 zoning allows for construction of up to 7 stories or 85' in height.

The property is fully cleared and encompasses three lots of record, and features ±100 feet of frontage on Tulane Ave and ±120 feet of frontage on S. Dorgenois Street. In addition to across the street from Trader Joes, the property is in close proximity to the VA Hospital, LSU Medical Center, University Medical Center, and a number of local and national restaurants and retailers. The property is less than a mile from the Super Dome and the French Quarter.

**LAND SIZE:** 11,738 sf

**ZONING:** MU-2

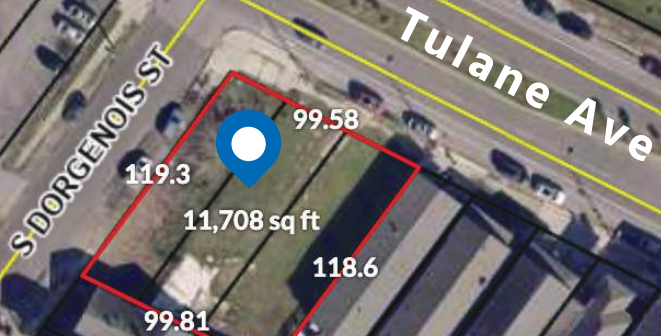
**PROP TYPE:** Vacant Land

**SALE PRICE:** \$1,200,000.00

## DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	10,018	37,607	197,207
<b>AVERAGE HH INCOME</b>	\$60,033	\$69,061	\$94,221

**TRADER JOE'S**



## AERIAL VIEW

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French Quarter

CBD

Super Dome

University Medical Center  
New Orleans  
LCMC Health

LSU Health  
NEW ORLEANS

VA  
U.S. Department of Veterans Affairs

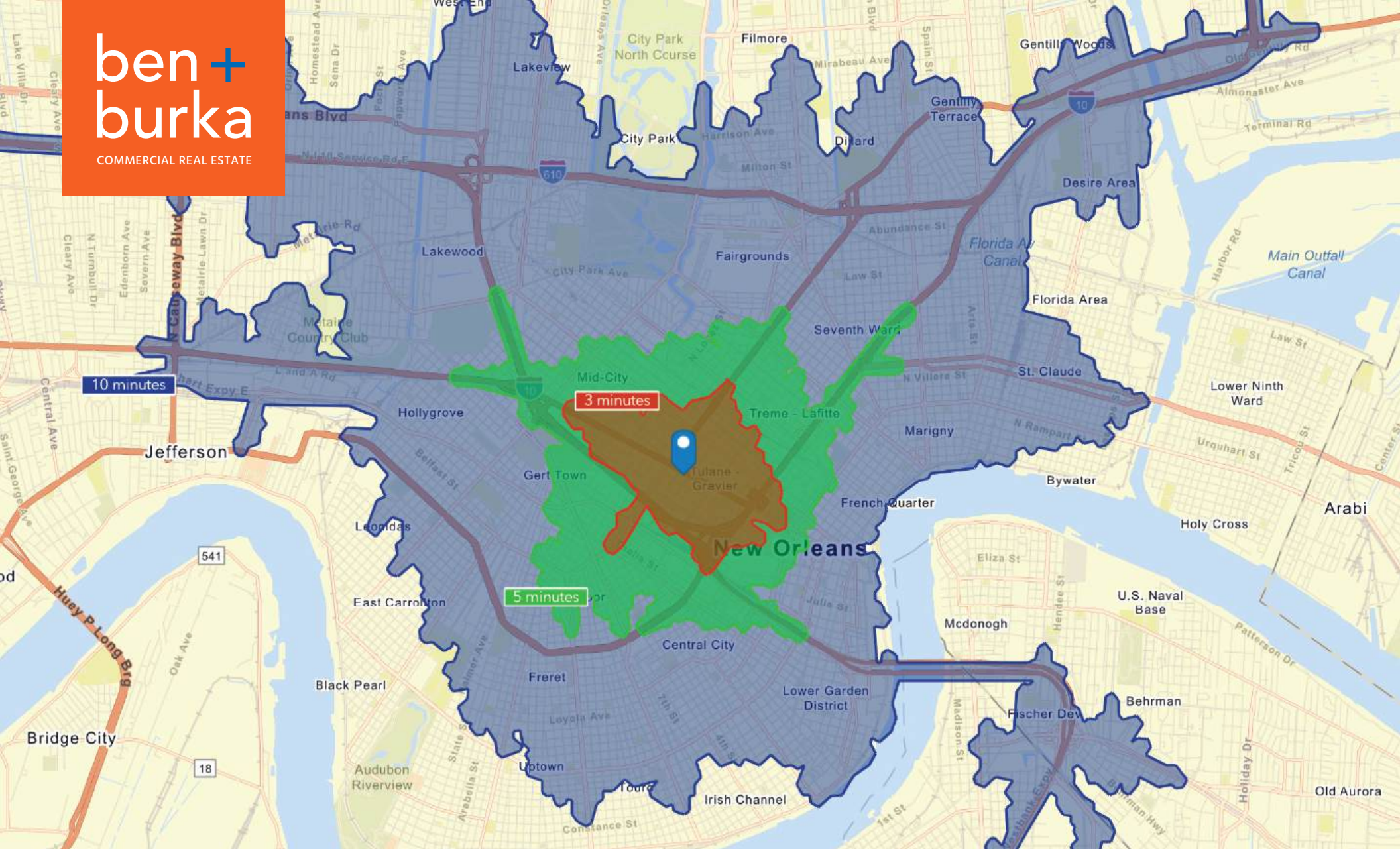
24  
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TULANE

TRADER JOE'S



## POINTS OF INTEREST MAP

 2536-42 Tulane Avenue, New Orleans, LA 70119



## DRIVE TIME MAP

📍 2536-42 Tulane Avenue, New Orleans, LA 70119

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

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— LICENSED IN THE STATE OF LOUISIANA —

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