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COMMERCIAL REAL ESTATE

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**Falstaff
Apartments**

Tulane Ave

Gravier Street

S. Rocheblave Street

S. Dorgenois Street

Perdido Street

MID-CITY WAREHOUSE/VACANT LAND

2543 Perdido Street, et al, New Orleans, LA 70119



MID-CITY WAREHOUSE/LAND

2543 Perdido Street, et al, New Orleans, LA 70119

DESCRIPTION

Spanning 65,000 SF, 2543 Perdido Street offers a prime redevelopment or warehouse site for sale. The property includes $\pm 11,000$ SF of dock-high warehouse space with three truck wells, $\pm 1,750$ SF of ground-level warehouse space, ample off-street parking, a lay-down yard, and excess land. Previously used for food production, the warehouse features large cooler spaces and open storage areas. Zoned MU-2, it allows for diverse uses, including apartments, warehousing, distribution, and hotels.

Centrally located within the New Orleans MSA, the site is ideal for redevelopment, with nearby projects like the Falstaff and Marquis Apartments, CubeSmart Self Storage, and the Tulane Ave. revitalization.

Ownership will sell the lots individually or as a full package:

| ADDRESS | BUILDING SF | LAND SIZE | PRICE |
|----------------------------|-----------------------------------|-----------------------------------|--------------------|
| 2543 PERDIDO ST | $\pm 12,750$ SF | $\pm 43,957$ SF | \$1,400,000 |
| 620 S. DORGENOIS ST | 0 SF | $\pm 10,260$ SF | \$320,000 |
| 2532 GRAVIER ST | 0 SF | $\pm 3,840$ SF | \$90,000 |
| 2536 GRAVIER ST | 0 SF | $\pm 3,840$ SF | \$90,000 |
| 2544 GRAVIER ST | 0 SF | $\pm 3,890$ SF | \$90,000 |
| TOTAL | $\pm 12,750$ SF | $\pm 65,427$ SF | \$1,990,000 |

DEMOGRAPHICS

| 2022 DEMOGRAPHICS | 3 minutes | 5 minutes | 10 minutes |
|--------------------------|-----------|-----------|------------|
| POPULATION | 6,384 | 33,245 | 186,518 |
| AVERAGE HH INCOME | \$47,428 | \$64,490 | \$93,007 |





AERIAL VIEW

📍 2543 Perdido Street, et al, New Orleans, LA 70119

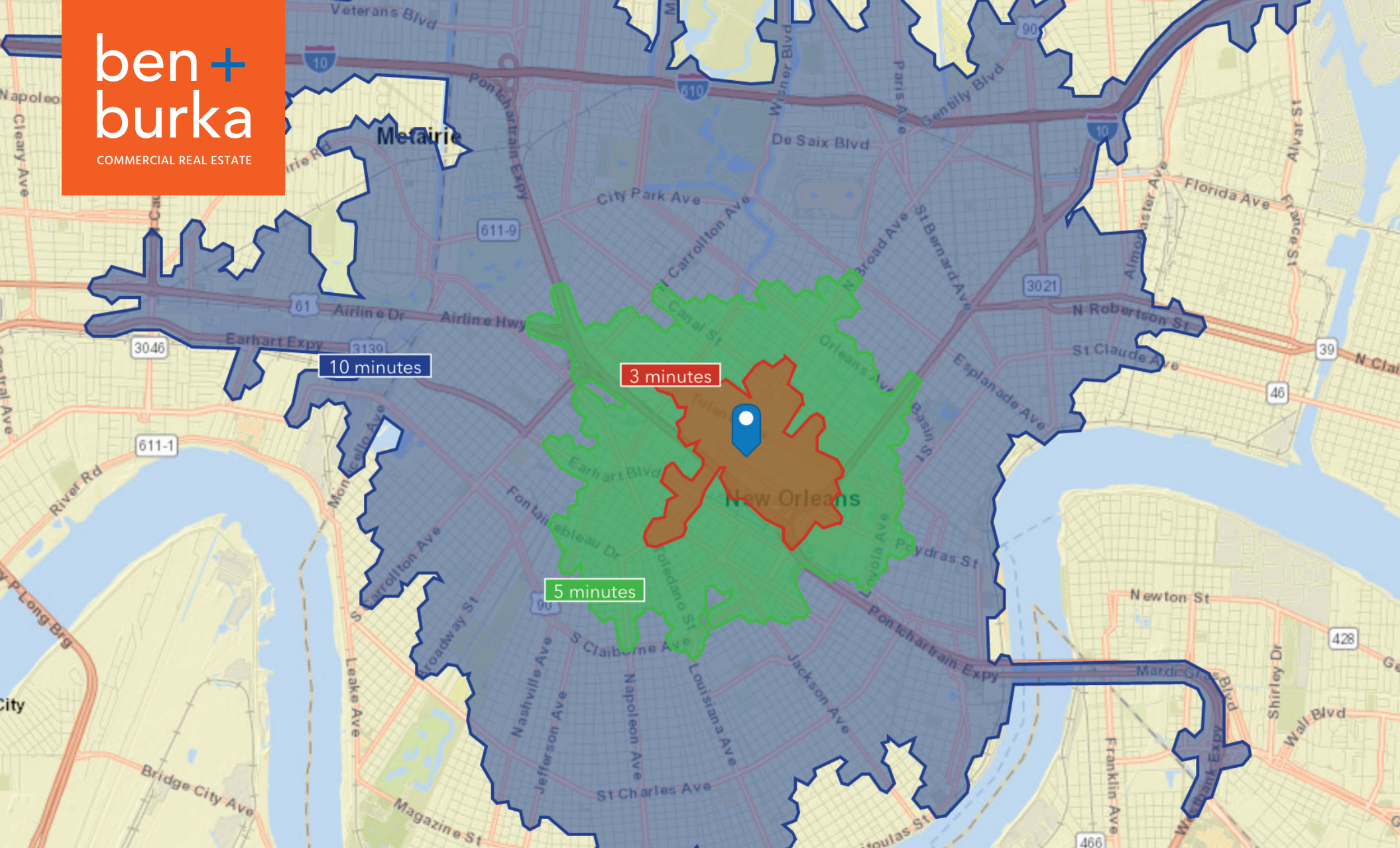






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DRIVE TIME MAP

📍 2543 Perdido Street, et al, New Orleans, LA 70119

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

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