

PROPERTY SUMMARY



Property Description

Big warehouse with roll up doors and yard space located within Opportunity zone. This property has great access to all parts of the city with its central location and has multiple points of access to the yard space, which is big enough to have industrial sized trucks go through.

Property Highlights

- 5000 SF warehouse
- 2 roll up doors
- Huge yard space
- Central location within city
- Located within opportunity zone

Brad Pyburn

504.352.0135
bpyburn@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | June 08, 2020

Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	5,000 SF
Building Size:	5,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,355	62,593	138,219
Total Population	20,823	150,613	327,616
Average HH Income	\$56,886	\$70,166	\$65,030



7123 Forshey St.
New Orleans, LA 70125

LOCATION MAPS



Brad Pyburn

504.352.0135

bpyburn@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | June 08, 2020



BEAU BOX
REAL ESTATE

7123 Forshey St.
New Orleans, LA 70125

ADDITIONAL PHOTOS



Brad Pyburn
504.352.0135
bpyburn@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | June 08, 2020

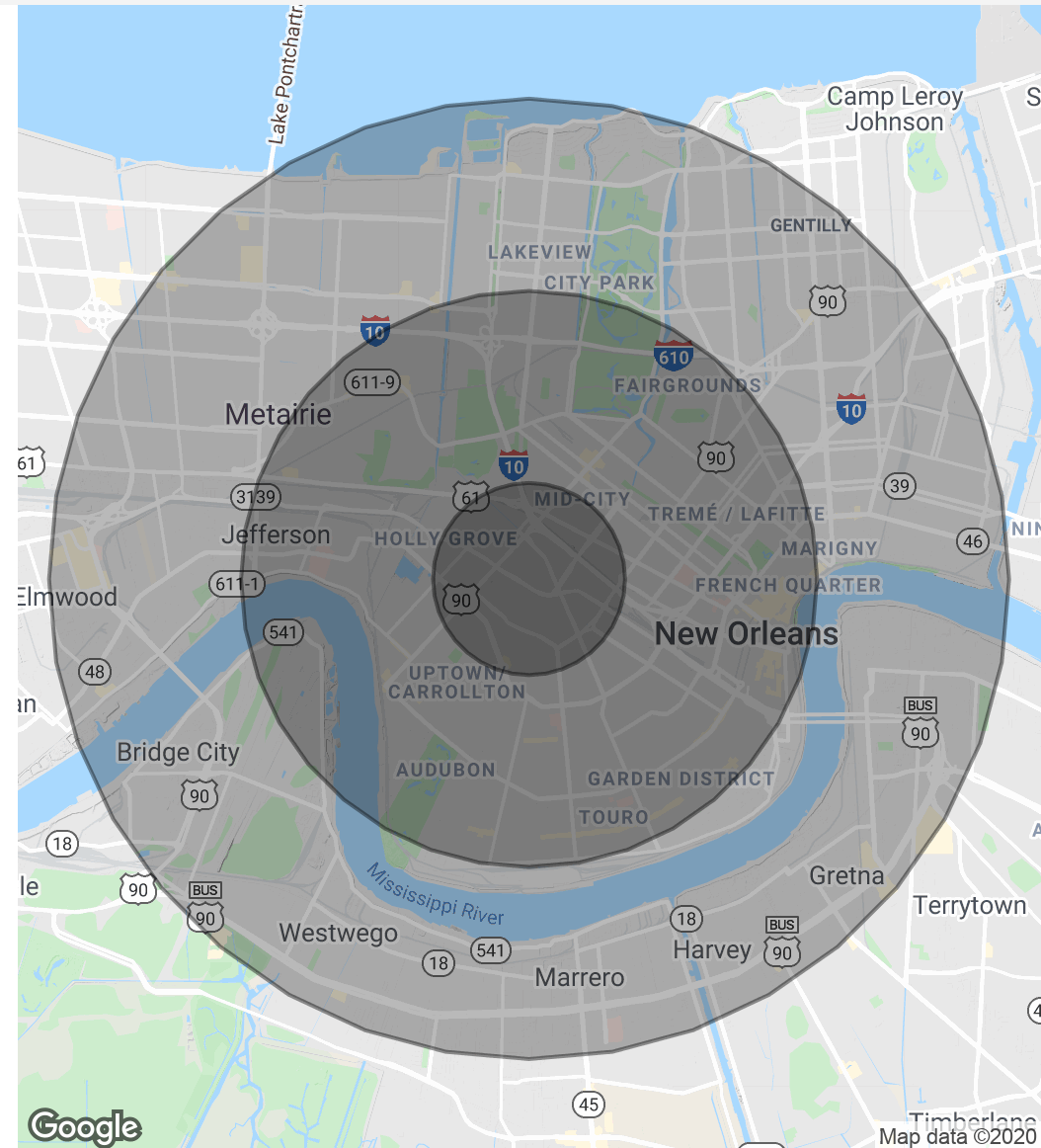


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	20,823	150,613	327,616
Average Age	32.0	37.1	38.5
Average Age (Male)	28.9	35.7	37.5
Average Age (Female)	34.7	38.3	39.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,355	62,593	138,219
# Of Persons Per HH	2.8	2.4	2.4
Average HH Income	\$56,886	\$70,166	\$65,030
Average House Value	\$241,982	\$372,018	\$289,205

** Demographic data derived from 2010 US Census*



Brad Pyburn
 504.352.0135
 bpyburn@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | June 08, 2020

