

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**

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**Offering Summary**

Sale Price:	\$675,000
Building Size:	5,000 SF

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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



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**BEAU BOX**  
REAL ESTATE

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ADDITIONAL PHOTOS



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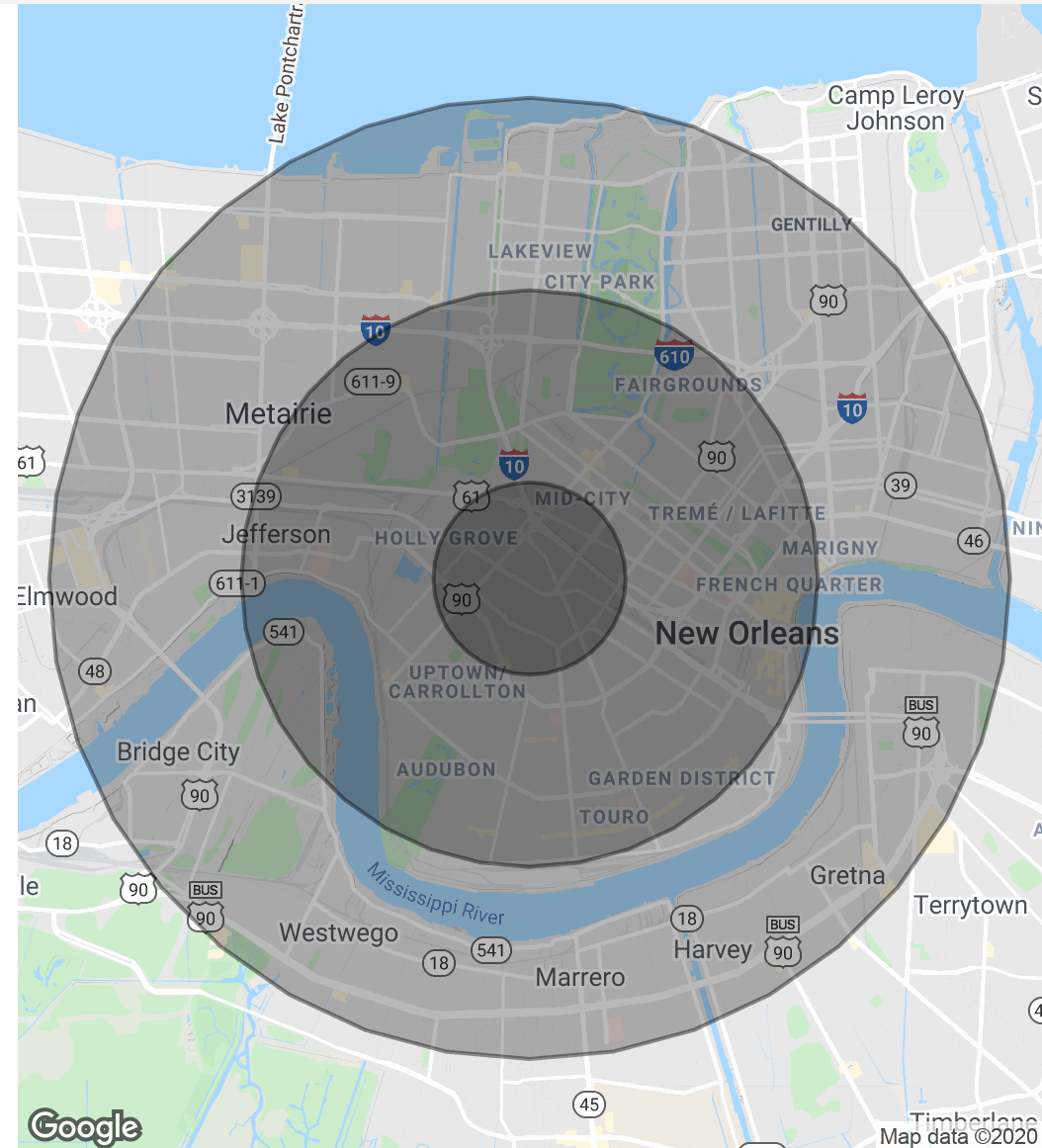
**DEMOGRAPHICS MAP & REPORT**

<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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

<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
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*



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