



Each office independently owned and operated

FOR LEASE

SPECIAL PURPOSE PROPERTY

GEN. DEGAULLE SELF STORAGE

6001 WOODLAND HWY | NEW ORLEANS, LA 70131

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Two spaces available for lease at Gen. De Gaulle storage facility at the foot of the Woodland Hwy Bridge.

5,817 SF of second-generation space available for lease within the General De Gaulle Self Storage complex, a multi-tenant building on a 10.07-acre site at the General De Gaulle Drive/Woodland Highway (LA 407) interchange. The space is currently built out for assembly use (formerly a church) and includes a tiled entry lobby, a large open hall with sealed concrete floors, exposed painted ceiling structure and LED lighting, a kitchenette/breakroom area, and separate multi-fixture men's and women's restrooms. A grade-level overhead roll-up door provides direct drive-in access from the rear lot, and adjacent unfinished area with interior columns and clerestory windows offers additional storage or work space. The property has a large paved lot with ample parking.

Second space is 4,175 SF formerly used as a commercial kitchen, but can be modified for a number of uses. Please contact agent for pictures specific to this space.

OFFERING SUMMARY

Total Lot Size:	10.07 ac - 438,644 SF
Former Church Space:	5,817 SF (\$9/SF/Yr)
Former Commercial Kitchen:	4,175 SF (\$5/SF/Yr)
Lease Type:	NNN
Zoning:	C1 - General Commercial
Parking:	Ample, on an as needed basis
Signage:	On Building



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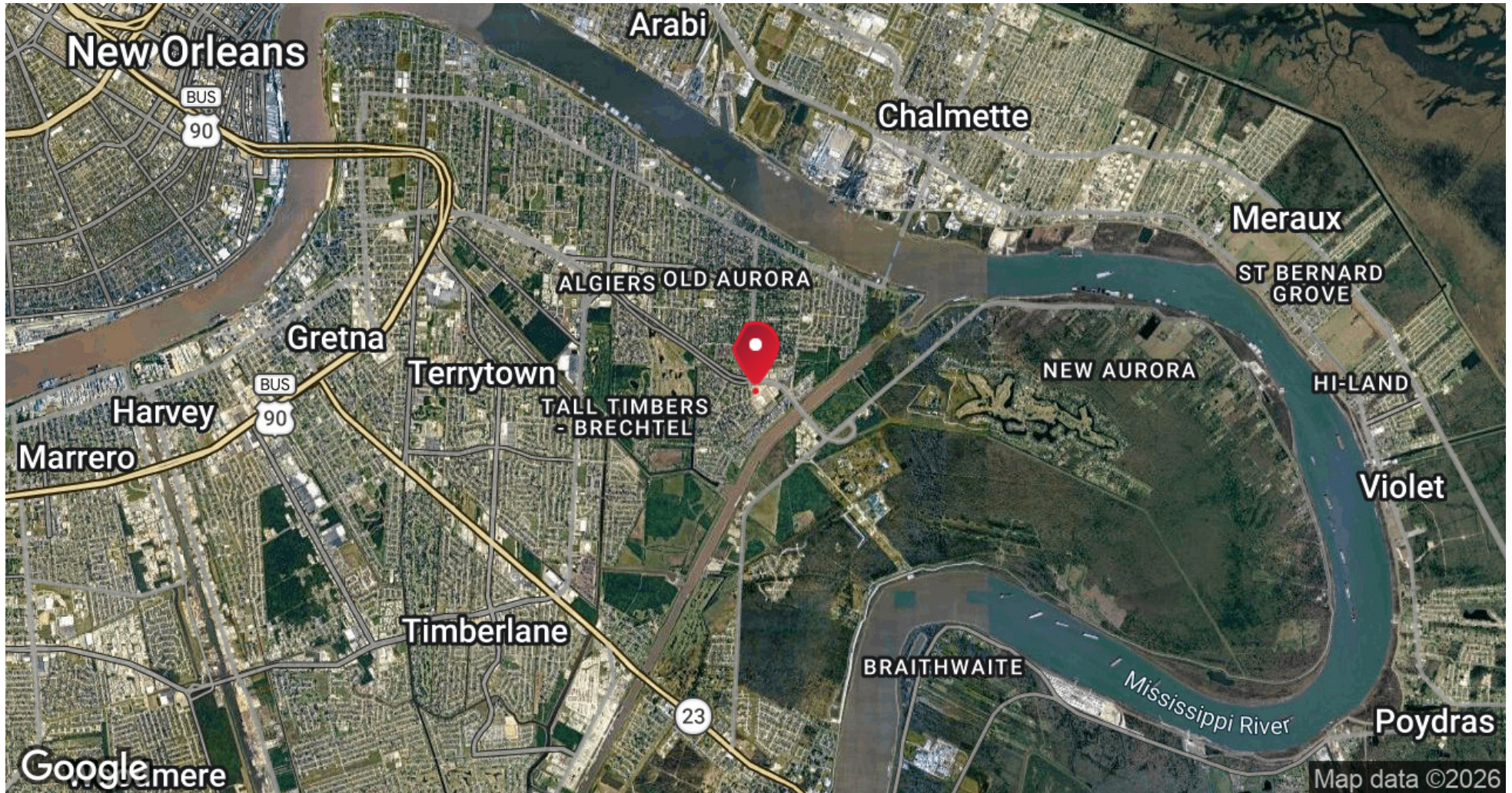
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LOCATION MAP

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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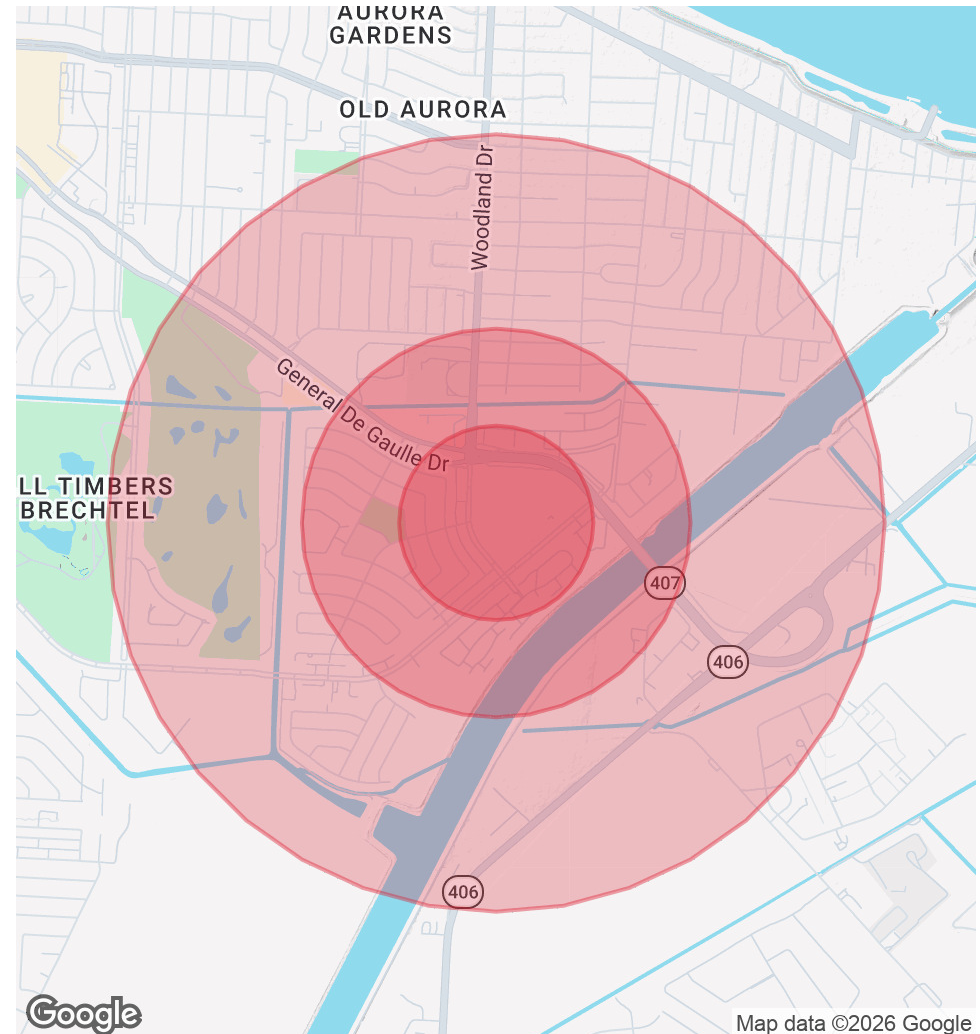
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POPULATION**0.25 MILES****0.5 MILES****1 MILE**

Total Population	1,371	5,253	11,693
Average Age	31.2	31.3	36.1
Average Age (Male)	24.0	26.8	32.7
Average Age (Female)	34.2	34.6	38.3

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	479	2,125	4,605
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$88,569	\$78,469	\$84,656
Average House Value	\$286,844	\$257,970	\$243,225

2023 American Community Survey (ACS)

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