



Westbank Hospitality

1411 Claire Avenue
Gretna, Louisiana 70053

Property Highlights

- Approximately 74,555 SF located on the Westbank of New Orleans in the City of Gretna, Jefferson Parish. The site can be returned to a Hospitality Use or Mini-Storage.
- The City of Gretna offers an incentive program that allows for an increase adjustment for height requirements. Current Height 45', Incentive Allowed Height 65'
- C-2 Zoning allows for multiple permitted uses, too many to list. See listing attachment Sec. 58-123
- MultiFamily is allowed in a Mixed-Use Development

Property Overview

All Cash to Seller

Offering Summary

Sale Price:	\$1,200,000
Lot Size:	74,555 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,166	18,853	48,572
Total Population	13,860	47,468	121,316
Average HH Income	\$47,947	\$51,768	\$57,299

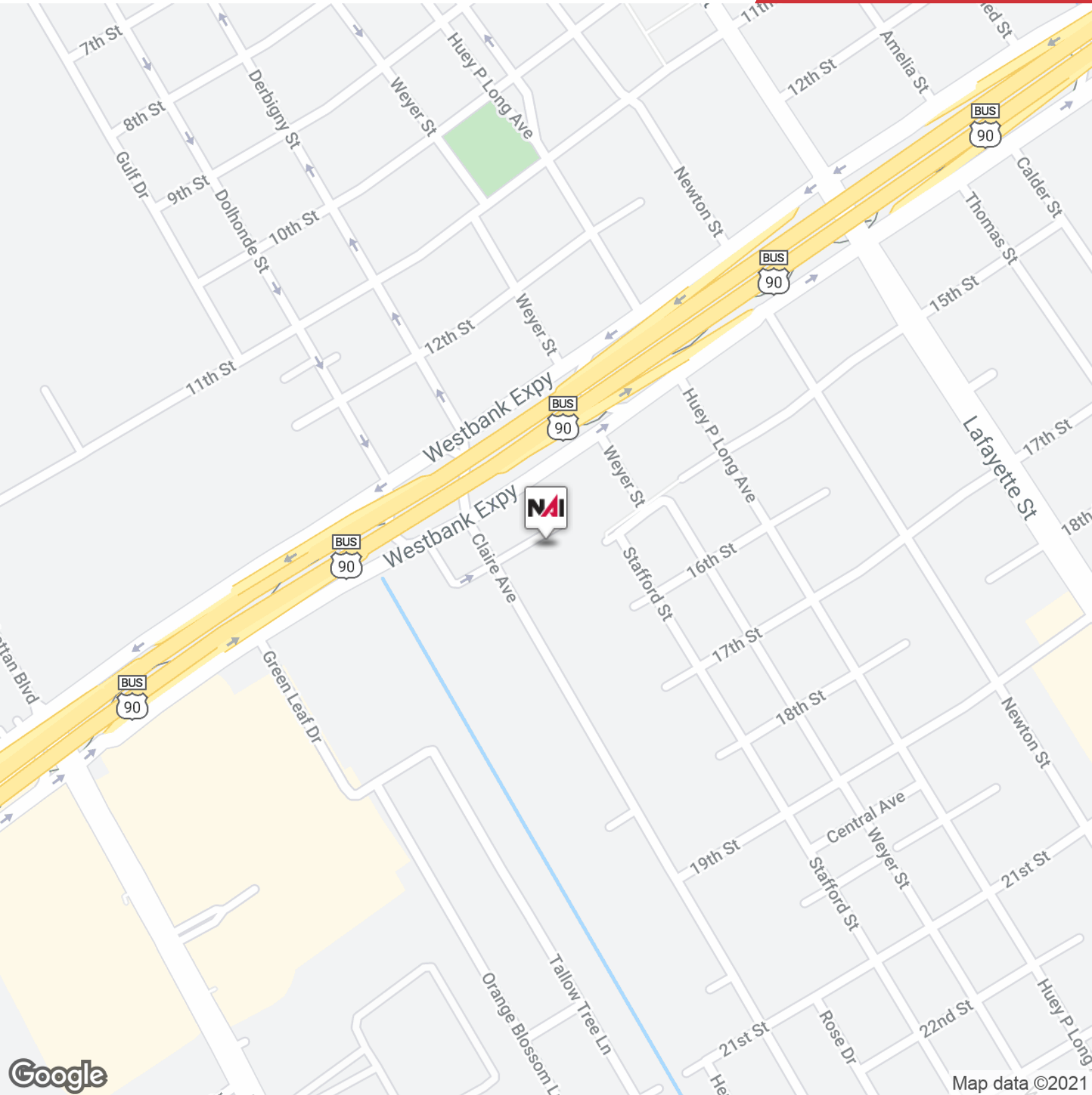
For More Information

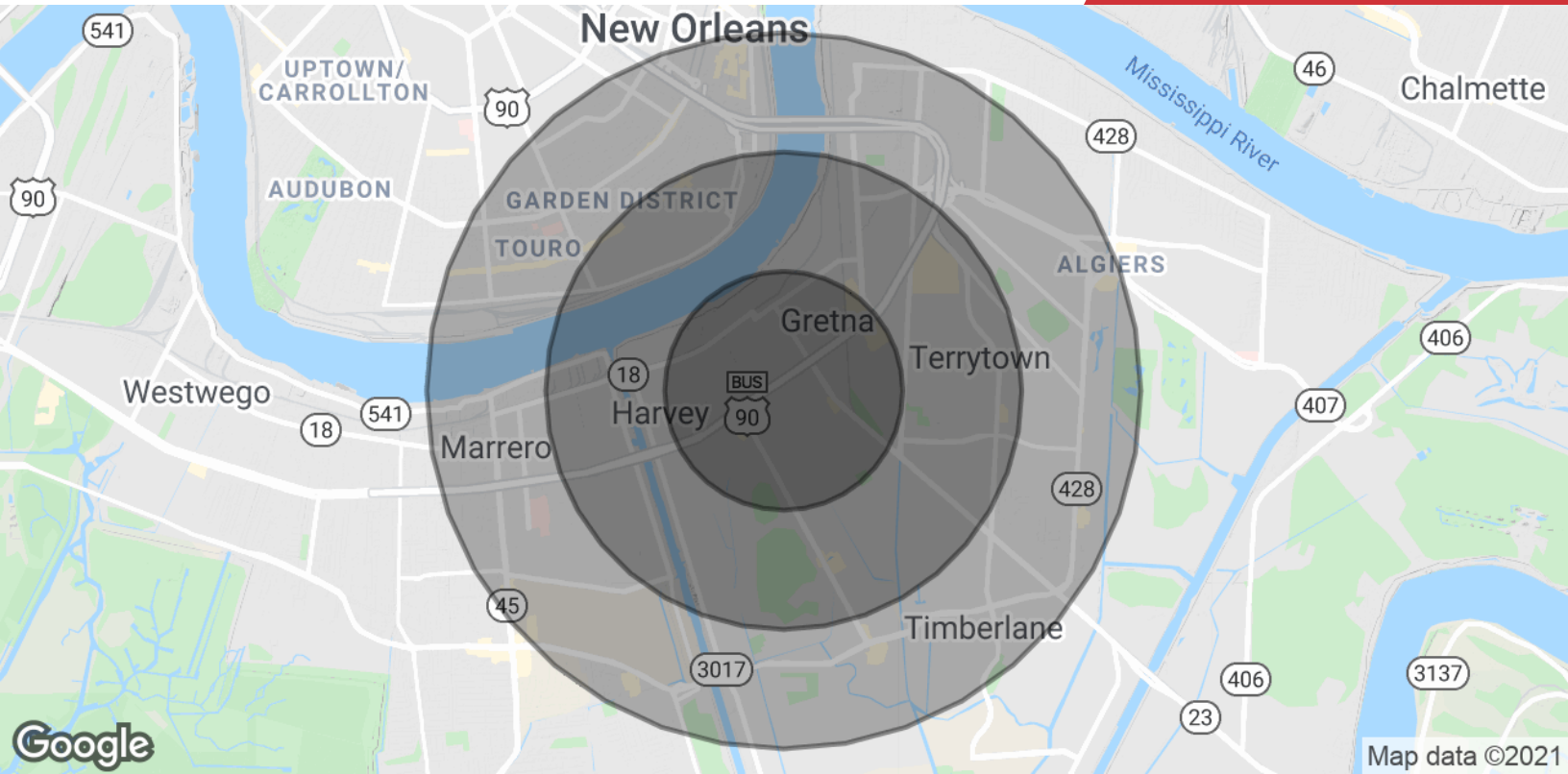
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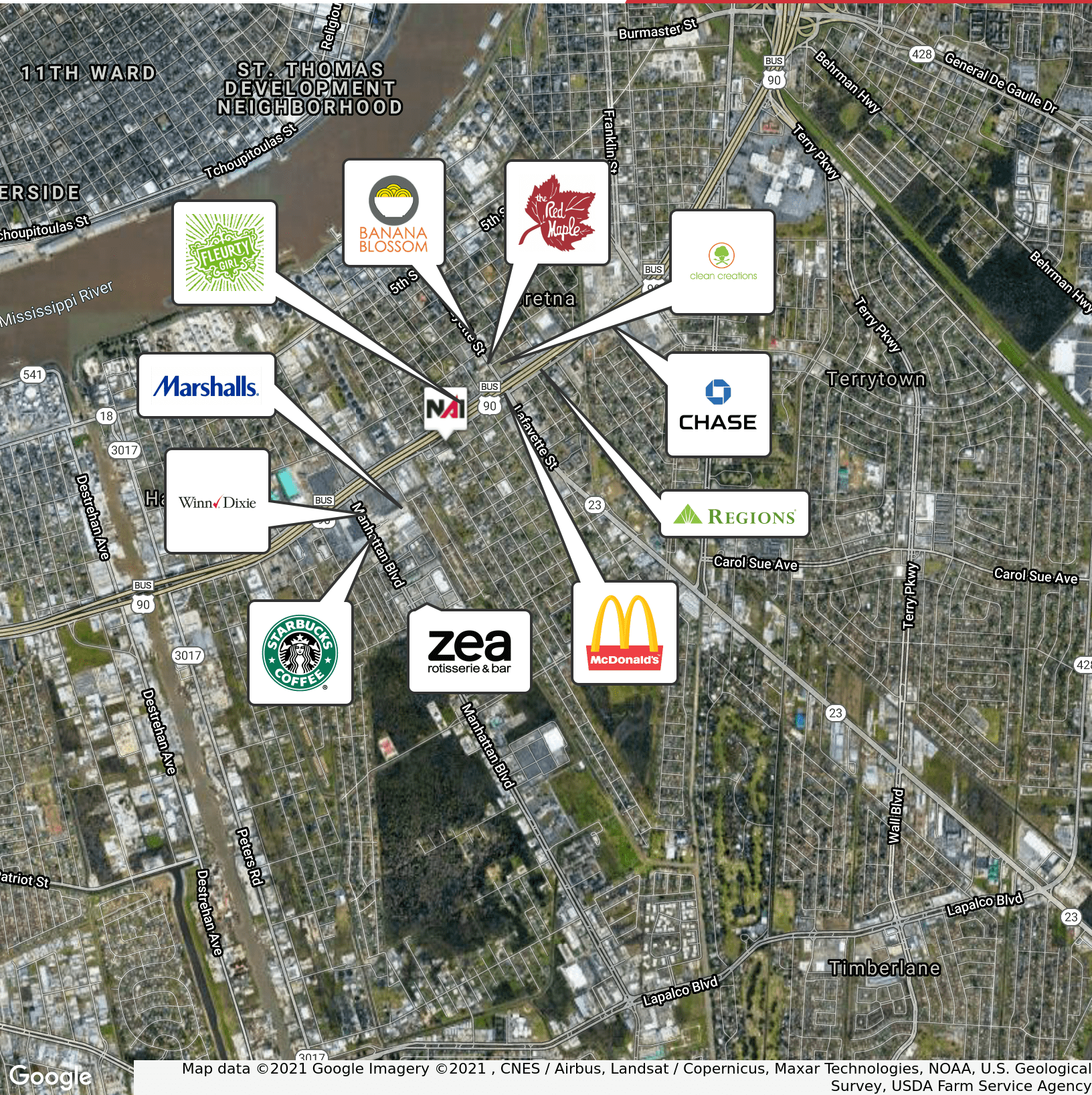
Population

	1 Mile	2 Miles	3 Miles
Total Population	13,860	47,468	121,316
Average age	36.1	35.7	37.0
Average age (Male)	33.9	34.4	35.9
Average age (Female)	38.7	37.4	38.2

Households & Income

	1 Mile	2 Miles	3 Miles
Total households	5,166	18,853	48,572
# of persons per HH	2.7	2.5	2.5
Average HH income	\$47,947	\$51,768	\$57,299
Average house value	\$127,451	\$154,382	\$176,077

* Demographic data derived from 2010 US Census



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