



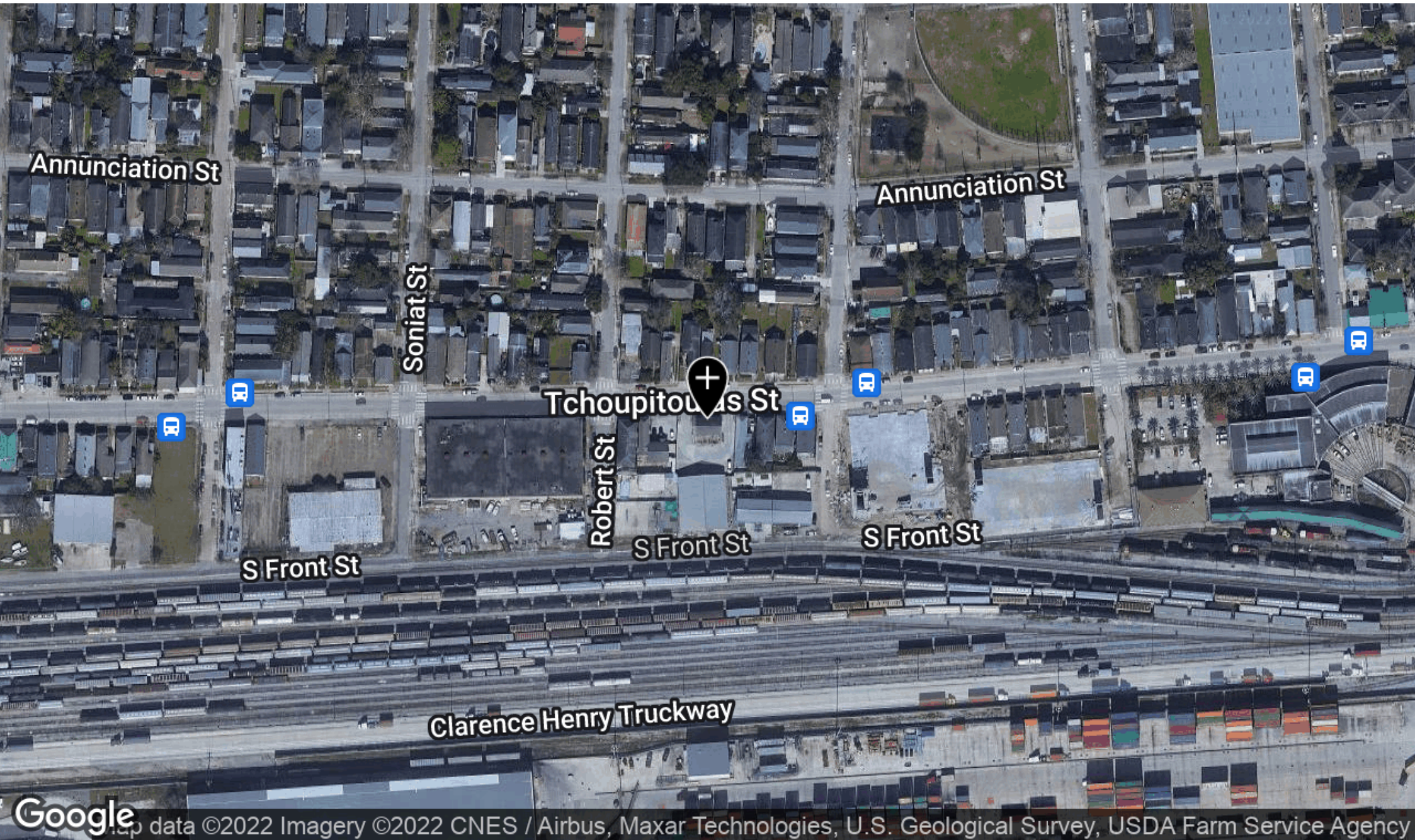
# FELICITY

PROPERTY CO

4920 TCHOUPITOULAS ST

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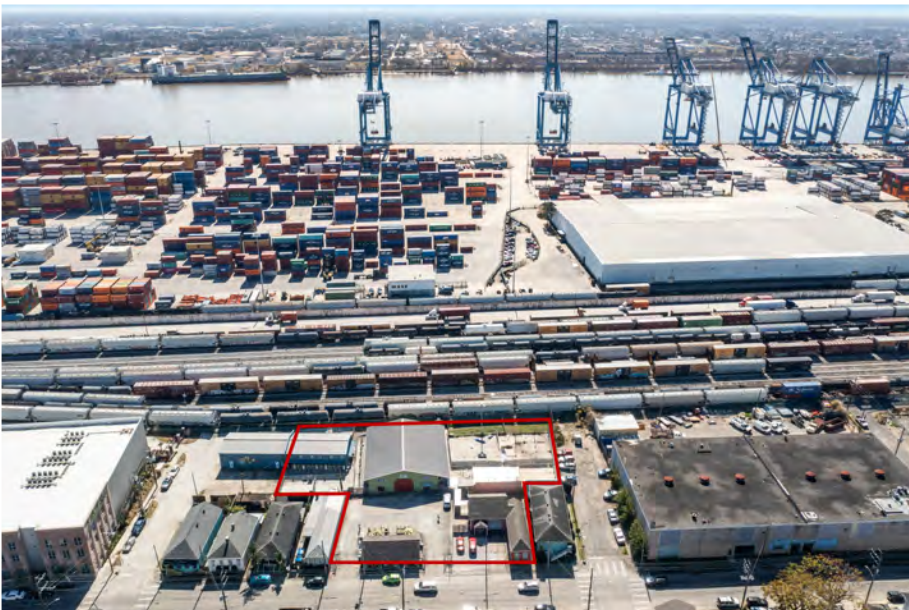




## PROPERTY DESCRIPTION

Great investment opportunity to own real estate on Uptown Tchoupitoulas corridor with successful, long term doggie day care lease in place. The current tenant, Canine Connection, has been operating at this location since 2009. They offer doggie day care, overnight cat and dog boarding, and pet grooming. Multi-year lease provides for annual CPI adjustments and additional percentage rent.

\*REAL ESTATE ONLY - BUSINESS NOT FOR SALE\*



## LOCATION DESCRIPTION

In addition to local mainstays like Tipitina's, Hansen's Sno-Bliz, Rouses, and Riverside Market, this stretch of Tchoupitoulas St in Uptown New Orleans is experiencing a revitalization. Many new businesses have opened recently, including Port Orleans, Barracuda, Mojo Coffee, and Extra Space Storage, and numerous new developments are in the works, including a ground-up Resource Bank branch and a mixed-use Veterinary Clinic with multifamily on the second floor.



### PROPERTY HIGHLIGHTS

- Price: \$3,200,000
- 4 Total Buildings
- Total Improvement Size: 9,655 sf
- Total Lot Size: 34,614 sf



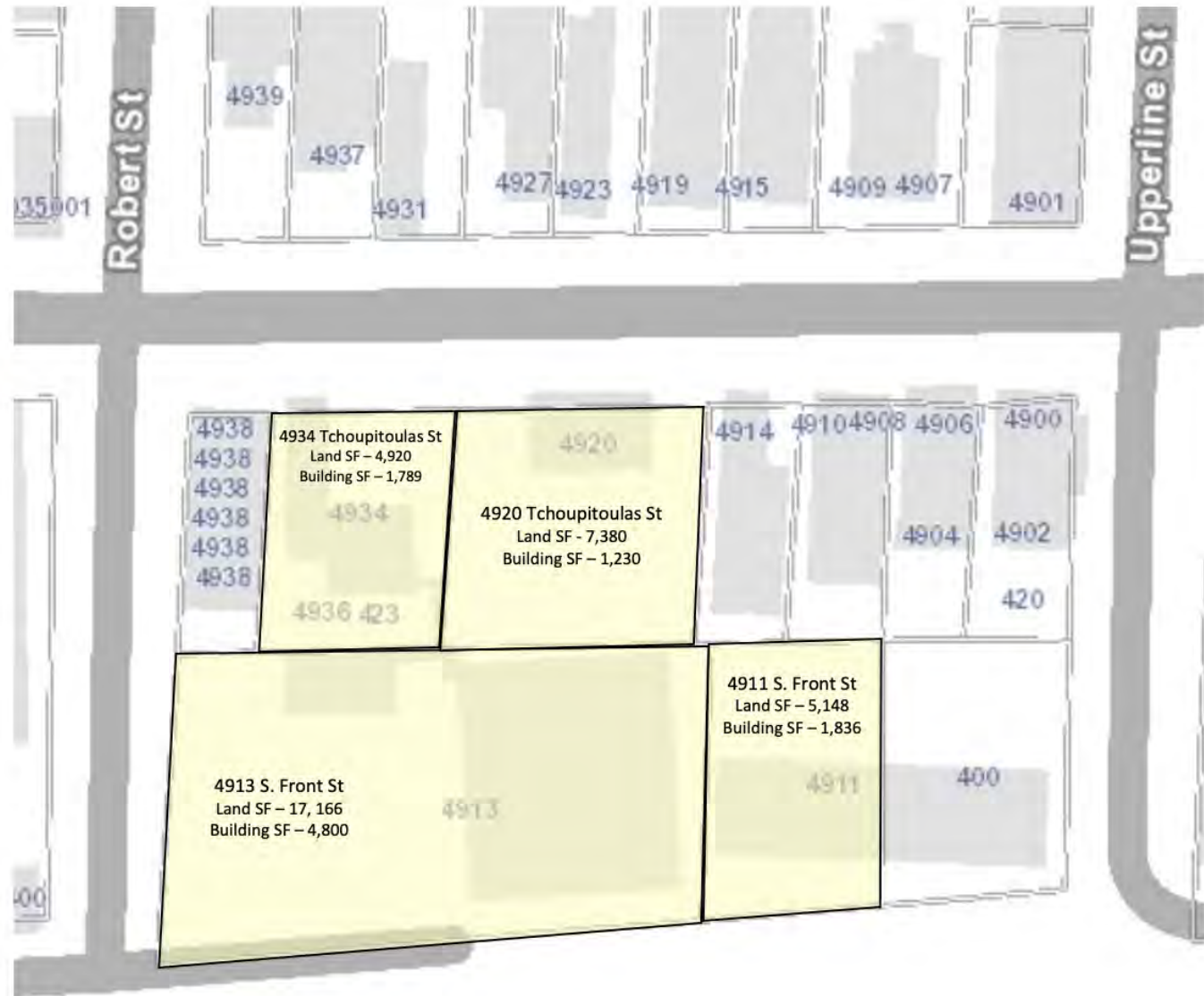
### OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	9,655 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,645	54,460	114,593
Total Population	16,983	133,172	288,355
Average HH Income	\$91,696	\$68,081	\$62,271

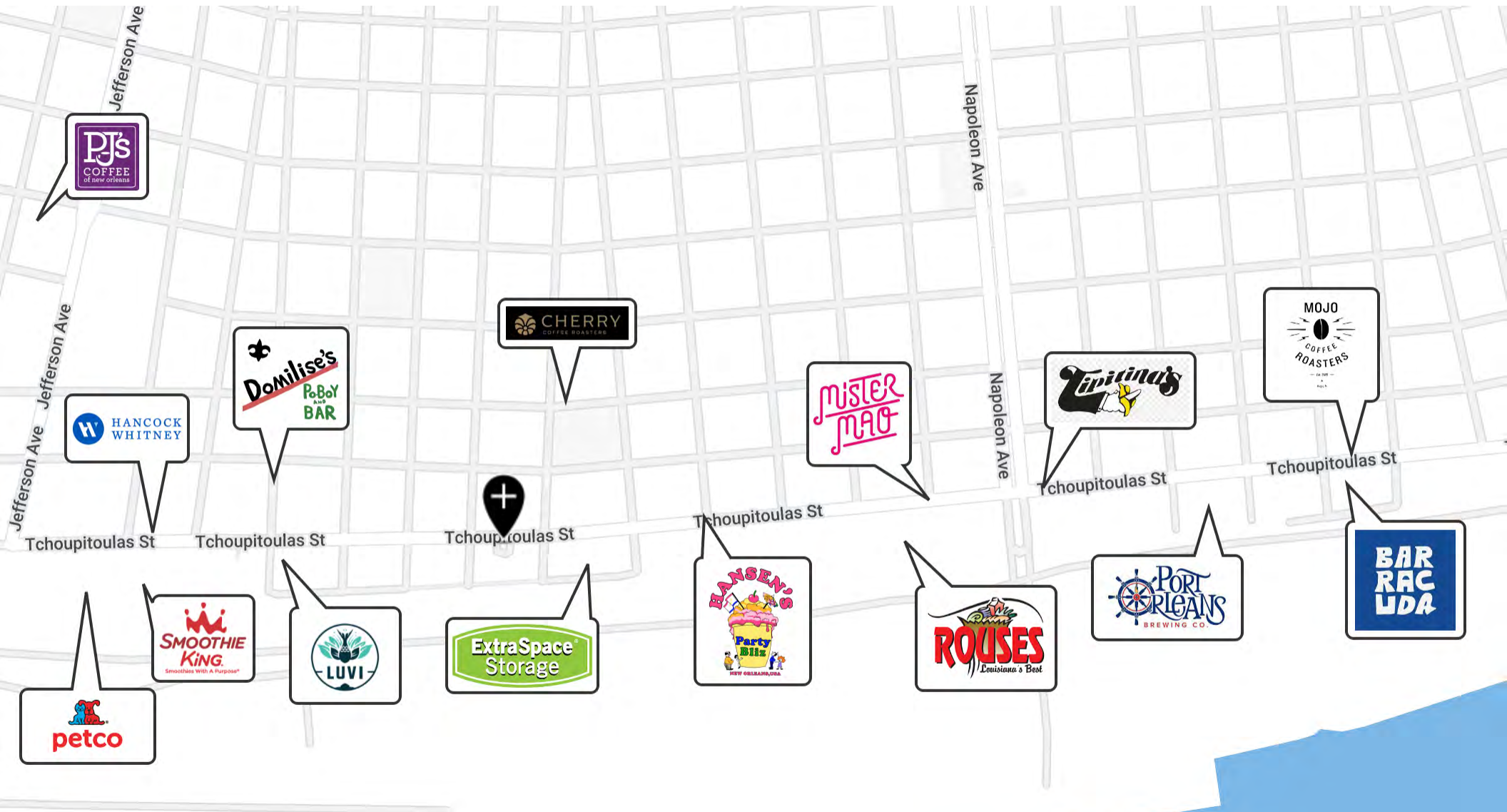


Parcel Information		
Address	Land SF	Building SF
4911 S. Front St	5,148	1,836
4913 S. Front St	17,166	4,800
4920 Tchoup St	7,380	1,230
4934 Tchoup St	4,920	1,789
Total	34,614	9,655





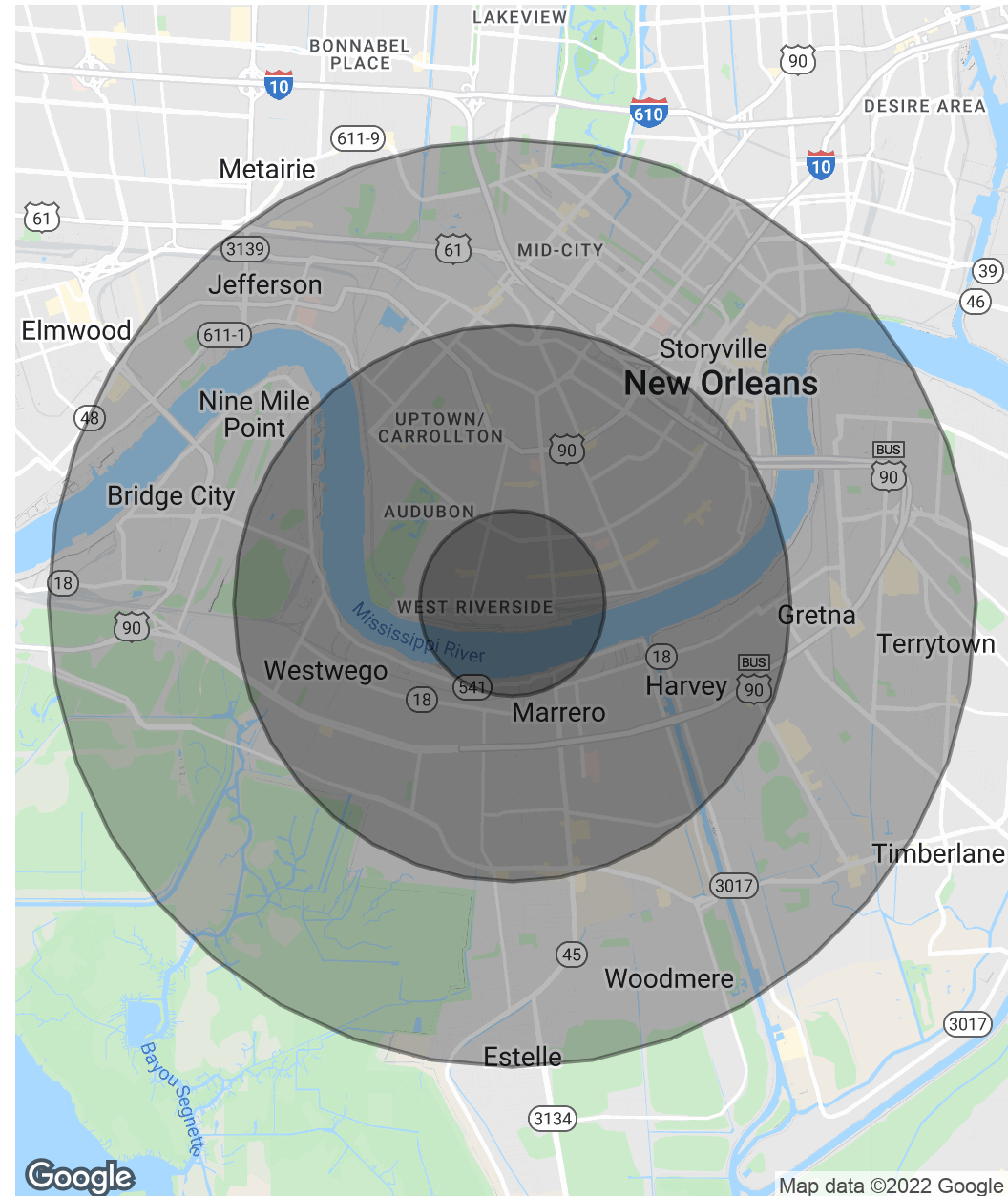




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,983	133,172	288,355
Average Age	38.9	36.9	37.1
Average Age (Male)	39.4	36.1	35.6
Average Age (Female)	39.3	38.1	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,645	54,460	114,593
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$91,696	\$68,081	\$62,271
Average House Value	\$462,055	\$312,841	\$277,022

\* Demographic data derived from 2010 US Census





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