



COMMERCIAL OFFERING MEMORANDUM

6930 MARTIN DRIVE

NEW ORLEANS, LA 70126

**ONE PROPERTY.
MULTIPLE POSSIBILITIES.**

A flexible two-unit commercial
asset positioned for owner-users,
investors and operational growth.

\$450,000

ASKING PRICE

APPROX. 6,500 SF | 25 PARKING SPACES

OWNER FINANCING AVAILABLE



Executive Summary



ACTUAL PROPERTY PHOTOGRAPH | TWO-STORY COMMERCIAL BUILDING

Built for ownership. Positioned for possibility.

Approximately 6,500 square feet across two levels and two units gives an owner-user or investor multiple ways to organize the asset. A buyer may occupy the full property, potentially operate from one portion while utilizing the other separately, or configure the building around distinct operational needs.

OWNER-USER FLEXIBILITY | TWO-UNIT CONFIGURATION | MULTIPLE OPERATING CONCEPTS

\$450K

ASKING PRICE

~6,500

SQUARE FEET

2

UNITS / LEVELS

25

PARKING SPACES

Potential uses and occupancy strategies are conceptual and subject to zoning, permitting, licensing, building-code, accessibility and other applicable requirements. Buyer to verify all information and intended uses.

Property Highlights

APPROX. 6,500 SF

Gross building area

TWO UNITS

Flexible occupancy configuration

TWO STORIES

Upstairs / downstairs layout

MULTIPLE ROOMS

Nine individual office / room areas identified

TWO KITCHENETTES

One on each level

MULTIPLE RESTROOMS

Four bathrooms identified

THREE METERS

Separate electric service flexibility

25 SPACES

On-site surface parking per appraisal



ACTUAL PROPERTY PHOTOGRAPH | FRONT EXTERIOR AND ON-SITE PARKING

EXISTING CONDITION

Property Photography



ACTUAL PROPERTY PHOTOGRAPH | LARGE OPEN ROOM WITH WINDOWS AND MIRRORS



ACTUAL PROPERTY PHOTOGRAPH | FLEXIBLE OPEN ROOM



ACTUAL PROPERTY PHOTOGRAPH | INDIVIDUAL ROOM

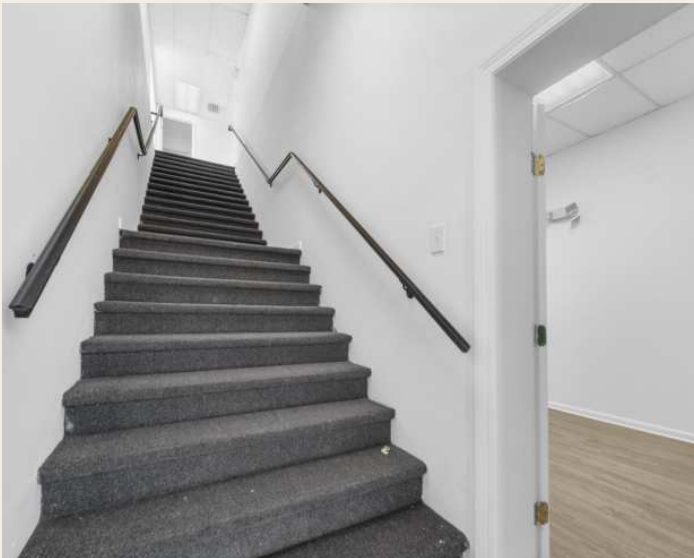
Functional Interior Layout



ACTUAL PROPERTY PHOTOGRAPH | KITCHENETTE



ACTUAL PROPERTY PHOTOGRAPH | ADDITIONAL KITCHENETTE



ACTUAL PROPERTY PHOTOGRAPH | INTERIOR STAIR



ACTUAL PROPERTY PHOTOGRAPH | RESTROOM / CHANGING AREA

Existing layout: first floor - 5 individual offices/rooms, 2 bathrooms and a kitchenette; second floor - 4 individual offices/rooms, 2 bathrooms and a kitchenette. Configuration is based on the existing memorandum and should be independently verified.

Envision The Possibilities

VERSATILE SPACE. ENDLESS POSSIBILITIES.



930 MARTIN DRIVE | NEW ORLEANS, LA

TWO UNITS | APPROX. 6,500 SF | AMPLE PARKING | OWNER FINANCING AVAILABLE

The uploaded renderings illustrate how existing rooms might support professional office, medical/wellness, daycare/early learning, call center/administrative, training/education/conference and performing arts/dance concepts.

VIRTUAL RENDERING DISCLOSURE

Virtual rendering for illustration purposes only. Depicts a possible use of the space. Actual property is unfurnished. Renderings do not establish permitted use, licensing, code compliance or feasibility.

A Signature First Impression



CONCEPTUAL VIRTUAL RENDERING | POSSIBLE EXTERIOR MODERNIZATION

A contemporary exterior concept illustrating how the property could establish a polished commercial identity while retaining its flexible two-story form.

CONCEPTUAL VIRTUAL RENDERING DISCLOSURE

Virtual renderings for illustration purposes only. Depict possible uses and exterior concepts. Actual property differs. No use, construction, zoning, permitting, licensing or code approval is represented or guaranteed.

One Property. Multiple Identities.



These concepts demonstrate marketing possibilities only and are not proposed plans or representations of approved uses.

CONCEPTUAL VIRTUAL RENDERING DISCLOSURE

Virtual renderings for illustration purposes only. Depict possible uses and exterior concepts. Actual property differs. No use, construction, zoning, permitting, licensing or code approval is represented or guaranteed.

Medical / Wellness & Professional Office



ACTUAL PROPERTY PHOTOGRAPH | EXISTING UNFURNISHED ROOM



CONCEPTUAL VIRTUAL RENDERING | POSSIBLE MEDICAL / WELLNESS USE



ACTUAL PROPERTY PHOTOGRAPH | EXISTING OPEN AREA



CONCEPTUAL VIRTUAL RENDERING | POSSIBLE PROFESSIONAL OFFICE USE

Virtual renderings for illustration purposes only. Depict possible uses of the space. Actual property is unfurnished.

Learning, Training & Performing Arts



ACTUAL PROPERTY PHOTOGRAPH | CURRENT STUDIO / OPEN ROOM



CONCEPTUAL VIRTUAL RENDERING | POSSIBLE EARLY-LEARNING USE



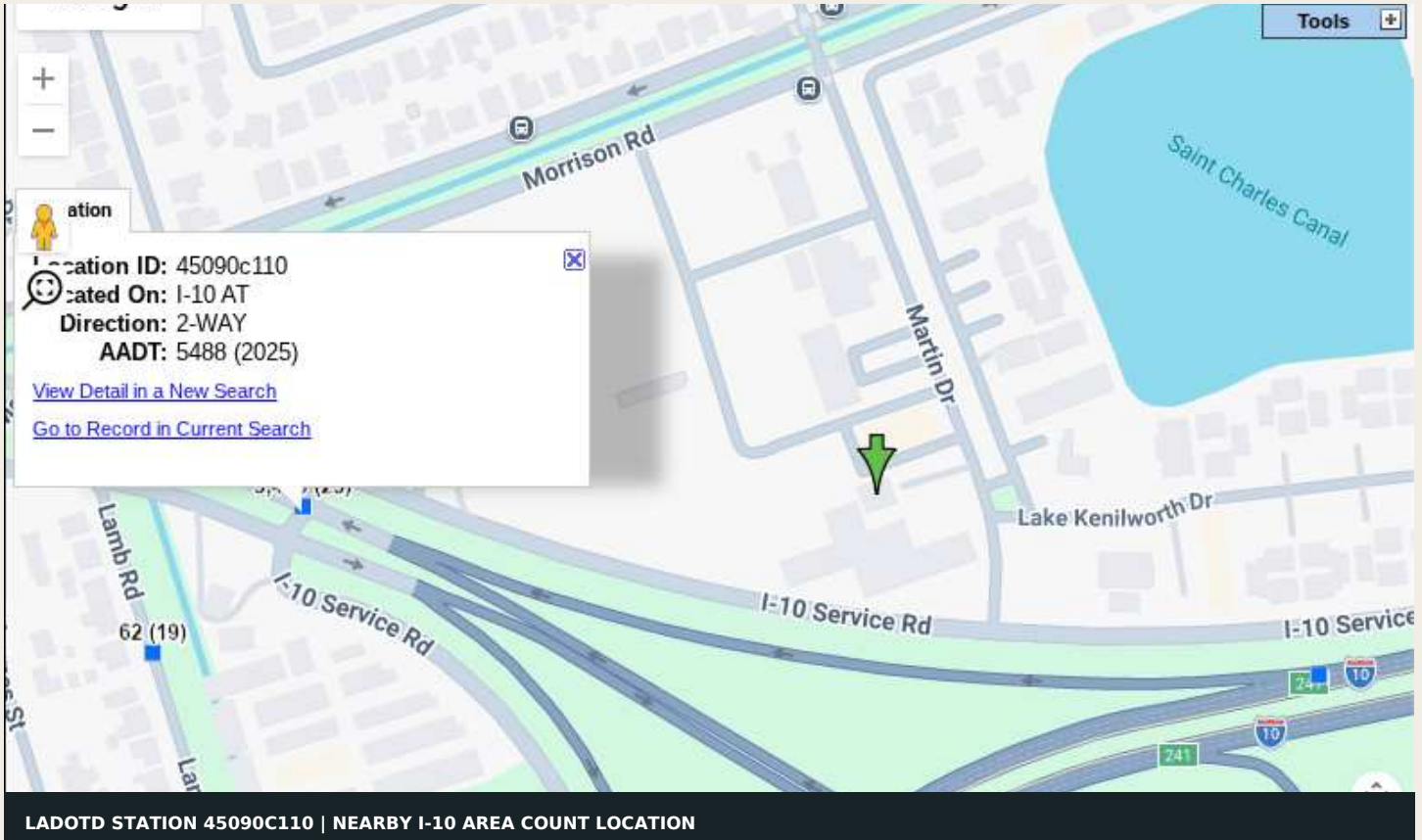
ACTUAL PROPERTY PHOTOGRAPH | EXISTING OPEN ROOM



CONCEPTUAL VIRTUAL RENDERING | POSSIBLE PERFORMING ARTS USE

Virtual renderings for illustration purposes only. Depict possible uses of the space. Actual property is unfurnished.

Location & Traffic Context

**5,488**

2025 TWO-WAY AADT

45090c110

LADOTD STATION ID

I-10 AREA

NEARBY COUNT CONTEXT

Near Morrison Road and the I-10 corridor.

The property is positioned in New Orleans East near Morrison Road and the I-10 corridor. The 2019 appraisal identified C2 Auto-Oriented Commercial zoning; current zoning and permitted uses must be independently verified. The supplied LADOTD screenshot reports 5,488 two-way AADT for 2025 at nearby station 45090c110. This is a nearby traffic indicator and is not represented as traffic directly in front of the property.

Source: Louisiana DOTD Traffic Count Data System screenshot supplied by broker, accessed August 12, 2026. Count station location should be independently verified.

Area & Demographic Overview

29,796

2025 POPULATION

25,580

DAYTIME POPULATION

34.5

MEDIAN AGE

2.66

AVG. HOUSEHOLD SIZE

\$39,766

MEDIAN HH INCOME

\$21,389

PER CAPITA INCOME

\$46,103

AVG. DISPOSABLE INCOME

A neighborhood-serving commercial context.

The trade area combines a resident base of nearly 30,000 with daytime activity of approximately 25,580. The data provides context for service, healthcare, education, office and neighborhood-oriented operators evaluating the property.

FAMILY FOUNDATIONS

40.4% of households
1st dominant segment

CITY COMMONS

26.8% of households
2nd dominant segment

KIDS AND KIN

20.5% of households
3rd dominant segment

Source: Realtors Property Resource (RPR), Esri and U.S. Census ACS; 2025 data, report generated August 12, 2026. Demographic information is not guaranteed and should be independently verified.

Potential User Profiles

OWNER-USERS

Occupy the full building or organize operations across two levels.

INVESTORS

Explore separate-unit occupancy or leasing strategies.

MEDICAL / WELLNESS

Consider treatment, consultation and administrative rooms.

PROFESSIONAL OFFICE

Configure offices, meeting rooms and collaborative areas.

DAYCARE / EARLY LEARNING

Evaluate classroom and activity-space concepts.

TRAINING / EDUCATION

Organize instruction, conference and support functions.

CALL CENTER / ADMIN

Plan workstation-based or back-office operations.

PERFORMING ARTS

Use open rooms for rehearsal, movement or instruction.

USE & APPROVAL NOTICE

All user profiles are marketing concepts only. No particular use is represented as approved. Prospective buyers must verify zoning, permitting, licensing, parking, occupancy, accessibility and code requirements.

Owner Financing Available

PROPOSED BOND FOR DEED STRUCTURE

Clear terms. Flexible discussion.

The seller has identified the following financing structure. Terms are negotiable and remain subject to seller approval, buyer qualification and final documents.

\$100K

PROPOSED DOWN PAYMENT

\$350K

SELLER-FINANCED BALANCE

7%

PROPOSED FIXED RATE

25-YEAR AMORTIZATION

Illustrative amortization period identified in the existing memorandum.

3-YEAR BALLOON

Remaining principal would become due after year three unless otherwise agreed.

~\$2,474 / MONTH

Estimated principal and interest only, based on the proposed structure.

IMPORTANT: Terms are negotiable and subject to seller approval, buyer qualification and final negotiated documents. Payment estimate excludes taxes, insurance, maintenance, utilities and other property expenses. This presentation is not a commitment to lend.

ASKING PRICE: \$450,000

DISCUSS STRUCTURE WITH BROKER

Important Information

Designed to inform. Built for independent verification.

PROPERTY INFORMATION

Information in this Offering Memorandum is drawn from the existing memorandum, supplied reports, broker-provided materials and property photography. Measurements, room counts, parking, site data, zoning and other details should be independently verified.

NO USE GUARANTEE

References to potential users, configurations or operating concepts are illustrative marketing ideas only. No representation is made that a particular use will be approved or feasible.

VIRTUAL RENDERINGS

Furnished images identified as virtual renderings depict possible uses. The actual property is unfurnished. Renderings may not reflect construction, code, accessibility, licensing or permitting requirements.

NO OFFER OR COMMITMENT

This memorandum is not an appraisal, survey, engineering report, environmental report, legal opinion, lending commitment or contract. Owner-financing terms remain subject to approval and final documentation.



EXCLUSIVE REPRESENTATION

LET'S DISCUSS

6930 MARTIN DRIVE



Brittney McKay

Real Estate Broker

Brittney McKay Real Estate

CELL 504-236-5749

OFFICE 504-517-5151

BRITTNYMCKAY.COM

Commercial Offering Memorandum | \$450,000 | Approx. 6,500 SF | Owner Financing Available