

SUMMARY

RETAIL COMPETITION MAP

SURVEY

DEMOGRAPHICS

FOR LEASE

PROPERTY DESCRIPTION

Retail development opportunity at a former Winn-Dixie supermarket in the Gentilly neighborhood of New Orleans, along Interstate 10. The property contains 5.2 acres improved by a 60,000 SF building with only 20,000 SF remaining to lease. Located off of the Louisa Street Interstate 10 exit, this site offers strong visibility in both directions along the heavily trafficked US Highway 90 with over 24,000 vehicles per day. Additionally, the tenants will enjoy the benefits of Interstate 10 visibility.

AVAILABLE

- 20,000 SF

PROPERTY HIGHLIGHTS

- Prime Location
- Block Construction
- Excellent Access
- Interstate 10 Visibility
- 347 Parking Spaces

TRAFFIC COUNTS (ADT 2021)

- On Interstate 10: 176,121
- On Chef Menteur Highway, west of site: 24,150
- On Louisa Street, south of site: 10,863

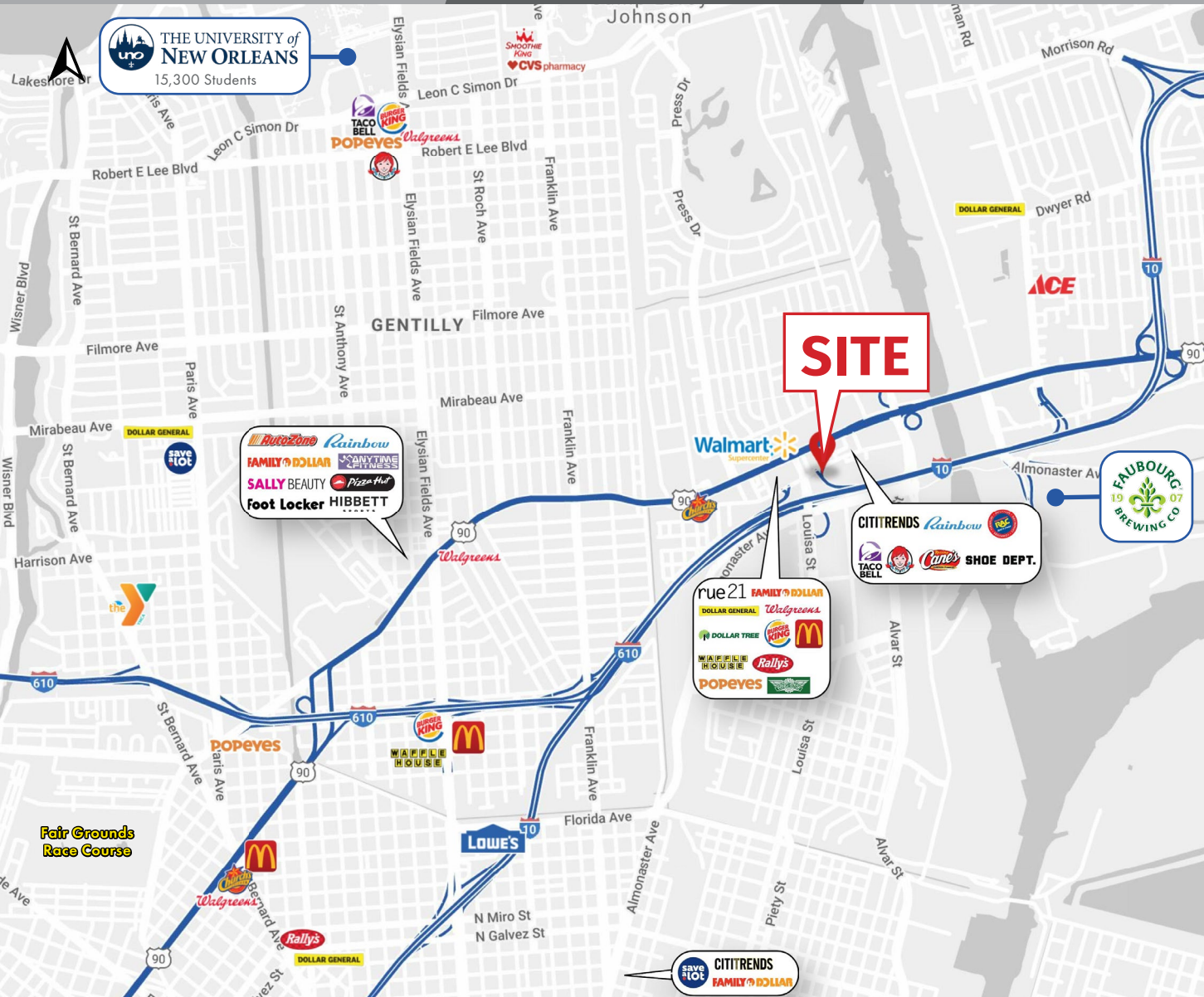


SUMMARY

RETAIL COMPETITION MAP

SURVEY

DEMOGRAPHICS



NEW ORLEANS METRO AREA

The subject property is located less than 4 miles from downtown New Orleans, the most populous city in the state of Louisiana with over 384,000 people.

New Orleans operates one the world's largest and busiest ports. The city is considered an economic and commercial hub for the broader Gulf Coast region of the nation.

New Orleans is world-renowned for its cuisine, architecture, music and, most notably, Mardi Gras, a two-week celebration.

New Orleans' tourist and convention industry is a \$7.41 Billion industry that accounts for 40% of city tax revenue and welcomes 17.7 million annual visitors.

The city has the highest concentration of colleges and universities in Louisiana and one of the highest in the southern US. The largest universities within the city are:

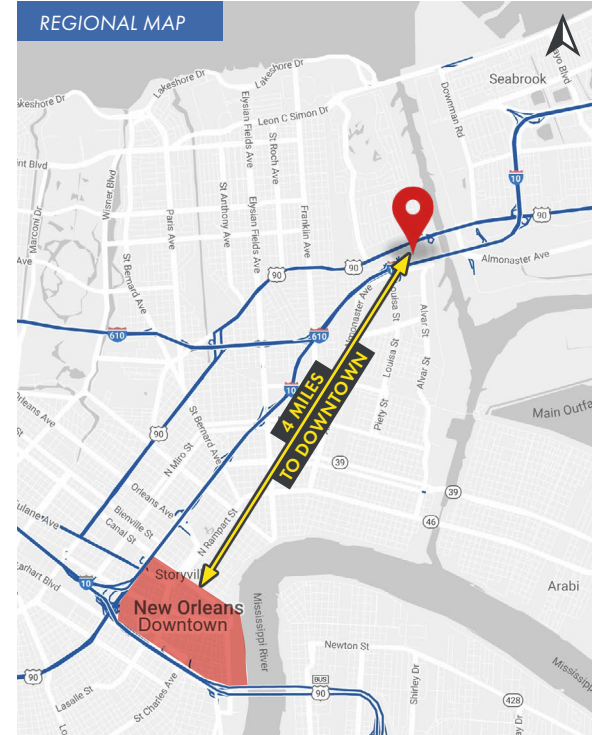
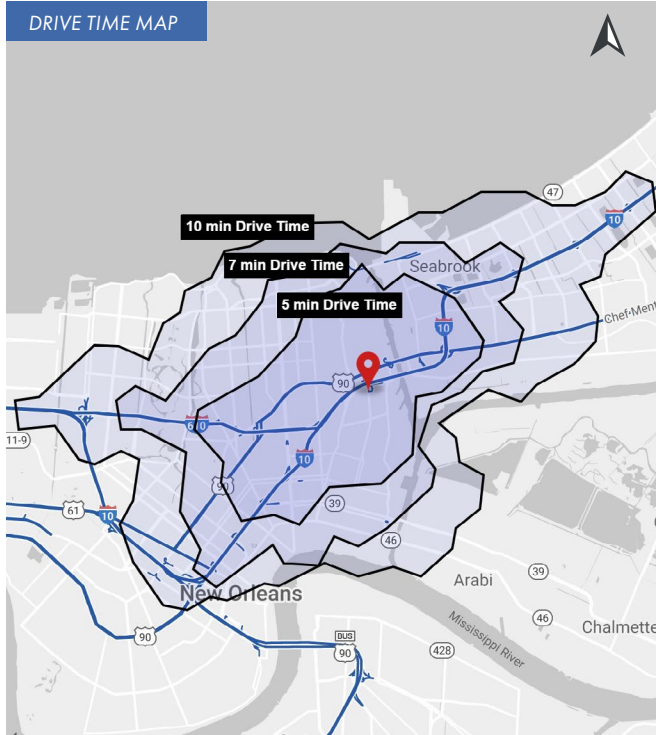
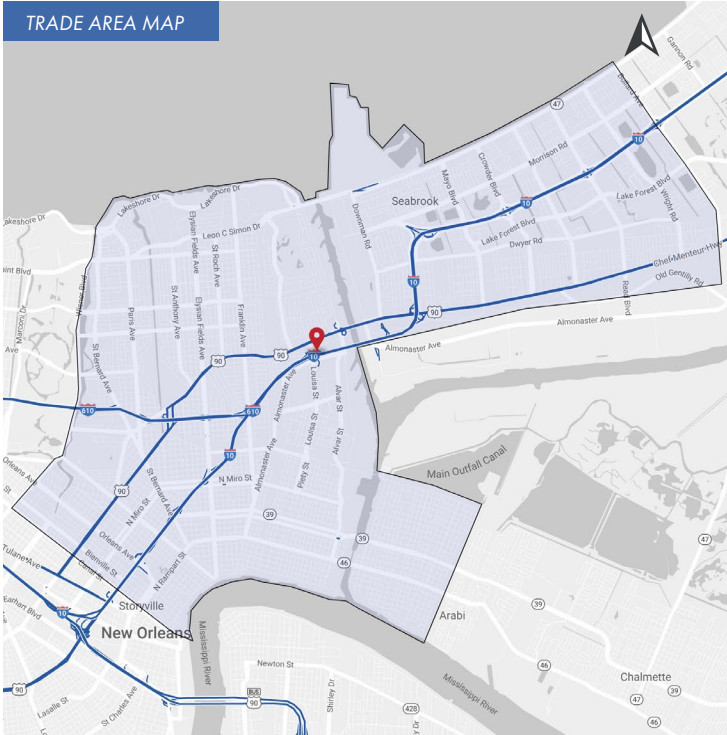
- University of New Orleans (15,300 students)
- Tulane University (14,400 students)
- Loyola University (4,500 students).

SUMMARY

RETAIL COMPETITION MAP

SURVEY

DEMOGRAPHICS



2022 DEMOGRAPHICS

	TRADE AREA	5 MIN DRIVE	7 MIN DRIVE	10 MIN DRIVE	TRADE AREA	5 MIN DRIVE	7 MIN DRIVE	10 MIN DRIVE	
 POPULATION	155,688	52,911	106,629	174,030	 AVG. HH INCOME	\$56,903	\$47,413	\$56,518	\$60,130