

SUMMARY

SITE PLAN

RETAIL AERIAL

PHOTOS

DEMOGRAPHICS

FOR LEASE

GLA

- 107,467

AVAILABLE

- 7,000 - 20,400 SF New Construction (In-Line)
- ±0.991 Acre Outparcel
- For Sale, Ground Lease or Build to Suit

PROPERTY DESCRIPTION

Colonial Acres Shopping Center is located in a highly-developed and heavily-trafficked retail corridor that is located approximately one mile from the regional mall, Southland Mall, and is next door to Cannata's Family Market, a regional grocery.

TENANTS

- Walmart Neighborhood Market
- Valor Healthcare - VA Community Based Outpatient Clinic
- Family Dollar
- Ocean Star Buffet
- Burger King
- South Louisiana Bank
- Texaco

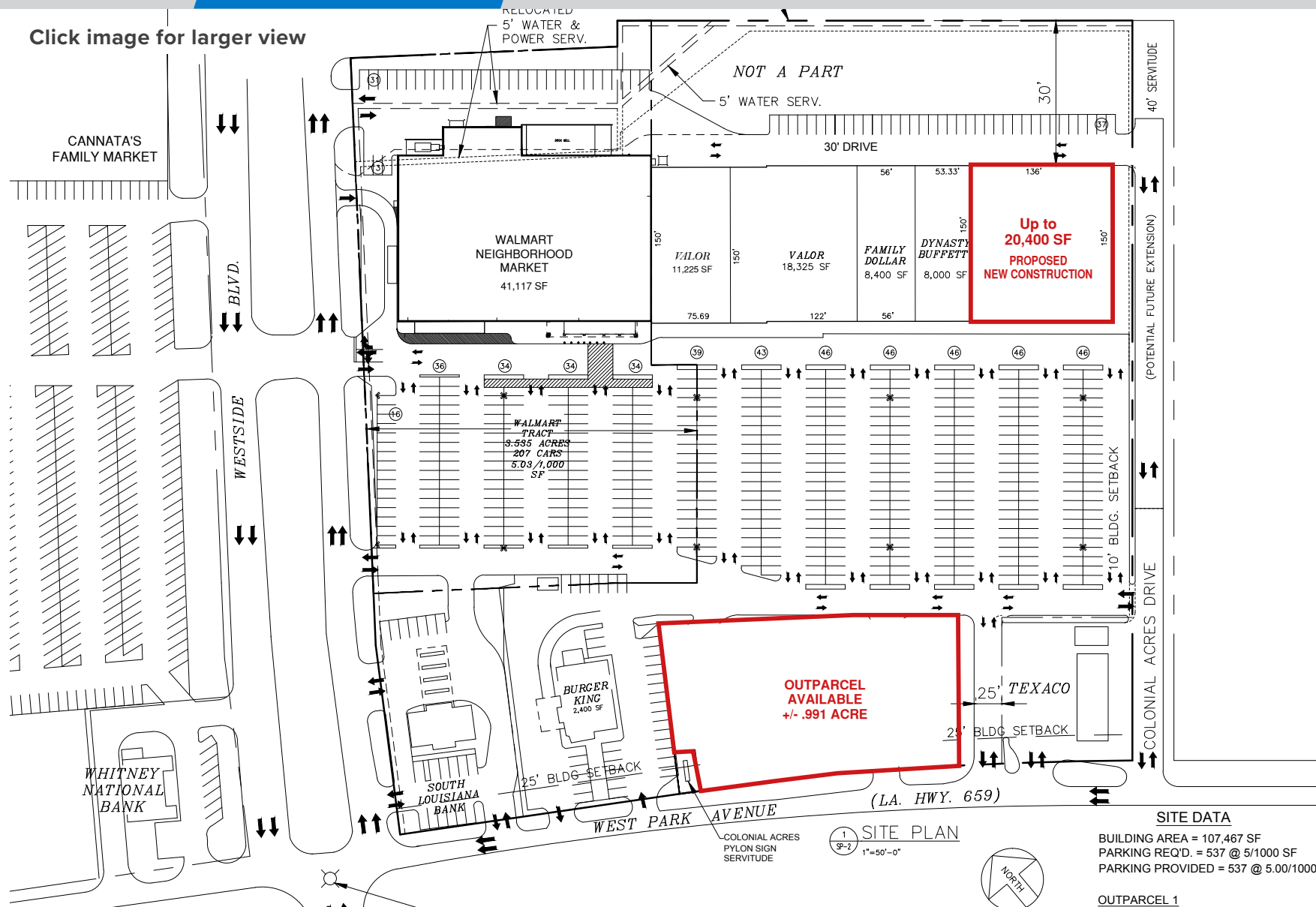
TRAFFIC COUNT (ADT 2024)

- On West Park Avenue, north of site: 10,096



SITE PLAN

Click image for larger view



SITE DATA

BUILDING AREA = 107,467 SF
PARKING REQ'D. = 537 @ 5/1000 SF
PARKING PROVIDED = 537 @ 5.00/1000

OUTPARCEL 1

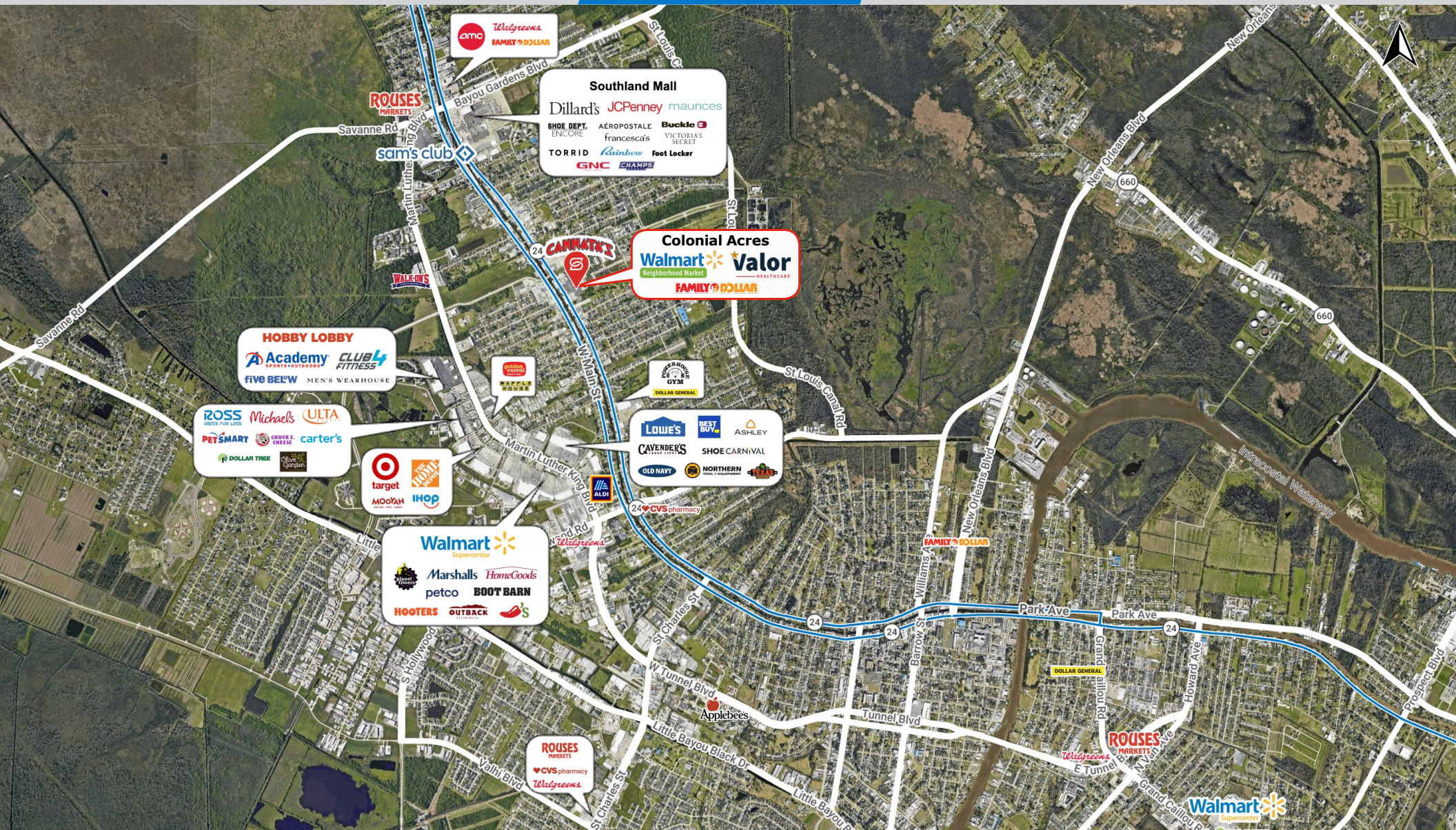
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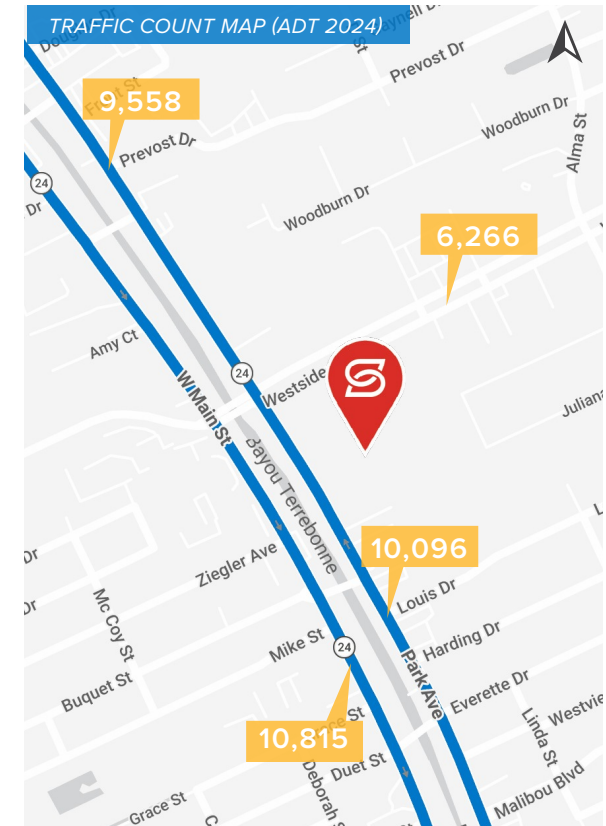
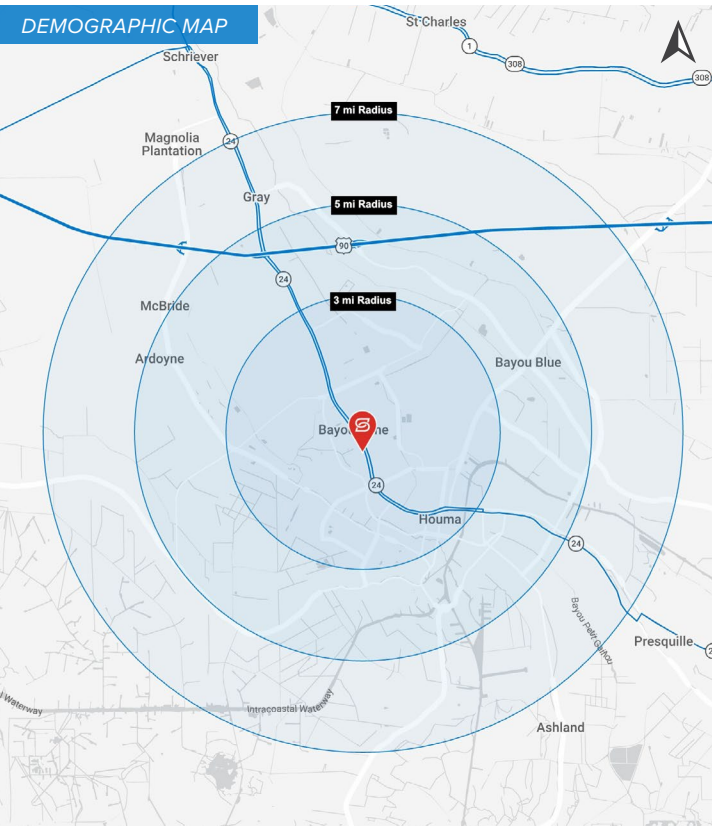
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2025 DEMOGRAPHICS

	3 MI	5 MI	7 MI	TRADE AREA
 POPULATION	37,503	70,398	80,674	200,341

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 AVG. HH INCOME	\$93,340	\$93,690	\$92,827	\$90,219