

### SUMMARY

### RETAIL COMPETITION MAP

### SITE PLAN

### DEMOGRAPHICS

## FOR SALE OR LEASE

### PRICING

For Sale: \$2,950,000

For Lease: \$15 PSF NNN

### PROPERTY DESCRIPTION

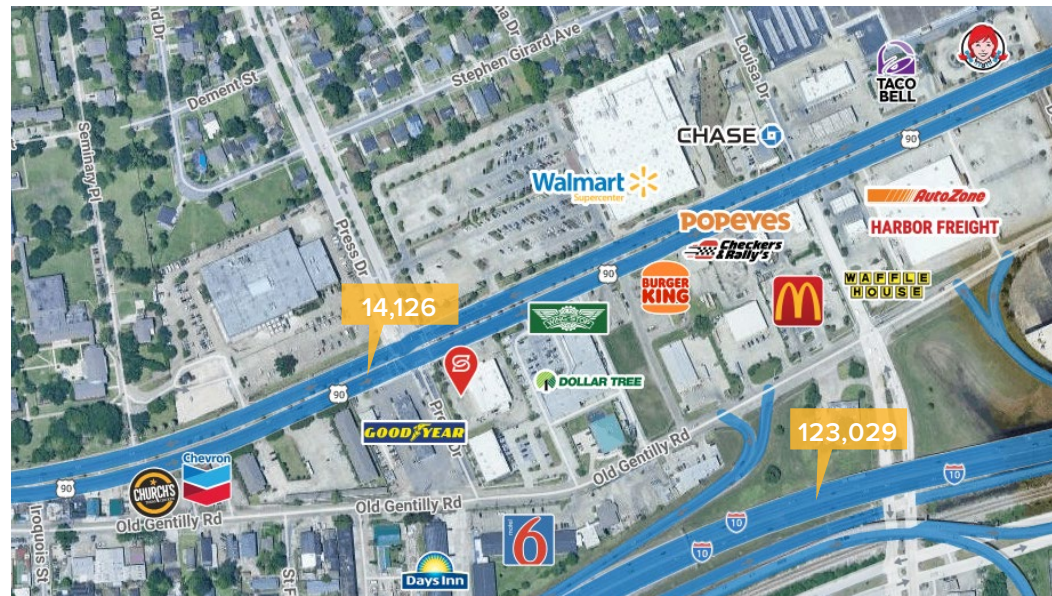
4200 Chef Menteur Hwy is a highly visible, free-standing former Walgreens now available for SALE OR LEASE, offering an excellent opportunity for retailers or businesses seeking a high-traffic location in New Orleans' Gentilly neighborhood. The property is strategically positioned along one of the area's main thoroughfares, just off of Interstate 10, providing excellent access and exposure for both local residents and commuters. The surrounding area is home to a strong mix of national tenants and established businesses, including Walmart Supercenter, AutoZone, Harbor Freight, Dollar Tree, among many others, providing a robust customer base and added convenience for shoppers.

### PROPERTY FEATURES

- Building Size: 13,500 SF
- Site Size: 1.26 acres (55,045 SF)
- Zoning: C-2 (Auto-Oriented Commercial District)
- Accessibility: Easy access to major roads and highways including Interstate 10
- Public Transit: Accessible by multiple bus routes, providing convenience for both customers and employees.

### NEARBY BUSINESSES

- Walmart Supercenter, AutoZone, Harbor Freight, Orleans Furniture, New Orleans Baptist Theological Seminary, and Raising Cane's





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## KEY DEMOGRAPHICS & COMMUNITY

- The Gentilly neighborhood of New Orleans is a growing neighborhood with a mix of residential and commercial developments. This area has a diverse community and a steady customer base for retail and service businesses.
- Well-situated near medical, educational, and residential sectors, ensuring a consistent flow of potential customers.

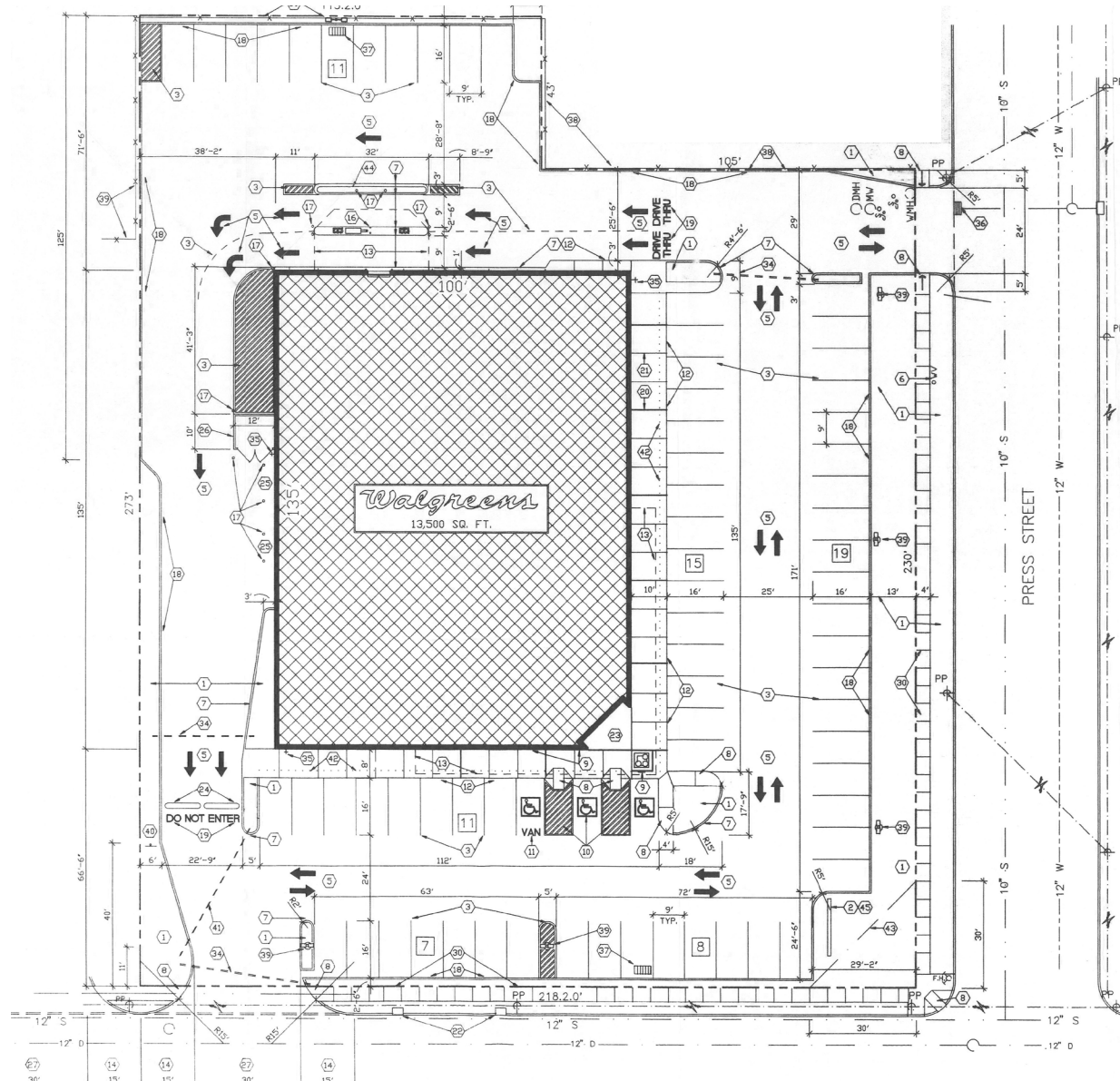


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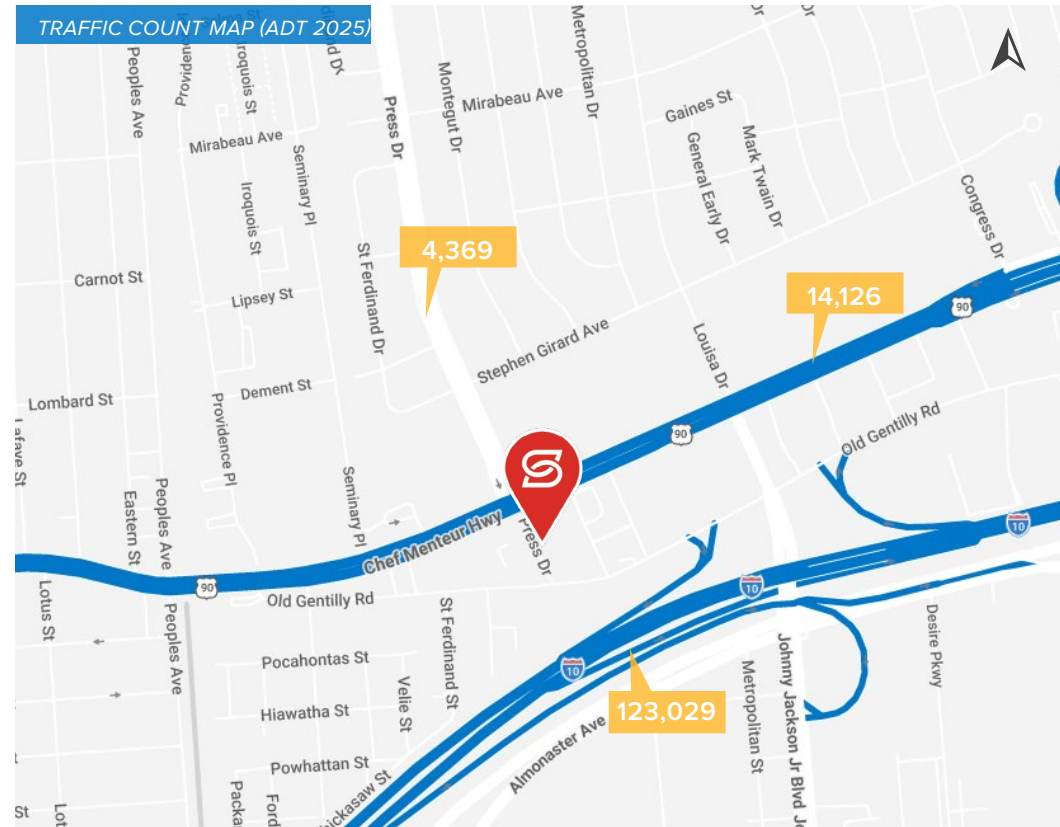
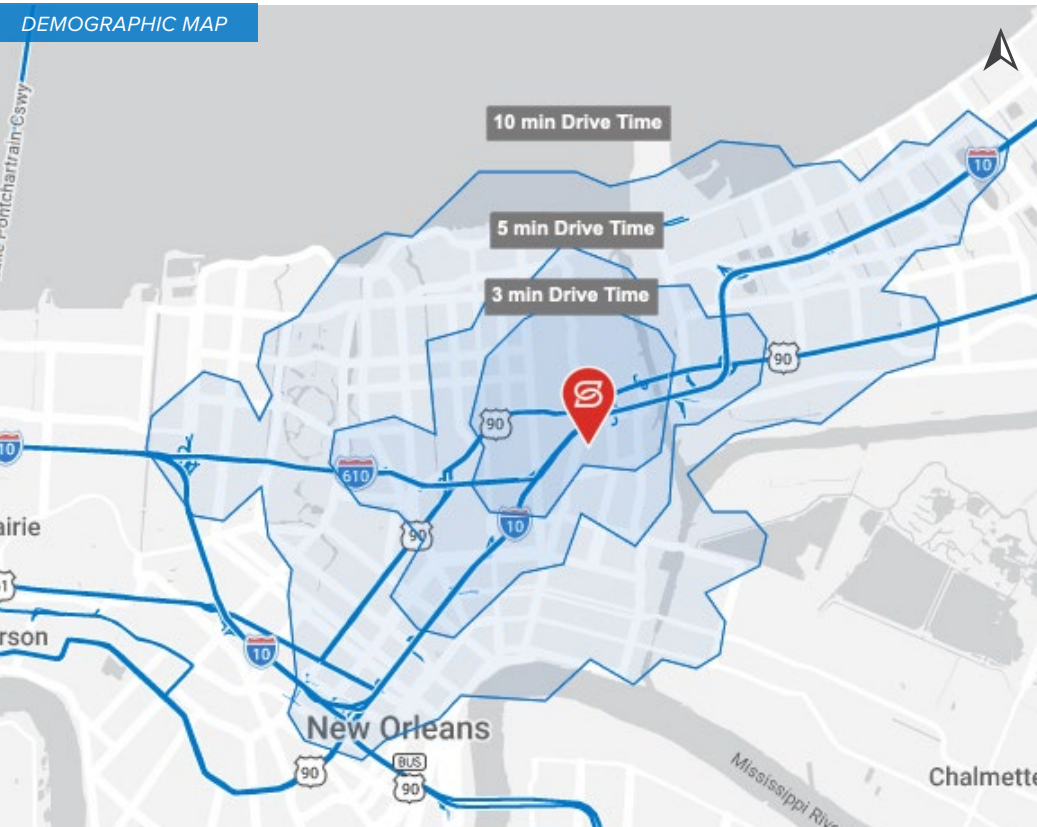


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## 2025 DEMOGRAPHICS



| 3 MIN  | 5 MIN  | 10 MIN  |
|--------|--------|---------|
| 15,608 | 51,545 | 155,564 |

POPULATION



AVG. HH INCOME

| 3 MIN    | 5 MIN    | 10 MIN   |
|----------|----------|----------|
| \$69,149 | \$58,305 | \$79,171 |



HOUSEHOLDS

| 3 MIN | 5 MIN  | 10 MIN |
|-------|--------|--------|
| 6,768 | 22,883 | 70,731 |