

SUMMARY

RETAIL COMPETITION MAP

SURVEY

DEMOGRAPHICS

OUTPARCEL AVAILABLE

PROPERTY DESCRIPTION

Outstanding pad site opportunity located within a newly redeveloped retail center. Located off of the Louisa Street Interstate 10 exit, this site offers excellent visibility and exposure along the heavily trafficked US Highway 90 with over 24,000 vehicles per day. The site also offers direct visibility to Interstate 10 and is surrounded by national retailers including AutoZone, Harbor Freight Tools, McDonalds, Raising Cane's, among others. Please contact Agents for additional outparcel information.

AVAILABLE

- 1.379 Acre Outparcel

CO-TENANTS

- AutoZone
- Harbor Freight Tools

PROPERTY HIGHLIGHTS

- National Anchor Co-Tenancy
- Excellent Access
- Interstate 10 Visibility

TRAFFIC COUNTS (ADT 2023)

- On Interstate 10: 180,011
- On Chef Menteur Highway, west of site: 33,604



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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:

- Tulane University (14,300 students)
- Delgado University (10,800 students)
- University of New Orleans (6,600 students)
- Loyola University (4,500 students)

SUMMARY

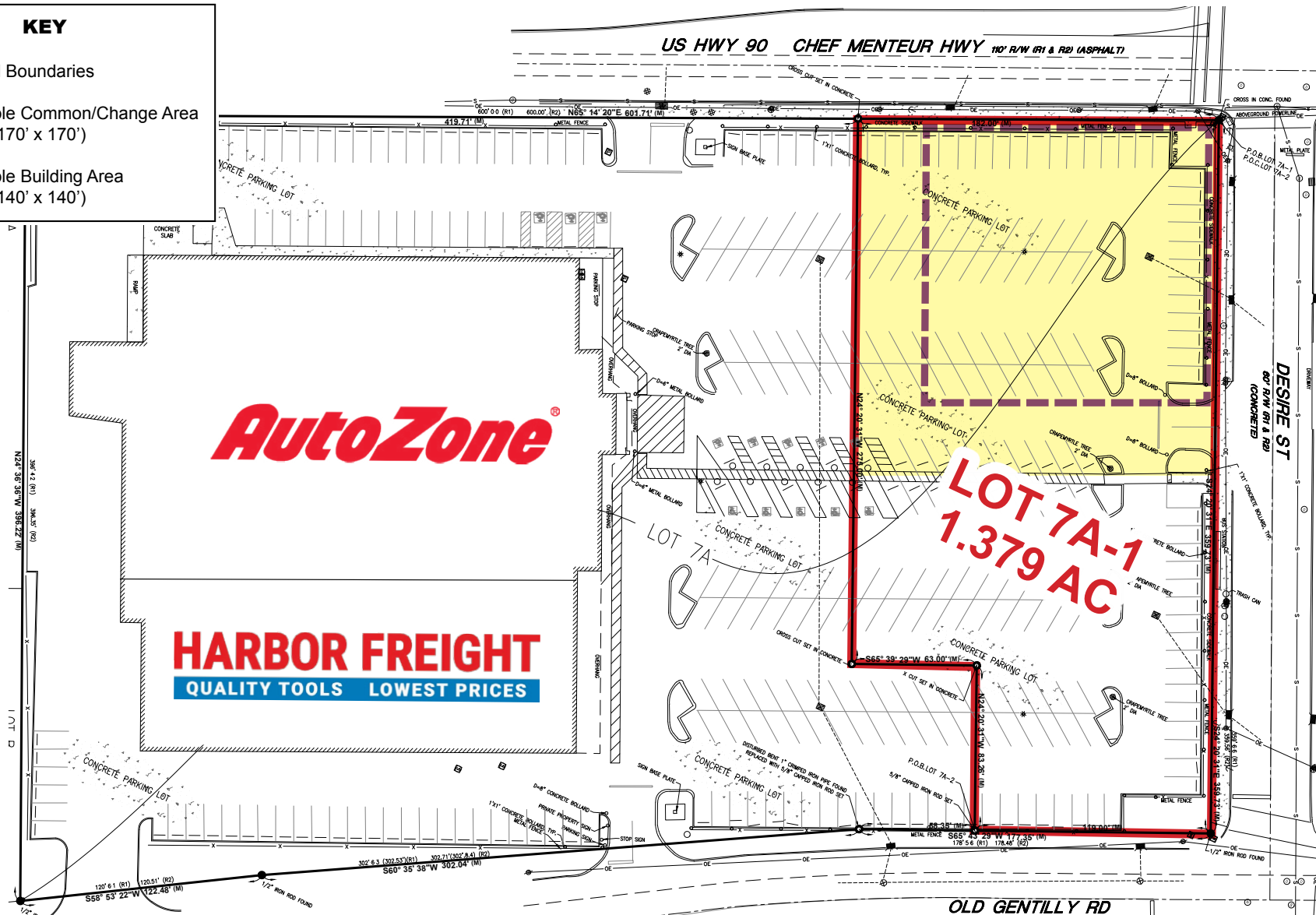
RETAIL COMPETITION MAP

SURVEY

DEMOGRAPHICS

KEY

- Outparcel Boundaries
- Permissible Common/Change Area (Approx. 170' x 170')
- Permissible Building Area (Approx. 140' x 140')



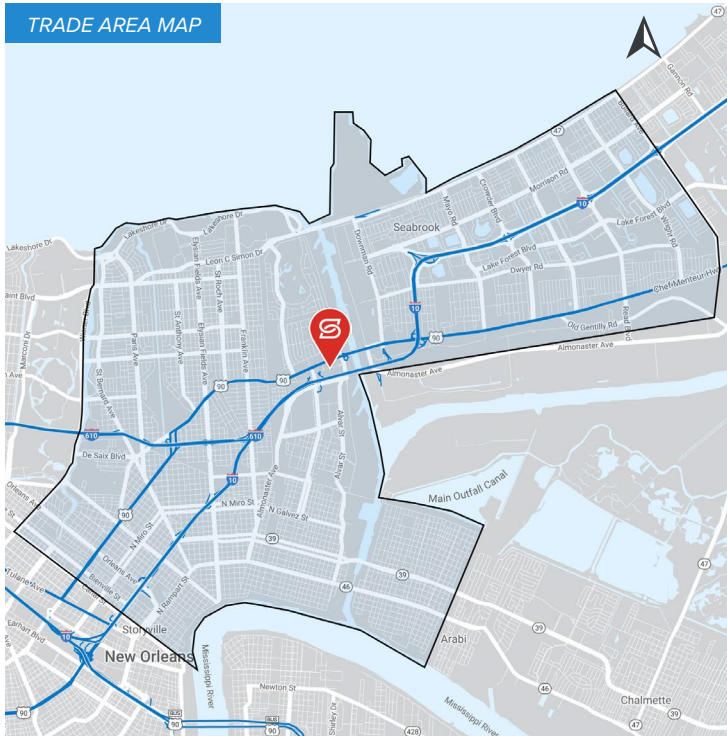
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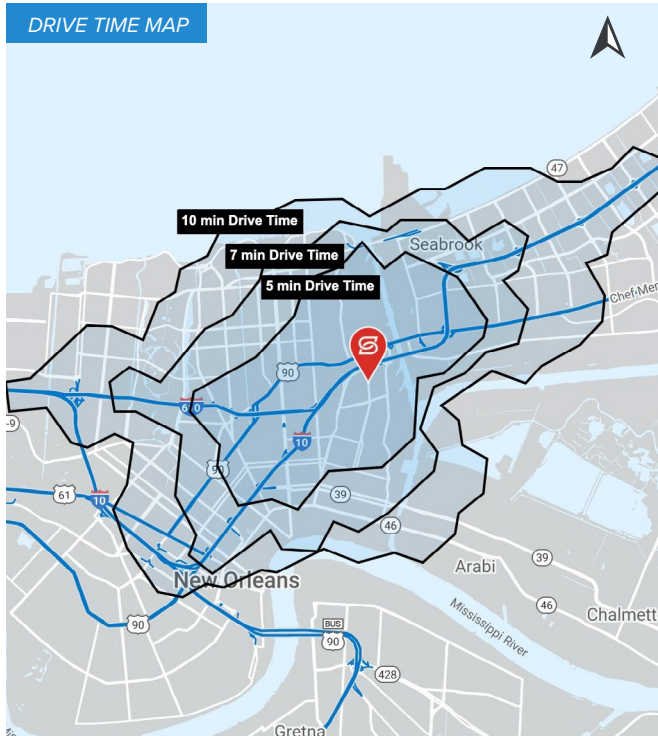
SURVEY

DEMOGRAPHICS

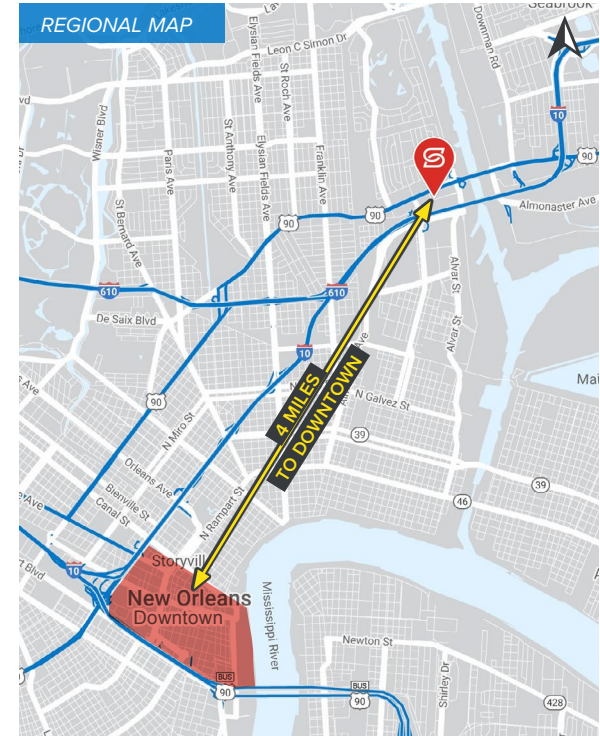
TRADE AREA MAP



DRIVE TIME MAP



REGIONAL MAP



2023 DEMOGRAPHICS

TRADE AREA

5 MIN DRIVE

7 MIN DRIVE

10 MIN DRIVE

TRADE AREA

5 MIN DRIVE

7 MIN DRIVE

10 MIN DRIVE



POPULATION

161,930

46,216

98,183

164,564



AVG. HH INCOME

\$67,916

\$56,177

\$64,197

\$70,667