



# RETAIL CENTER + QSR SITE FOR LEASE

7900 W Judge Perez Drive, Chalmette, LA 70043

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## PROPERTY DESCRIPTION

Presenting an unparalleled opportunity to secure premium commercial space within the latest development on W Judge Perez Drive in Chalmette, LA. Strategically situated in a high-traffic corridor, directly adjacent to Ochsner Hospital and opposite Walmart, this property offers exceptional visibility and access to a robust customer base. Surrounded by established businesses and located in one of Louisiana's most rapidly growing parishes, this development can accommodate a diverse array of commercial ventures.

### Property Highlights:

**Flexibility:** The property will be developed into a retail strip center and a stand alone quick service restaurant, offering flexible accommodations to meet your business' needs.

**Retail Strip:** Between 1,500-8,000 SF of leasable space, delivered in a vanilla or dark shell, allowing for tailored interior build-outs to align with your brand's vision. Expected delivery is Q1 of 2026.

**Quick Service Restaurant:** 1-1.5 acre available for a ground lease or build-to-suit, on a prime corner with strategic visibility.

**Visibility:** Approx. 30,000 vehicles per day ensure maximum exposure, enhancing brand recognition and customer engagement. A major port expansion is underway and expected to increase this metric on W Judge Perez Dr over the next 5 years.

**Location:** Located directly in front of Ochsner and across from Walmart, ensuring a steady influx of potential customers.

**Growth:** Located in St. Bernard Parish, recognized as one of Louisiana's fastest growing regions over the past decade, offering a strong economic foundation for long term prosperity.

## OFFERING SUMMARY

Lease Rate:	\$37 - \$43/SF
Retail Strip:	1,500-8,000 SF
QSR:	1-1.5 Acres
Expected Completion:	Q1, 2026

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	25,843	75,165	230,082
Total Population	65,252	177,113	551,633
Average HH Income	\$70,292	\$72,357	\$84,617

## RETAIL DEVELOPMENT SITE

### PROPERTY SUMMARY







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RETAIL DEVELOPMENT SITE

EXAMPLE AERIAL SITE PLAN

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



**SOUTHEAST  
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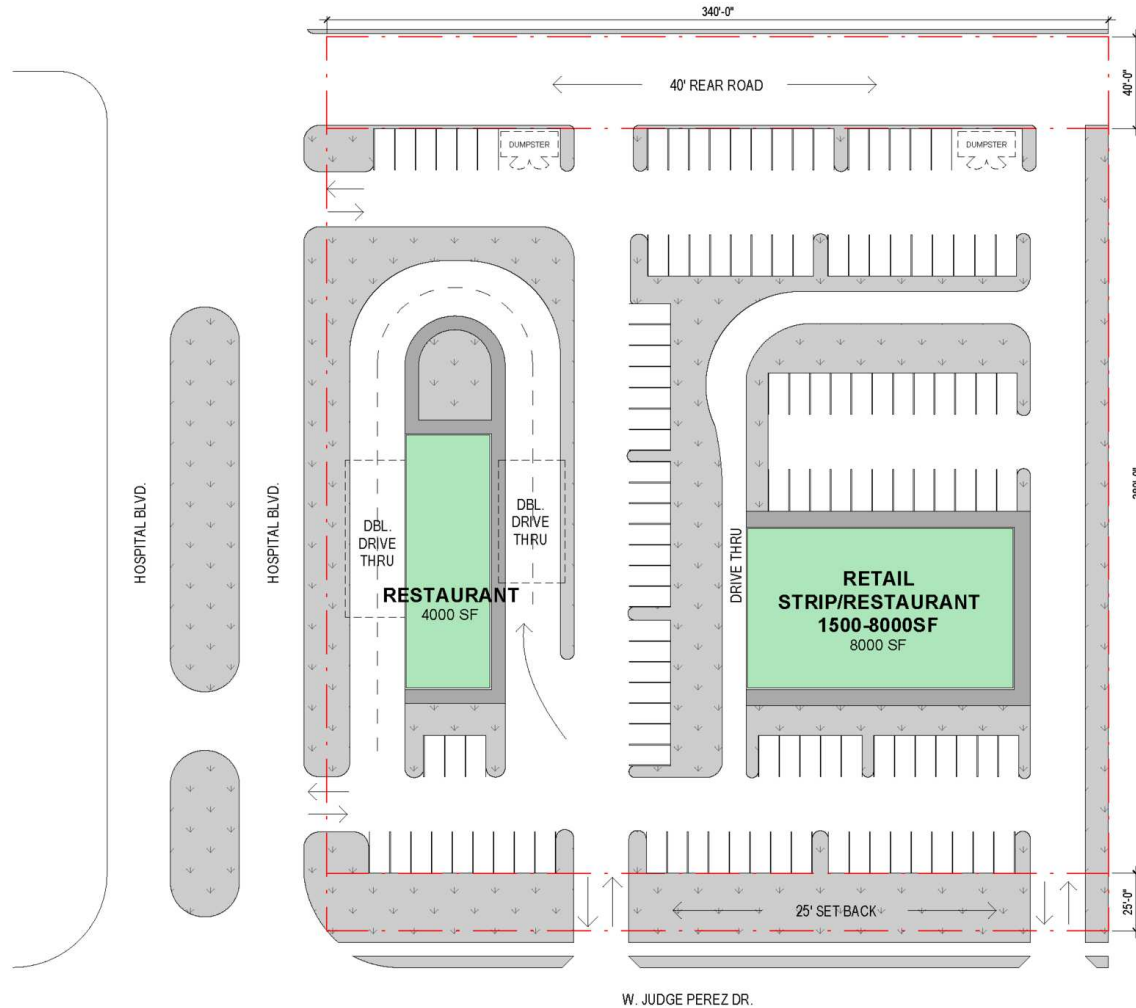
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RETAIL DEVELOPMENT SITE

SITE PLAN







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LAND FOR LEASE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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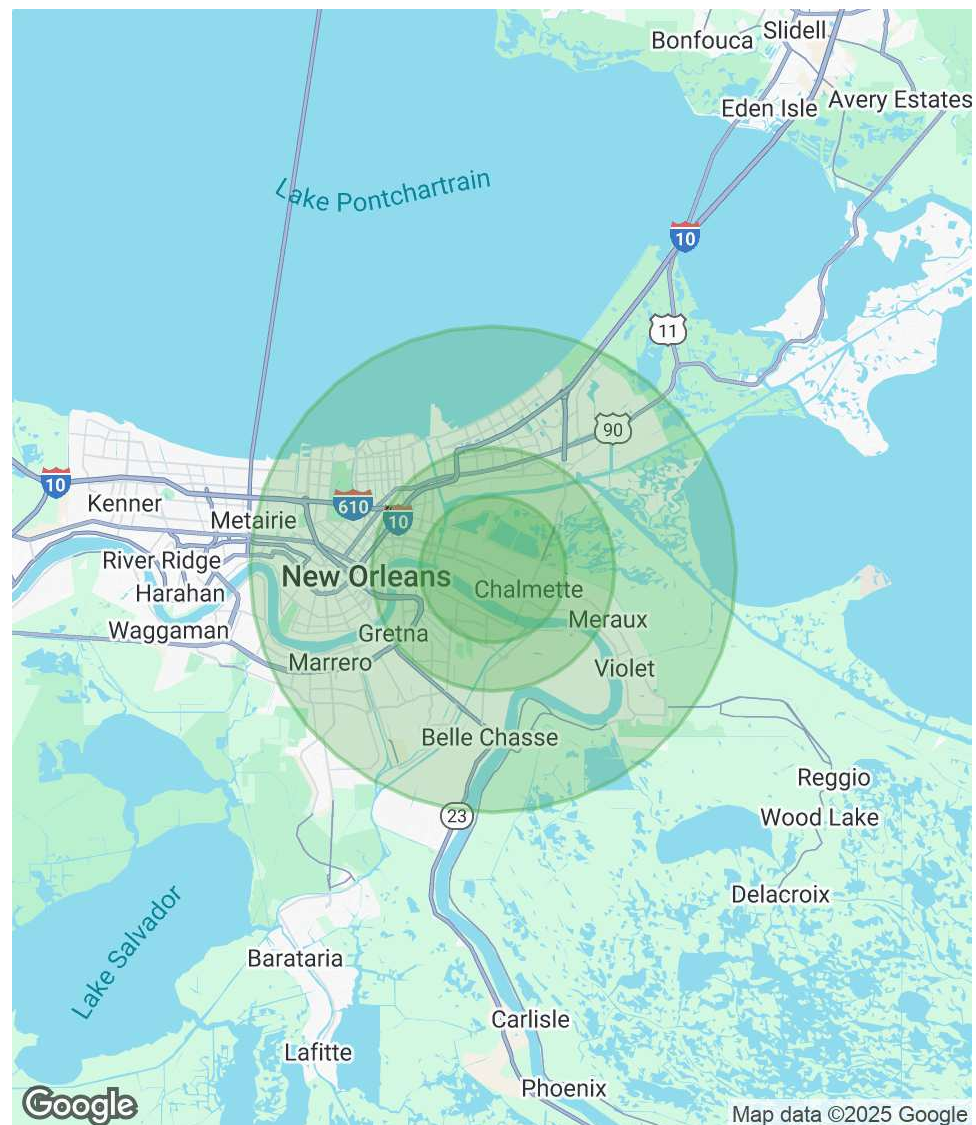
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	65,252	177,113	551,633
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,843	75,165	230,082
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$70,292	\$72,357	\$84,617
Average House Value	\$221,916	\$289,909	\$367,212

Demographics data derived from AlphaMap



LAND FOR LEASE OWNER/ AGENT

## DEMOGRAPHICS MAP & REPORT

