

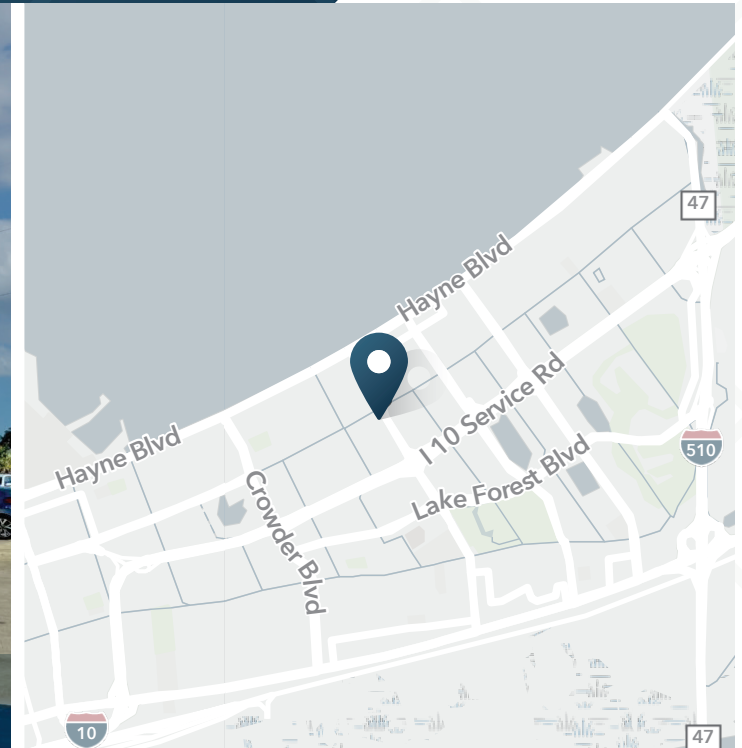


FOR SUBLEASE

Walgreens

7401 Read Blvd | New Orleans, LA





13,905± SF
Available

01/01/2029
Lease Expiration

\$8.50/PSF
Modified Gross
Rate

DESCRIPTION

- Building Type: Freestanding retail building with ample parking
- Zoning: S-B2 (Suburban Pedestrian-Oriented Corridor Business 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 employee
- Nearby retailers include O'Reilly Auto Parts, Family Dollar, McDonald's, Furniture Mart and Goodwill
- All offers subject to Walgreens Real Estate Committee

NEARBY RETAILERS



TRAFFIC COUNTS

Interstate 10
Read Blvd, north of I-10
Year: 2023 | Source: LADOT

116,694 AADT
12,402 AADT

KEY DEMOGRAPHICS & COMMUNITY

- New Orleans East 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.



SITE
7401 READ BLVD

ReNEW Dolores Aaron Academy
PreK-8, 721 Students

New Orleans East Hospital

NOE Regional Library

Audubon Louisiana Nature Center

Joe W. Brown Park & Stadium

COUNTRY Quality Public Storage
POPEYES Waffle House

city GEAR McDonald's BURGER KING TACO BELL
KELLOGG Fried Chicken PAPA JOHN'S

ANYTIME FITNESS Chevron metro
SUBWAY boost mobile
BASKIN BR ROBBINS

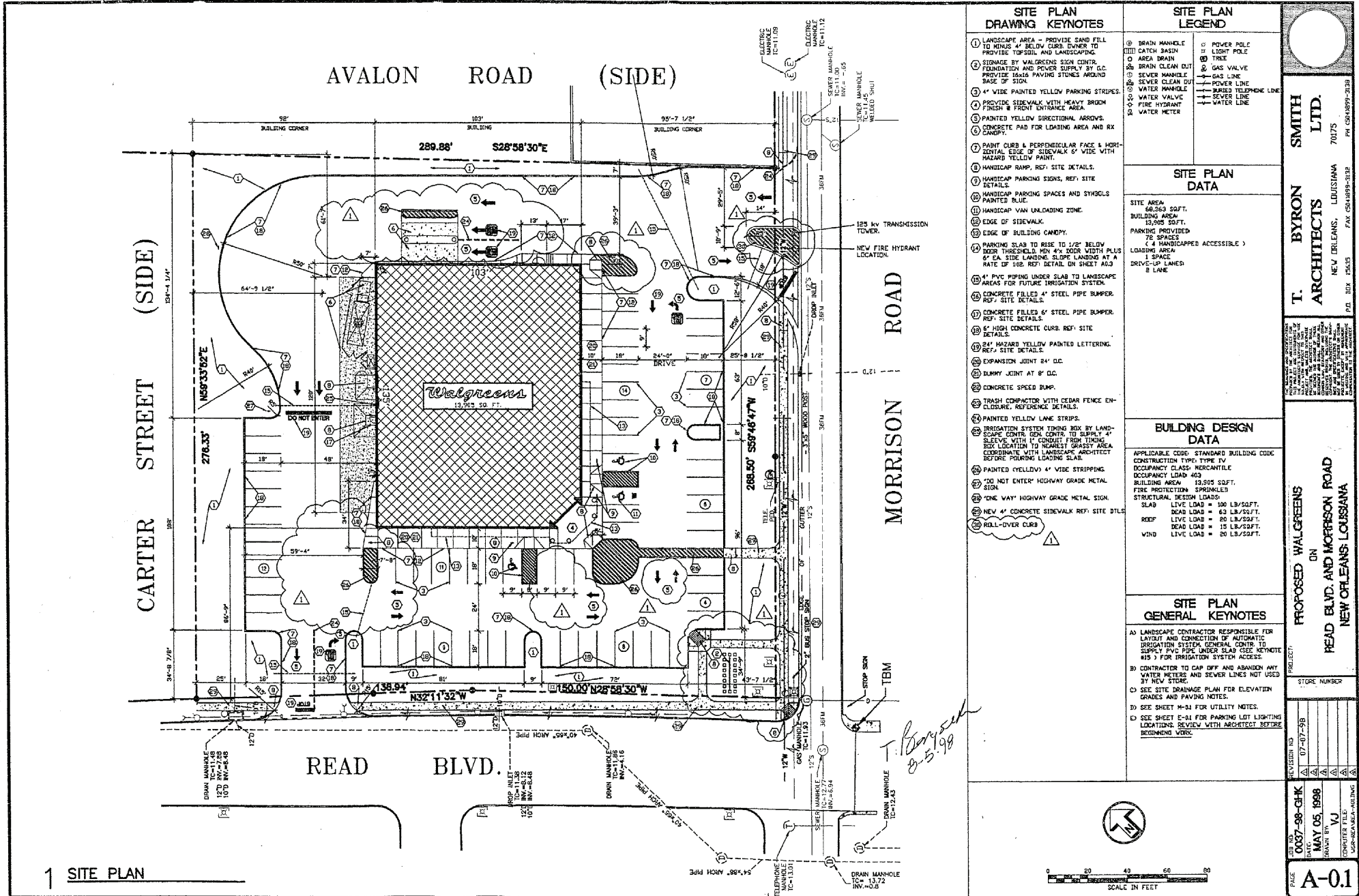
Little Caesars cricket
SUBWAY

Walgreens Planet Fitness
DOLLAR GENERAL metro

Pizza Hut

Site Plan

7401 Read Blvd | New Orleans, LA



SITE PLAN DRAWING KEYNOTES		SITE PLAN LEGEND	
<ol style="list-style-type: none"> 1 LANDSCAPE AREA - PROVIDE SAND FILL TO MINUS 4" BELOW CURB. OWNER TO PROVIDE TOPSOIL AND LANDSCAPING. 2 STORAGE BY WALGREENS SIGN CONTR. FOUNDATION AND POWER SUPPLY BY G.C. PROVIDE ISLAND PAVING STONES AROUND BASE OF SIGN. 3 4" WIDE PAINTED YELLOW PARKING STRIPES. 4 PROVIDE SIDEWALK WITH HEAVY BROOD FINISH & FRONT ENTRANCE AREA. 5 PAINTED YELLOW DIRECTIONAL ARROWS. 6 CONCRETE PAD FOR LOADING AREA AND BK CAMPY. 7 PAINT CURB & PERPENDICULAR FACE & HORIZONTAL EDGE OF SIDEWALK 6" WIDE WITH HAZARD YELLOW PAINT. 8 HANDICAP RAMP, REF. SITE DETAILS. 9 HANDICAP PARKING SIGNS, REF. SITE DETAILS. 10 HANDICAP PARKING SPACES AND SYMBOLS PAINTED BLUE. 11 HANDICAP VAN UNLOADING ZONE. 12 EDGE OF SIDEWALK. 13 EDGE OF BUILDING CAMPY. 14 PARKING SLAB TO RISE TO 1/2" BELOW DOOR THRESHOLD MIN 4% DOOR WIDTH PLUS 6" EA. SIDE LANDING. SLOPE LANDING AT A RATE OF 1/12. REF. DETAIL ON SHEET A03. 15 4" PVC PIPING UNDER SLAB TO LANDSCAPE AREAS FOR FUTURE IRRIGATION SYSTEM. 16 CONCRETE FILLER 4" STEEL PIPE BUMPER. REF. SITE DETAILS. 17 CONCRETE FILLED 6" STEEL PIPE BUMPER. REF. SITE DETAILS. 18 6" HIGH CONCRETE CURB. REF. SITE DETAILS. 19 24" HAZARD YELLOW PAINTED LETTERING. REF. SITE DETAILS. 20 EXPANSION JOINT 24" O.C. 21 DUMPTY JOINT AT 8' O.C. 22 CONCRETE SPEED BUMP. 23 TRASH COMPACTOR WITH CEDAR FENCE ENCLOSURE. REFERENCE DETAILS. 24 PAINTED YELLOW LANE STRIPS. 25 IRRIGATION SYSTEM TYPING BOX BY LANDSCAPE CONTR. SIGN CONTR. TO SUPPLY 4" SLEEVE WITH 1" CONDUIT FROM TYPING BOX. LOCATION TO NEAREST GRASSY AREA. COORDINATE WITH LANDSCAPE ARCHITECT BEFORE POURING LOADING SLAB. 26 PAINTED (YELLOW) 4" WIDE STRIPPING. 27 DO NOT ENTER HIGHWAY GRADE METAL SIGN. 28 ONE WAY HIGHWAY GRADE METAL SIGN. 29 NEW 4" CONCRETE SIDEWALK REF. SITE DTLS. 30 ROLL-OVER CURB 	<ol style="list-style-type: none"> 31 DRAIN MANHOLE 32 CATCH BASIN 33 AREA DRAIN 34 DRAIN CLEAN OUT 35 SEWER MANHOLE 36 SEWER CLEAN OUT 37 WATER MANHOLE 38 WATER VALVE 39 FIRE HYDRANT 40 WATER METER 41 POWER POLE 42 LIGHT POLE 43 TREE 44 GAS VALVE 45 GAS LINE 46 SEWER LINE 47 PURGED TELEPHONE LINE 48 WATER VALVE 49 WATER LINE 		
SITE PLAN DATA			
SITE AREA: 66,363 SQ.FT. BUILDING AREA: 13,505 SQ.FT. PARKING PROVIDED: 72 SPACES (4 HANDICAPPED ACCESSIBLE) LOADING AREA: 1 SPACE DRIVE-UP LANES: 2 LANE			
BUILDING DESIGN DATA			
APPLICABLE CODE: STANDARD BUILDING CODE CONSTRUCTION TYPE: TYPE IV OCCUPANCY CLASS: MERCANTILE OCCUPANCY LOAD: 403 BUILDING AREA: 13,505 SQ.FT. FIRE PROTECTION: SPRINKLED STRUCTURAL DESIGN LOADS: SLAB LIVE LOAD = 100 LB./SQ.FT. DEAD LOAD = 60 LB./SQ.FT. ROOF LIVE LOAD = 80 LB./SQ.FT. DEAD LOAD = 15 LB./SQ.FT. WIND LIVE LOAD = 20 LB./SQ.FT.			
SITE PLAN GENERAL KEYNOTES			
<ol style="list-style-type: none"> A) LANDSCAPE CONTRACTOR RESPONSIBLE FOR LAYOUT AND CONNECTION OF AUTOMATIC IRRIGATION SYSTEM. GENERAL CONTR. TO SUPPLY 4" PVC PIPE UNDER SLAB (SEE KEYNOTE #15) FOR IRRIGATION SYSTEM ACCESS. B) CONTRACTOR TO CAP OFF AND ABANDON ANY WATER METERS AND SEWER LINES NOT USED BY NEW STORE. C) SEE SITE DRAINAGE PLAN FOR ELEVATION GRUBS AND PAVING NOTES. D) SEE SHEET #241 FOR UTILITY NOTES. E) SEE SHEET #241 FOR PARKING LOT LIGHTING LOCATIONS. REVIEW WITH ARCHITECT BEFORE BEGINNING WORK. 			

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 NEW ORLEANS, LOUISIANA 70175
 PHONE: 504-589-1313
 FAX: 504-589-1318

PROPOSED WALGREENS ON HEAD BLVD. AND MORRISON ROAD NEW ORLEANS, LOUISIANA

JOB NO. 0037-98-CHK	DATE MAY 05, 1998	DRAWN BY J.V.	COMPUTER FILE WGR-REAR-4-NO-INDG
REVISION NO. 1	DATE 07-07-98	STORE NUMBER	
SCALE IN FEET 0 20 40 60 80			
PAGE A-01			

DEMOGRAPHIC HIGHLIGHTS

1 MILE

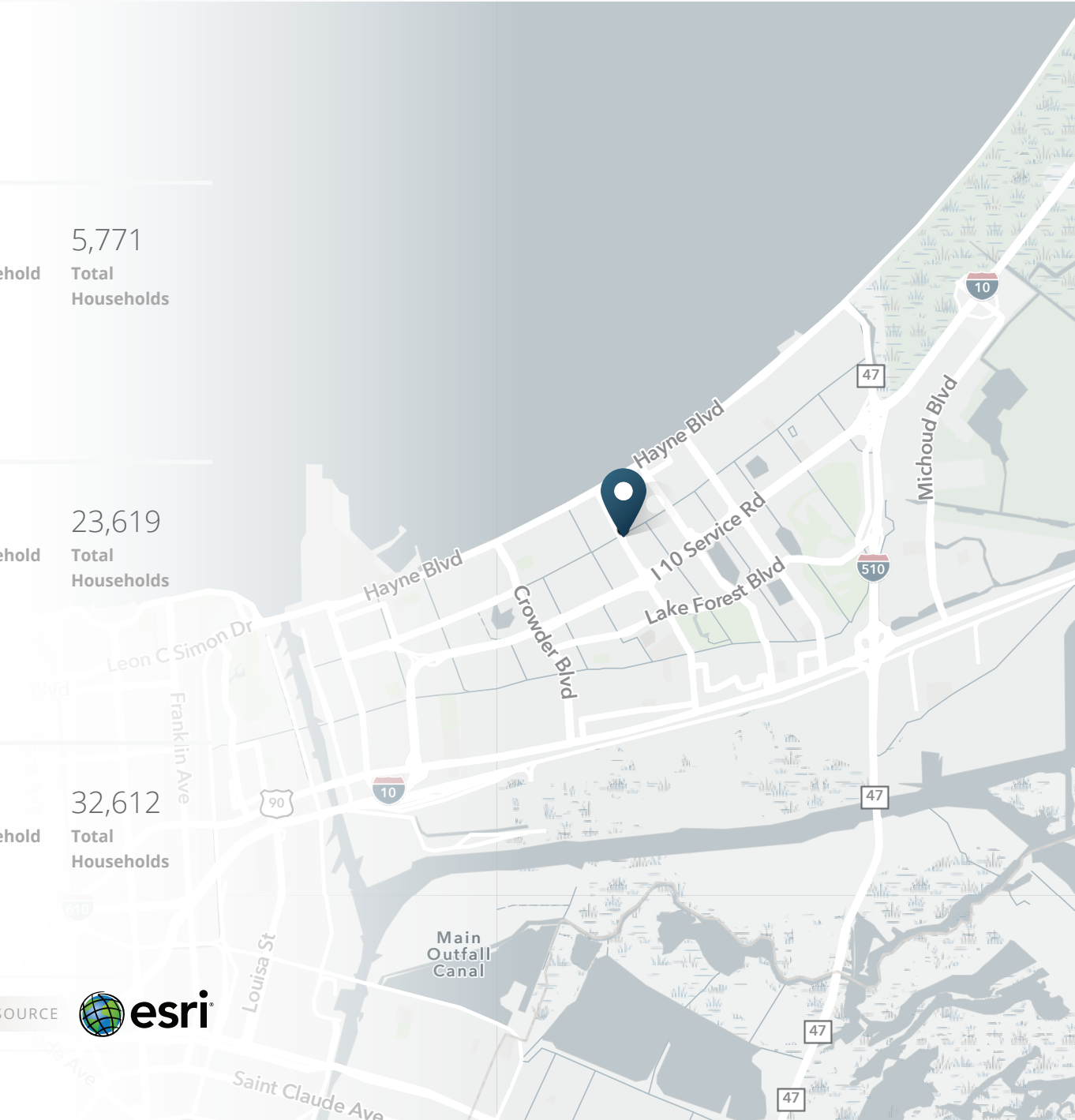
14,620	11,391	\$57,325	5,771
2024 Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

62,695	48,658	\$63,573	23,619
2024 Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

86,645	77,410	\$64,718	32,612
2024 Population	Total Daytime Population	Average Household Income	Total Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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