

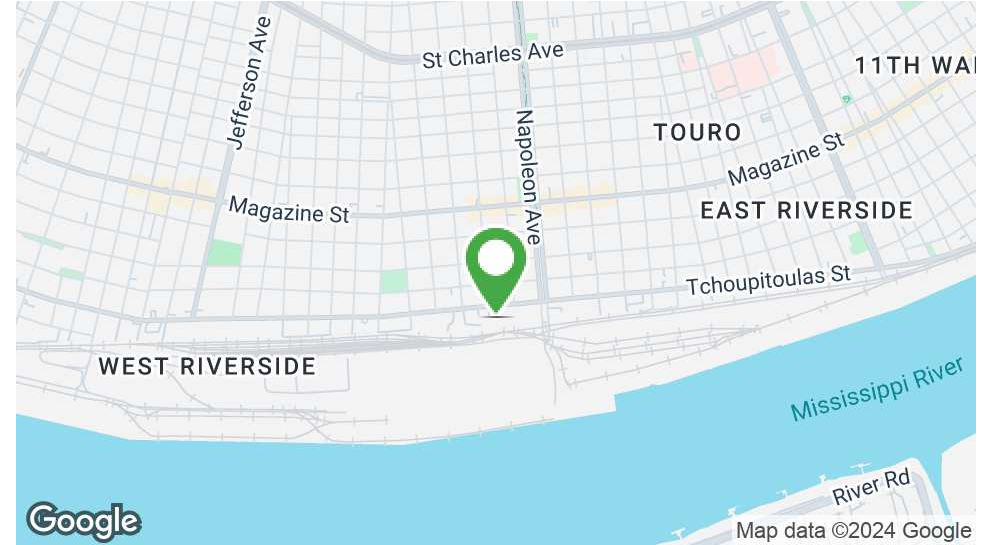


UPTOWN ROUSE'S OUTPARCEL: LEASE OR BTS

4500 Tchoupitoulas St, New Orleans, LA 70115

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PROPERTY DESCRIPTION

Located on the corner of Tchoupitoulas Street and Napoleon Avenue, this outparcel is available for long-term ground lease or build to suit.

This property has great visibility/frontage for any retailer looking to be on one of the busiest corners in Uptown New Orleans near other thriving retailers and entertainment venues.

OFFERING SUMMARY

Lease Rate:	\$5.00 - 10.00 SF/yr (NNN)
Available SF:	15,000 - 26,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,011	59,530	131,100
Total Population	13,720	133,412	302,274
Average HH Income	\$150,110	\$100,077	\$85,672

LAND FOR LEASE

PROPERTY SUMMARY





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LAND FOR LEASE

AERIAL

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



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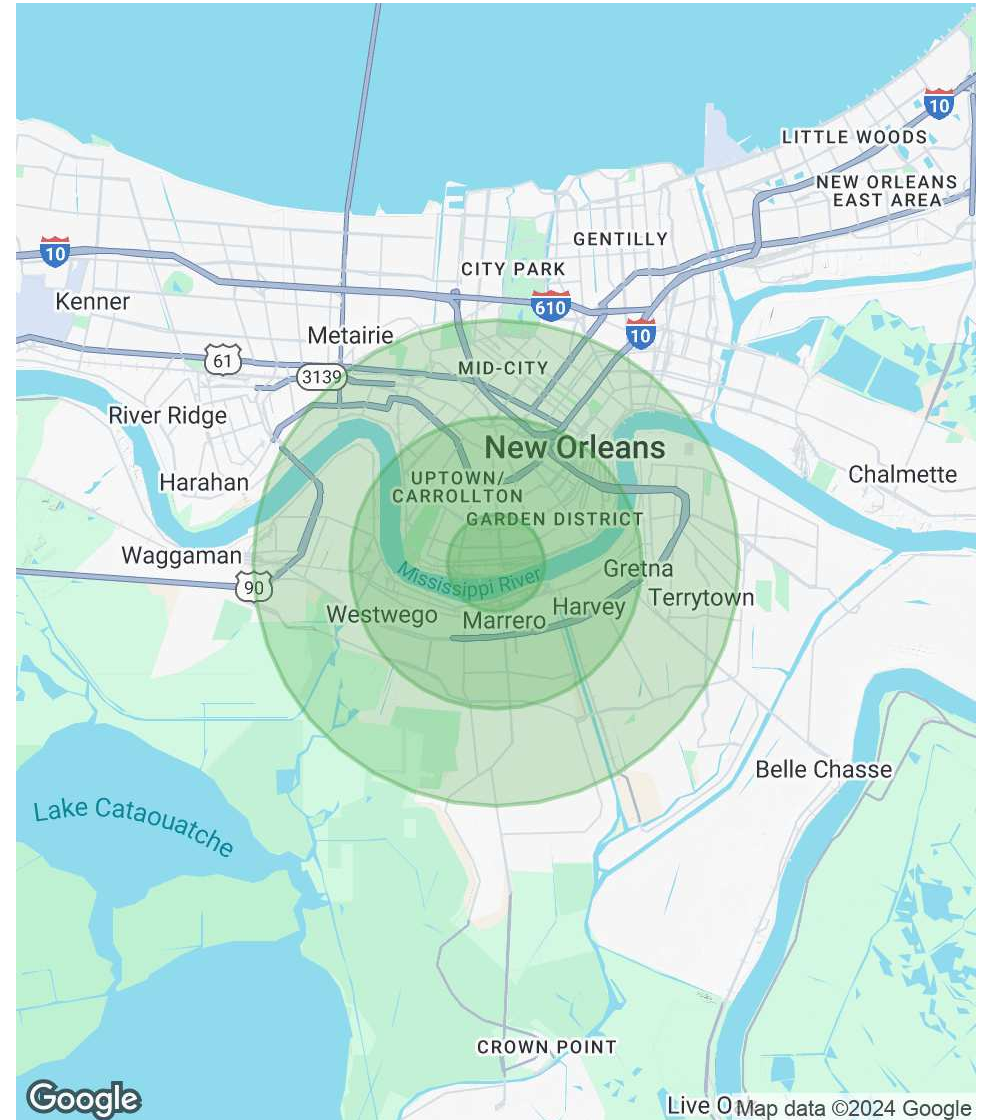
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,720	133,412	302,274
Average Age	43	40	40
Average Age (Male)	43	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,011	59,530	131,100
# of Persons per HH	2	2.2	2.3
Average HH Income	\$150,110	\$100,077	\$85,672
Average House Value	\$775,170	\$519,210	\$411,179

Demographics data derived from AlphaMap



LAND FOR LEASE

DEMOGRAPHICS MAP & REPORT



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