

SUMMARY

RETAIL COMPETITION MAP

SITE PLAN

DEMOGRAPHICS

FOR SUBLEASE

PROPERTY DESCRIPTION

This highly visible, free-standing Walgreens building is now available for sublease, offering an excellent opportunity for retailers or businesses seeking a high-traffic location in New Orleans East. The property is strategically positioned along one of the area's main thoroughfares, providing excellent access and exposure. The location is surrounded by a variety of well-established businesses, ensuring consistent traffic and a strong customer base. Nearby, you will find key landmarks such as New Orleans East Hospital and several schools, including Lake Forest Elementary and Easton Charter School, both a short distance away. This area benefits from strong community ties, a growing residential population, and a high demand for retail services. Whether for an investor or operator, this Walgreens represents a stable, high-traffic location with long-term growth potential in the heart of New Orleans East.

PROPERTY FEATURES

- Size: 13,905 SF
- Asking Rent: \$8.50 PSF, Modified Gross
- Sublease: Available through 01/01/2029
- Note: All offers subject to Walgreens Real Estate Committee
- Building Type: Free-standing 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 employees.

NEARBY BUSINESSES

- O'Reilly Auto Parts, Family Dollar, McDonald's, Furniture Mart, and Goodwill

TRAFFIC COUNTS (ADT 2023)

- On Interstate 10: 116,694
- On Read Blvd, north of I-10: 12,402



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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

NOE Regional
 Library

Audubon Louisiana
 Nature Center

New Orleans
 East Hospital

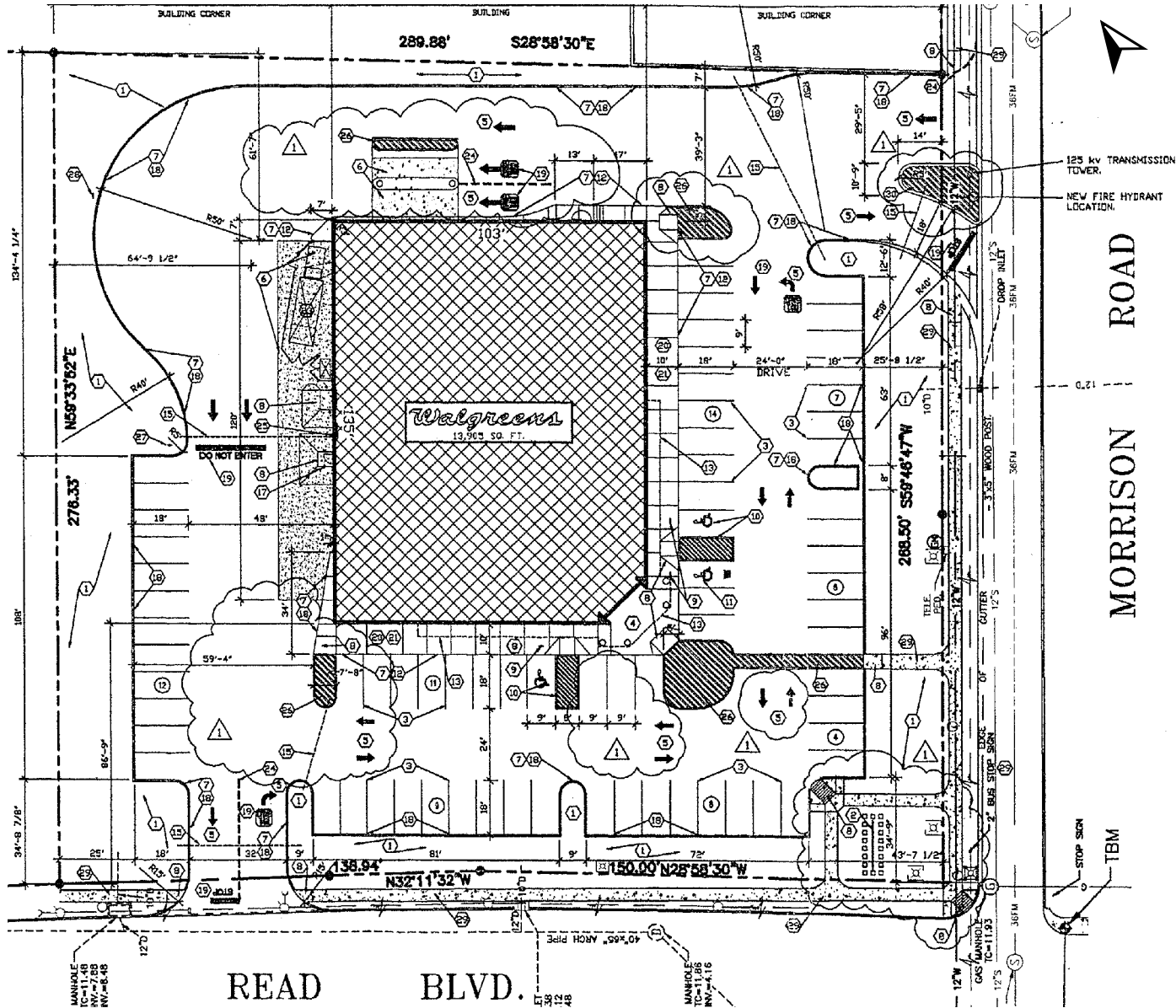
Joe W. Brown
 Park & Stadium

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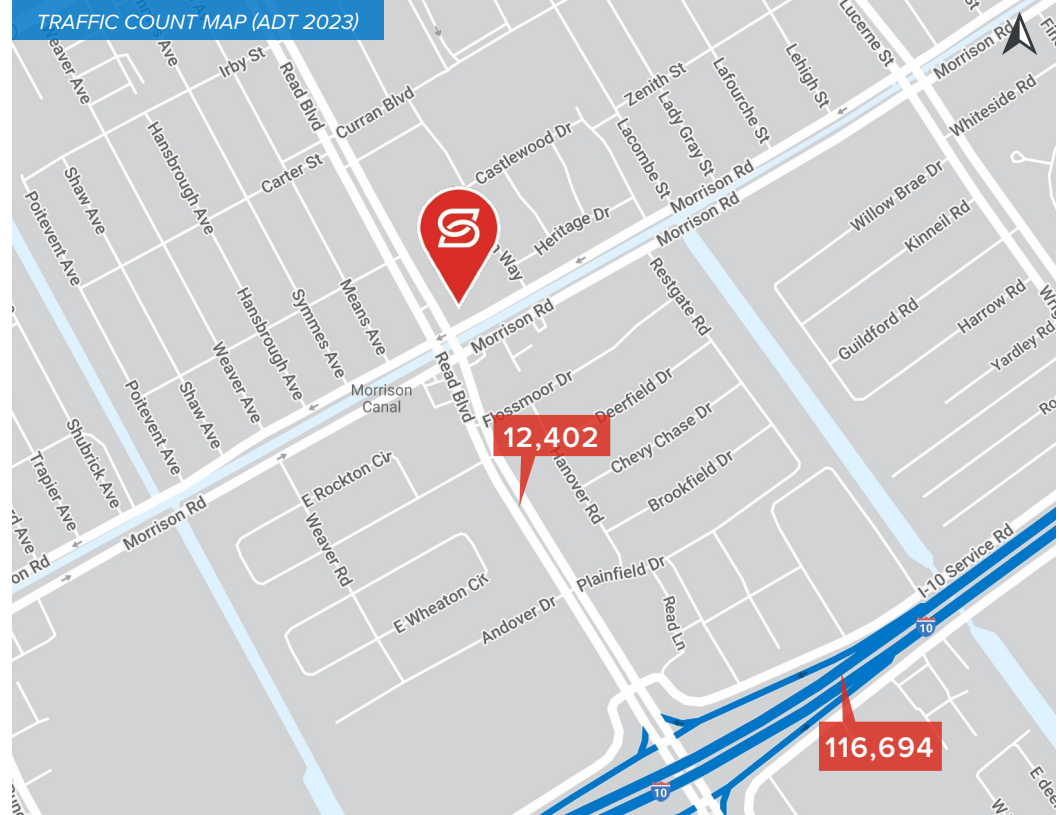
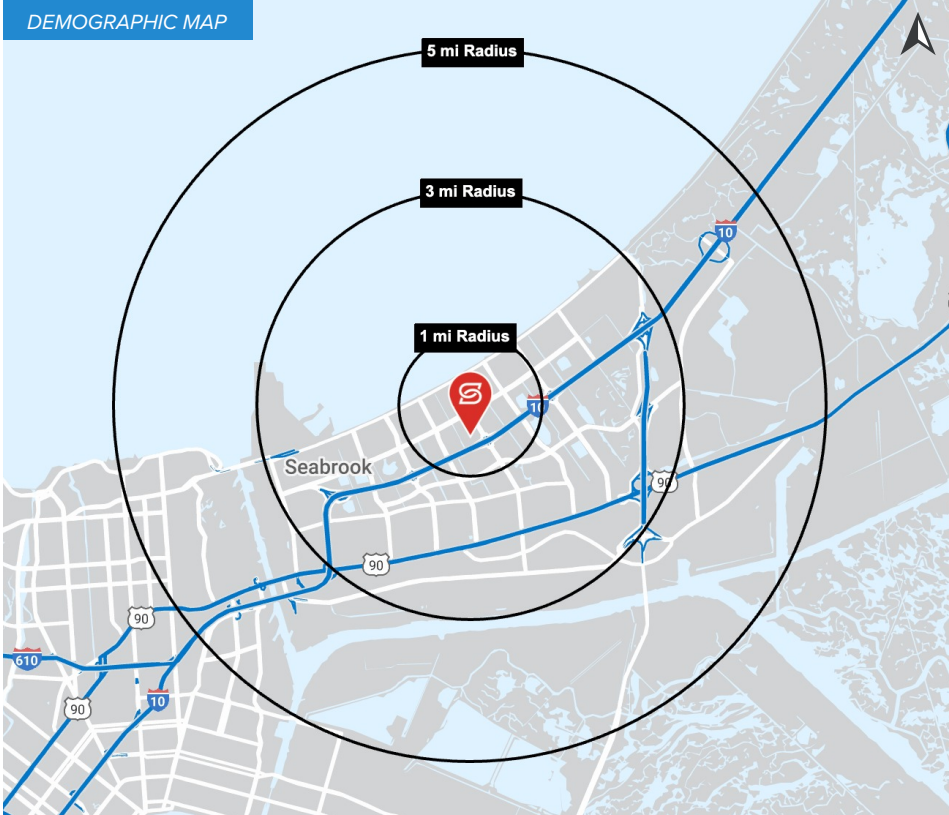


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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
POPULATION	14,325	59,007	81,570						
AVG. HH INCOME	\$53,348	\$59,102	\$60,331						
HOUSEHOLDS	5,733	22,955	31,658						