



3663 General De Gaulle Dr | New Orleans, LA 70114  
\$982,000 | 7.75% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803

☎ (516) 864.8000

🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

📍 875 Prospect St, Suite 222  
La Jolla, CA 92037

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# Financial Info

Lease Expiration:	October 2027
Annual Rent:	\$76,121
Options:	Four (4) @ Five (5) Years
Increases:	1.5% at each option
Building Size:	3,400 SF
Lot Size:	0.75 Acres
Lease Type:	Absolute NNN
Guarantee:	Blue Victory Holdings (26 locations)
Price:	\$982,000   7.75% CAP

# Highlights

- Prime Westbank Retail Corridor – Located along General De Gaulle Drive with 57,174 VPD, one of the primary commercial arteries serving New Orleans’ Westbank submarket.
- Long Term History - The tenants has been operating at this location for over 20 Years
- Ample On-Site Parking – Adequate parking to support customers and equipped with a Drive-Thru
- Easy Access & Ingress/Egress – Convenient access points along General De Gaulle Drive with signalized intersections nearby.
- Surrounded by National Retailers – Nearby tenants include Walmart, Sam’s Club, Home Depot, Lowe’s, Target, Chick-fil-A, and other national and regional brands.



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General Degaulle Dr



428

Macarthur Blvd - 9,022 VPD



General De Gaulle Dr - 57,174 VPD



Garden Oaks Dr



428

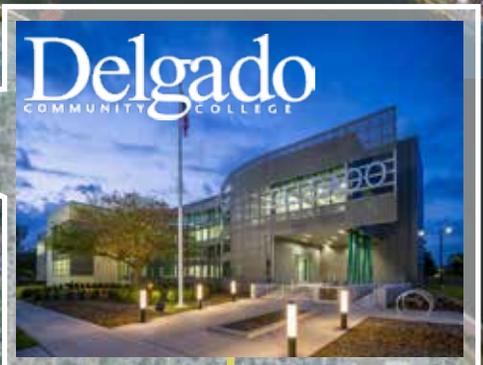
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# NEIGHBORHOOD AERIAL

US Hwy 90 Bus  
87,645 VPD



BUS 19

Holiday Dr  
31,373 VPD



BUS 19

428



General De Gaulle Dr  
57,174 VPD



Holmes Blvd - 13,743 VPD



BUS 19

## Oakwood Center



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## DEMOGRAPHICS

POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	17,316	107,743	270,739
2024 POPULATION	15,557	101,620	266,147
2029 POPULATION PROJECTION	14,757	97,844	259,239
ANNUAL GROWTH 2020-2024	-2.50%	-1.40%	-0.40%
ANNUAL GROWTH 2024-2029	-1.00%	-0.70%	-0.50%

WHITE	2,173	28,780	95,058
BLACK	11,109	54,408	126,140
AMERICAN INDIAN/ALASKAN NATIVE	26	266	800
ASIAN	295	2,858	8,792
HAWAIIAN & PACIFIC ISLANDER	9	126	187
TWO OR MORE RACES	1,946	15,182	35,171
HISPANIC ORIGIN	1,505	12,713	26,747

2020 HOUSEHOLDS	7,183	43,300	116,494
2024 HOUSEHOLDS	6,346	40,645	115,330
2029 HOUSEHOLD PROJECTION	5,996	39,073	112,359
ANNUAL GROWTH 2020-2024	-0.50%	0.20%	0.90%
ANNUAL GROWTH 2024-2029	-1.10%	-0.80%	-0.50%
OWNER OCCUPIED HOUSEHOLDS	2,382	18,623	49,010
RENTER OCCUPIED HOUSEHOLDS	3,614	20,451	63,349
AVG HOUSEHOLD INCOME	\$53,813	\$64,725	\$71,499
MEDIAN HOUSEHOLD INCOME	\$32,712	\$45,859	\$47,528

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# PROPERTY PHOTOS



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## TENANT INFORMATION



KFC Corporation, doing business as Kentucky Fried Chicken (KFC), is an American fast food restaurant chain headquartered in Louisville, Kentucky, that specializes in fried chicken. It is the world's second-largest restaurant chain (as measured by sales) after McDonald's, with 22,621 locations globally in 150 countries as of December 2019.

KFC was founded by Colonel Harland Sanders (1890–1980), an entrepreneur who began selling fried chicken from his roadside restaurant in Corbin, Kentucky, during the Great Depression.

Sanders identified the potential of the restaurant franchising concept and the first "Kentucky Fried Chicken" franchise opened in Salt Lake City, Utah, in 1952. KFC popularized chicken in the fast-food industry, diversifying the market by challenging the established dominance of the hamburger. By branding himself as "Colonel Sanders", Harland became a prominent figure of American cultural history and his image remains widely used in KFC advertising to this day.



Credit Rating  
**BBB+ (S&P)**

Locations  
**25,000+**

Revenue  
**\$2.793 Billion**

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# New Orleans, LA



New Orleans is a consolidated city-parish located along the Mississippi River in the southeastern region of the U.S. state of Louisiana. With a population of 383,997 according to the 2020 U.S. census, it is the most populous city in Louisiana and the French Louisiana region; the second-most populous city in the Deep South; and the twelfth-most populous city in the Southeastern United States. Serving as a major port, New Orleans is considered an economic and commercial hub for the broader Gulf Coast region of the United States.

New Orleans is world-renowned for its distinctive music, Creole cuisine, unique dialects, and its annual celebrations and festivals, most notably Mardi Gras. The historic heart of the city is the French Quarter, known for its French and Spanish Creole architecture and vibrant nightlife along Bourbon Street. The city has been described as the "most unique" in the United States, owing in large part to its cross-cultural and multilingual heritage. Additionally, New Orleans has increasingly been known as "Hollywood South" due to its prominent role in the film industry and in pop culture.



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