

FOR SUBLEASE

AVAILABILITY

- Building Size: ~2,200 SF
- Lane Size: 0.44 Acres
- Rent: \$100k annually NNN
- Sublease Term: Through September 30, 2029
- Zoning HU-MU

PROPERTY DESCRIPTION

1401 Lafayette Street presents a rare opportunity to sublease a free-standing drive-thru Popeyes restaurant in the heart of Gretna, LA. Strategically positioned at the entrance to the Westbank Expressway (US-90 - 69,857 ADT), the property benefits from exceptional visibility to one of the region's most heavily traveled corridors, providing daily exposure to high commuter traffic entering and exiting the Westbank.

The site is easily accessible from multiple directions and sits within a dense commercial and residential trade area, serving both local Gretna traffic and regional customers. The existing improvements include a purpose-built QSR with drive-thru infrastructure, making it ideal for restaurant, coffee, or fast-casual operators seeking a plug-and-play location with strong brand visibility.

With prominent frontage along Lafayette Street and immediate proximity to the Expressway, this location offers unmatched convenience, signage exposure, and traffic counts—an excellent opportunity for operators looking to capture consistent drive-thru demand in a proven Westbank corridor.



SUMMARY

RETAIL MAP

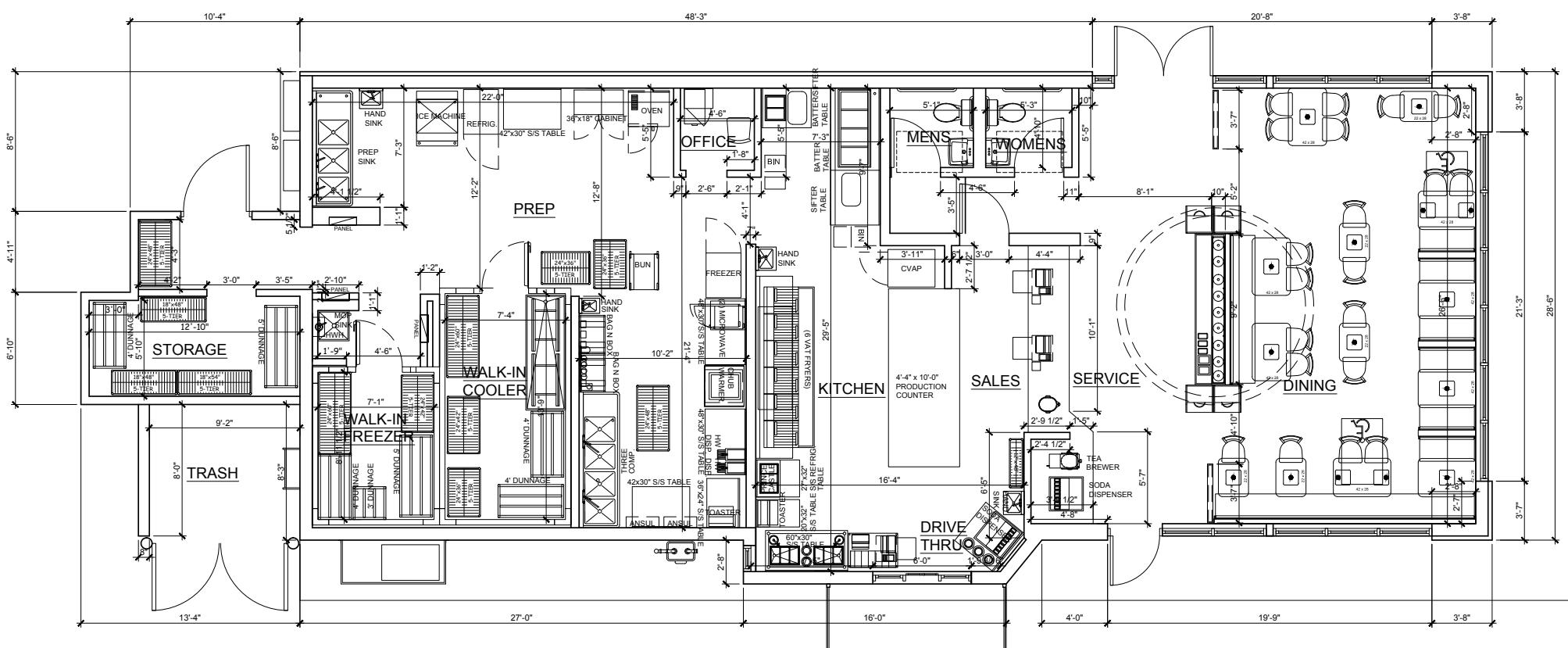
FLOOR PLAN

SURVEY

PHOTOS

DEMOGRAPHICS





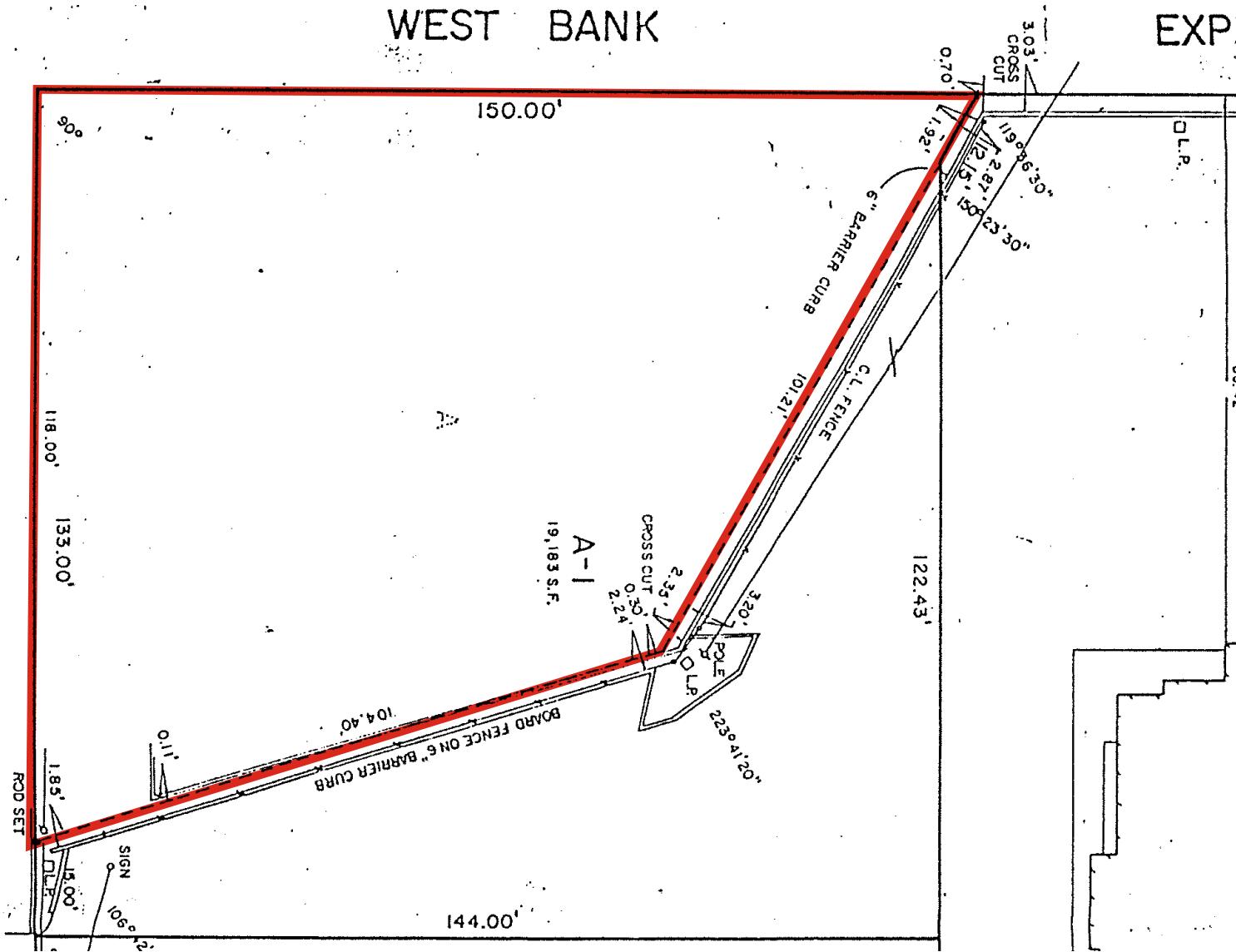
1 EXISTING FLOOR PLAN
A1 1/4"=1'-0"

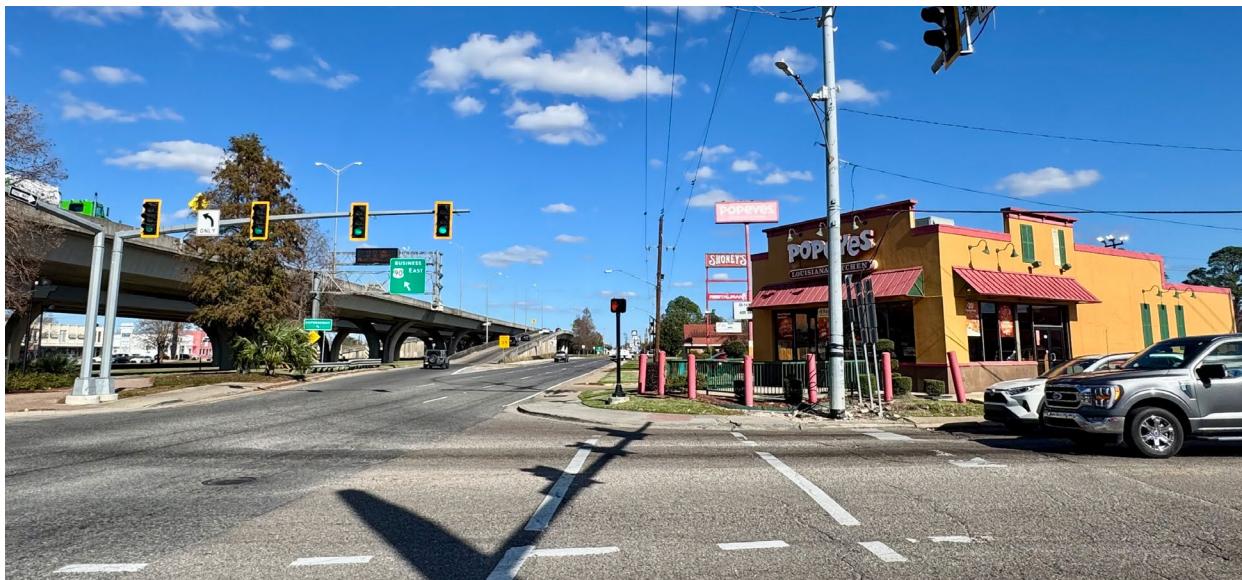
BUILDING SQUARE FOOTAGE: 2,240 SQ. FT.
TOTAL SEATS: 42 SEATS

WEST BANK

EXPI

LAFAYETTE





SUMMARY

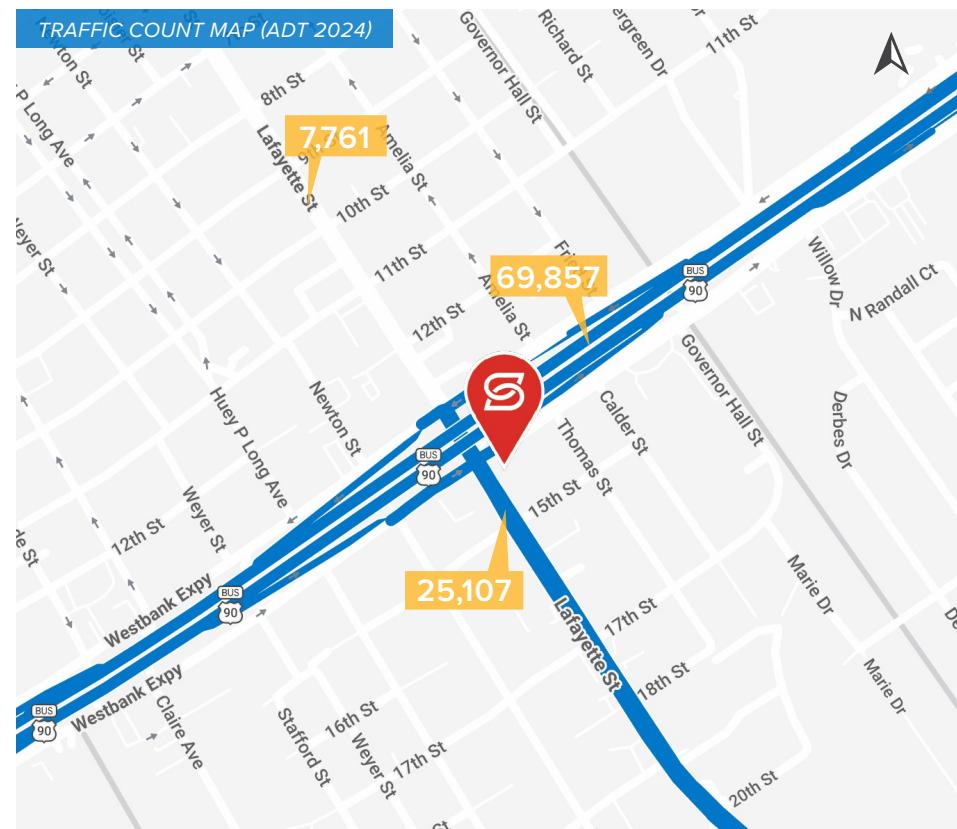
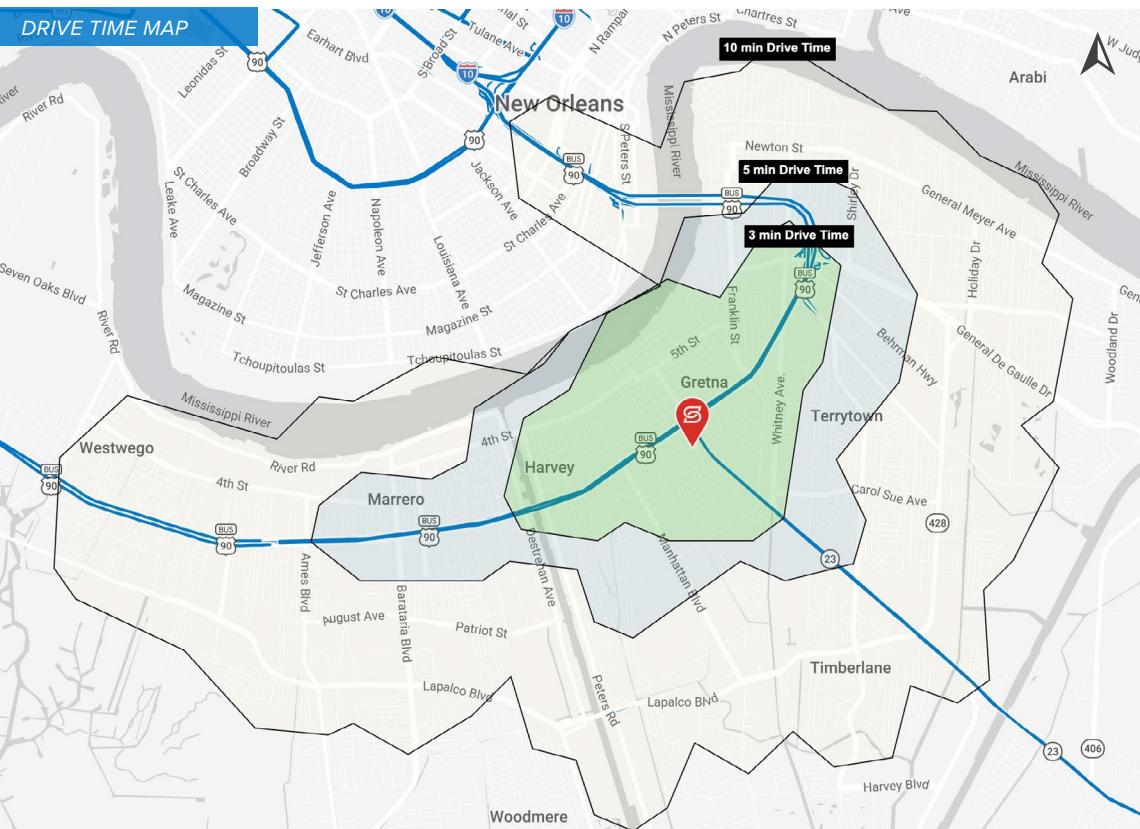
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2025 DRIVE TIME DEMOGRAPHICS



3 MIN 5 MIN 10 MIN
23,320 46,935 148,254



3 MIN 5 MIN 10 MIN
\$65,973 \$64,653 \$79,257



3 MIN 5 MIN 10 MIN
\$65,973 \$64,653 \$79,257