



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to Aldi Grocery

3008 Holiday Drive

NEW ORLEANS, LA 70131

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SUBLEASE NEXT TO ALDI

3008 Holiday Drive, New Orleans, LA 70131

DESCRIPTION

This retail center services the Algiers market, located on the West Bank of the Mississippi River in New Orleans. The center is surrounded by Holiday Drive (10,745 vpd), General De Gaulle Drive (34,123 vpd) and MacArthur Boulevard (4,325 vpd). Co-tenants include Petco, Burlington, Ross Dress for Less, Five Below, TJ Maxx, Chick-fil-A, and Walgreens.

The space will consist of 32,314 sf of sublease space from ALDI, which recently opened next door. The space will be delivered in raw shell condition.

OVERVIEW

SIZE	32,314 sf (123' 9" x 231')
LEASE RATE	\$11.50/sf, NNN
NET CHARGES	approx. \$4.18/sf
PARKING	253 spaces in front of store plus cross parking

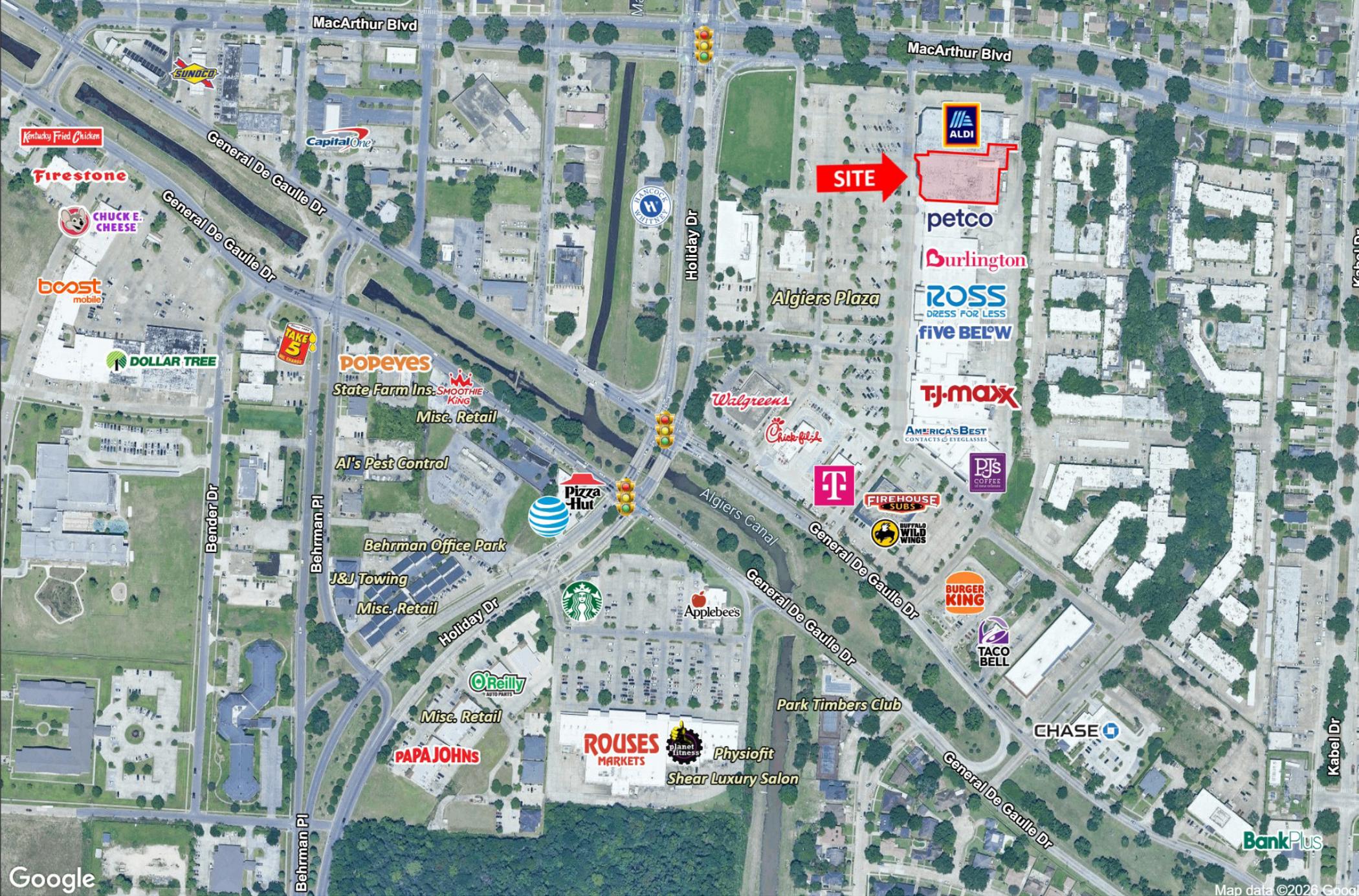


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DEMOGRAPHICS (EST. 2025)

radius/drive time	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>10 minute</u>
Population:	15,773	81,272	131,235	88,398
Average HH Income:	\$69,969	\$75,285	\$82,092	\$78,638
Median HH Income:	\$56,864	\$58,198	\$62,357	\$60,479
Daytime Population:	5,293	24,906	46,661	34,326

3008 HOLIDAY DRIVE

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