



# LAKE OAKS SHOPPING CENTER

6600 Franklin Avenue, New Orleans, LA 70122

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer two units for lease in the bustling Lake Oaks Shopping Center. This prime location is strategically situated next to the University of New Orleans and just steps away from the iconic Lakefront Arena. This location enjoys a constant flow of traffic and a dynamic atmosphere, catering to the needs of both students and locals alike. Take advantage of this remarkable opportunity for restaurateurs and entrepreneurs looking to establish themselves in a vibrant location.

The property's strategic positioning within the only grocery store-anchored shopping center in the immediate vicinity ensures a built-in customer base that's ready to explore the diverse offerings that this establishment can provide. Join Rouses Market, CVS, Smoothie King, PJ's Coffee, Quest Diagnostics and other national brands in this great center. The abundance of parking guarantees hassle-free accessibility for patrons, making it a desirable destination for those seeking a shopping and/or dining experience.

## SPACES

## LEASE RATE

## SPACE SIZE

B2

\$22.00 SF/yr

1,800 SF

A10

\$22.00 SF/yr

1,437 SF

## RETAIL PROPERTY FOR LEASE

### PROPERTY SUMMARY



**SOUTHEAST  
COMMERCIAL**  
REAL ESTATE



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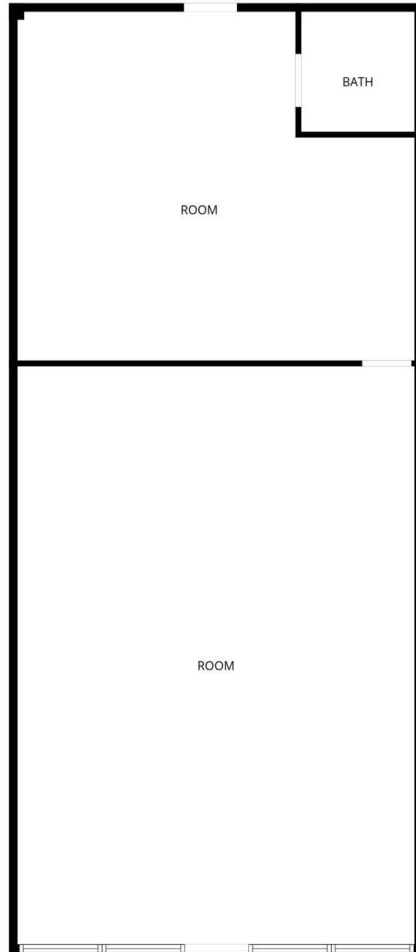
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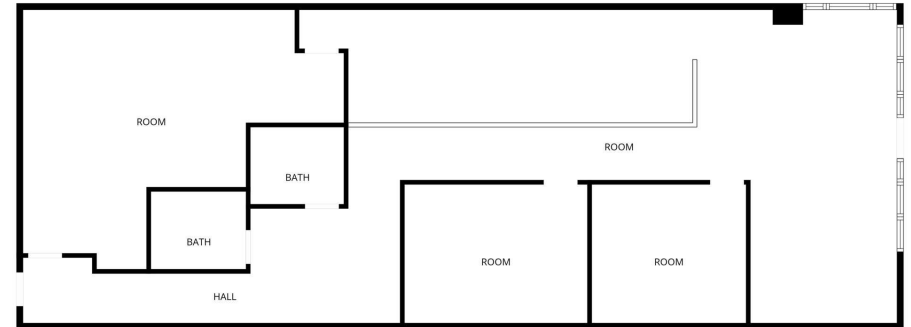
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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RETAIL PROPERTY FOR LEASE

FLOOR PLANS

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



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RETAIL PROPERTY FOR LEASE

UNIT B2

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RETAIL PROPERTY FOR LEASE

AERIAL



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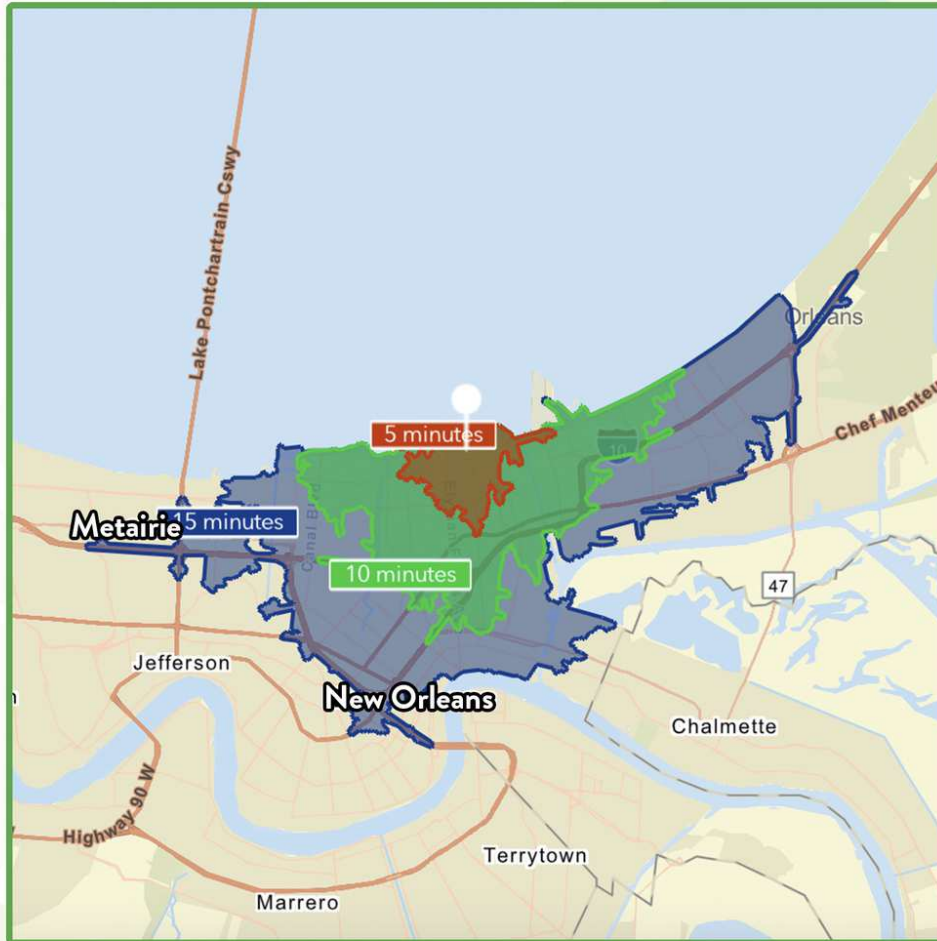
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**\$76,154**

Average Household Income  
within 15 minutes of site.



**37.6**

Median Age  
Within 15 minutes of site.



**113,887**

Number of housing units  
within 15 minutes of site.

| 2023 Demographics | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------|-----------|------------|------------|
| Population        | 11,722    | 80,985     | 225,977    |
| Average HH Income | \$78,636  | \$72,851   | \$76,154   |
| 2028 Projections  | 5 Minutes | 10 Minutes | 15 Minutes |
| Population        | 11,613    | 80,027     | 437,945    |
| Average HH Income | \$89,613  | \$83,347   | \$87,839   |

## Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

RETAIL PROPERTY FOR LEASE

## AREA DEMOGRAPHICS



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