

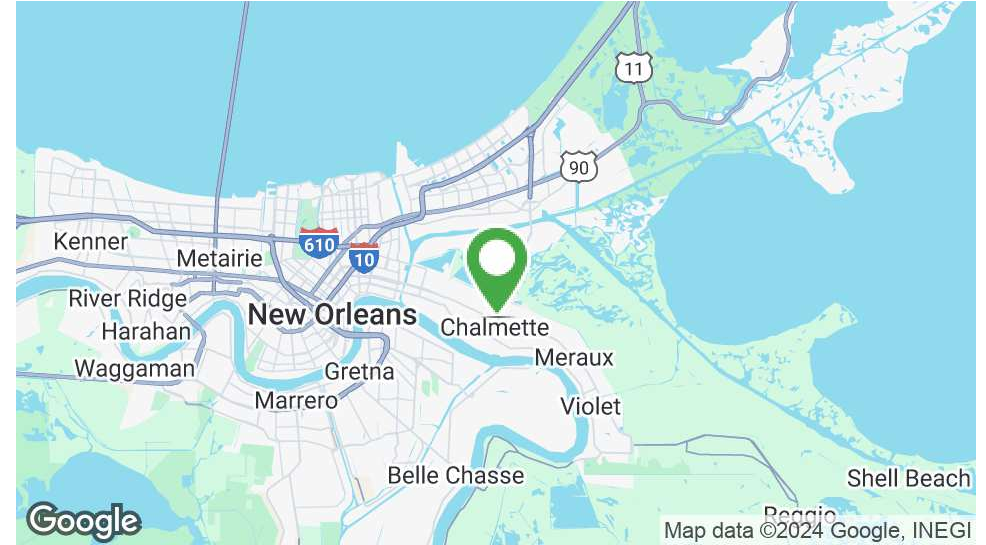


PARIS ROAD GROUND LEASE

2910 Paris Rd, Chalmette, LA 70043

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PROPERTY DESCRIPTION

Situated in the heart of Chalmette, 2910 Paris Rd presents an exceptional ground lease opportunity. This strategically located site boasts high visibility and easy access, making it an ideal location for retail, service, or commercial development. Conveniently close to popular destinations like Walmart, CVS, Winn Dixie, and a variety of local and national dining options. The property also enjoys direct access to Paris Road - a key arterial route connecting to Hwy 90 and I-10 and providing quick connections to the greater New Orleans metropolitan area.

OFFERING SUMMARY

Lease Rate:	\$7,000.00 per month (NNN)
Available SF:	62,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,383	17,138	46,261
Total Population	14,254	45,284	117,204
Average HH Income	\$79,780	\$85,579	\$75,520

LAND FOR LEASE

PROPERTY SUMMARY



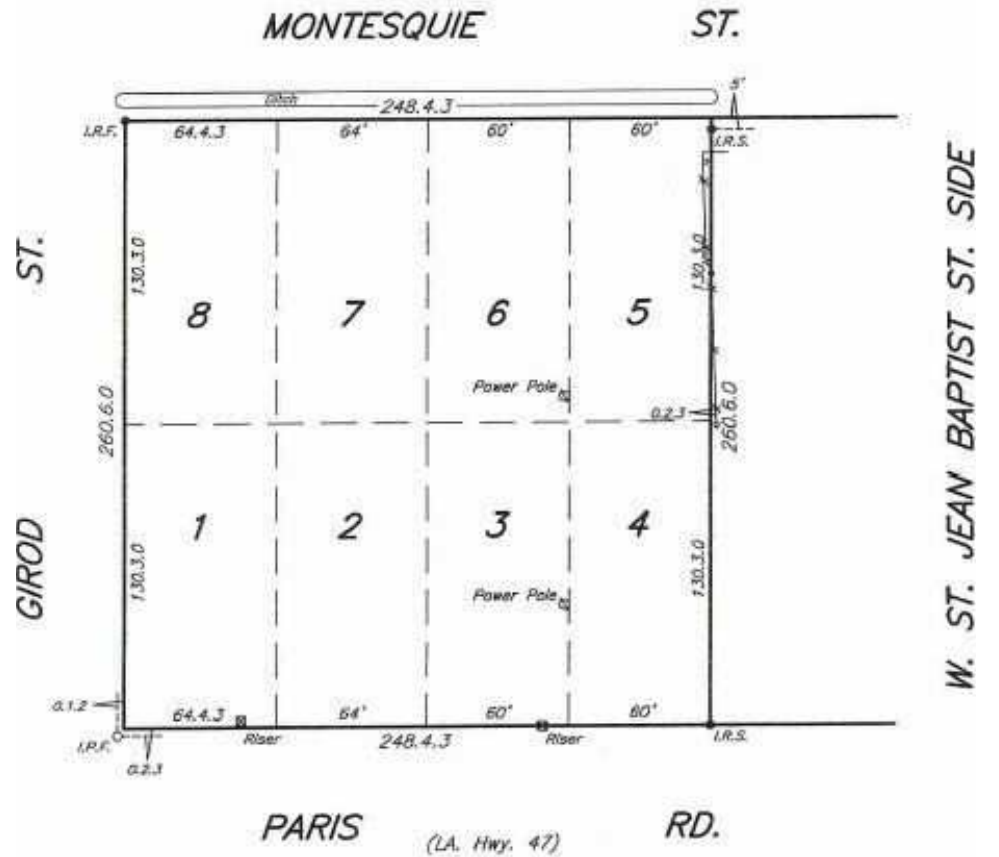


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LAND FOR LEASE

AERIAL & SURVEY





PARIS ROAD GROUND LEASE

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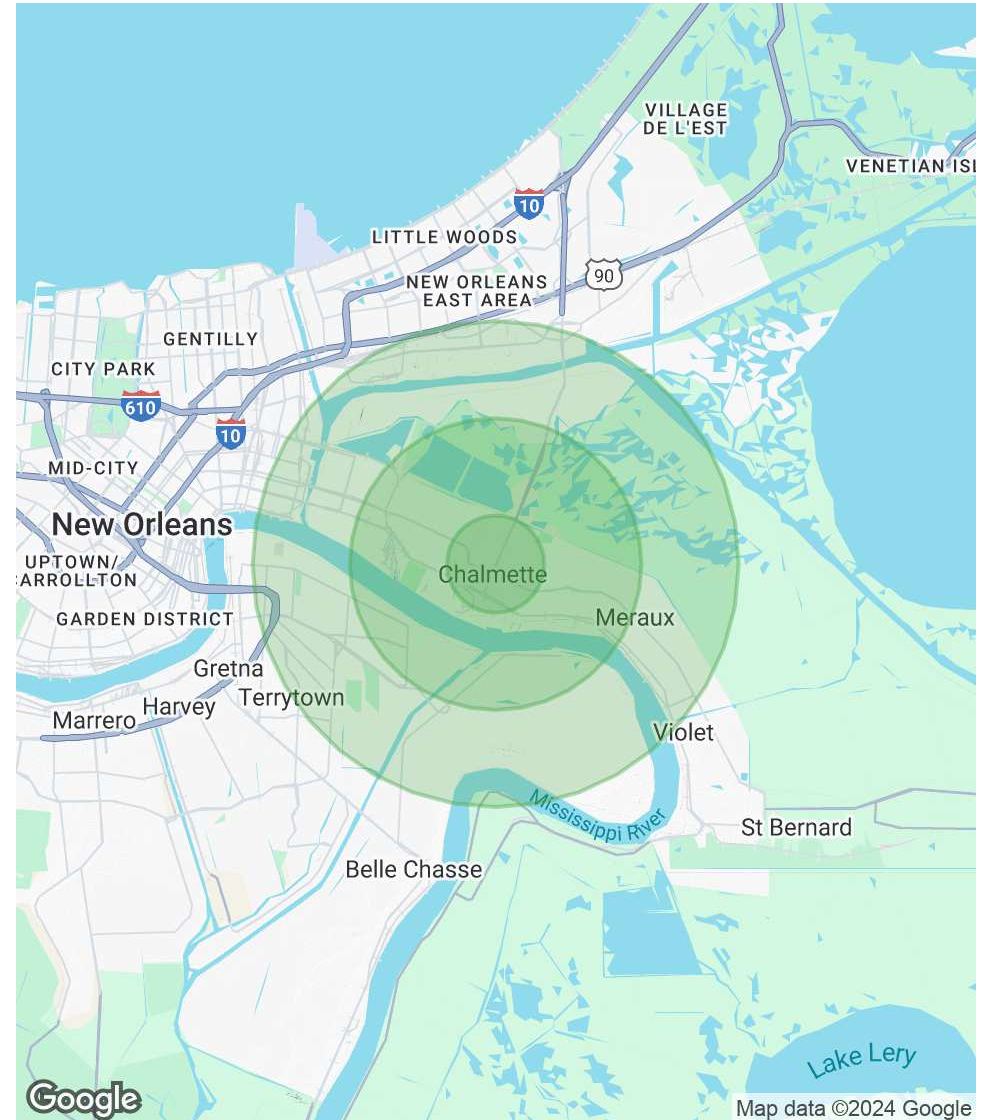
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,254	45,284	117,204
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	36	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,383	17,138	46,261
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$79,780	\$85,579	\$75,520
Average House Value	\$221,244	\$241,178	\$248,137

Demographics data derived from AlphaMap



LAND FOR LEASE

DEMOGRAPHICS MAP & REPORT

