



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR LEASE

Freestanding Building With Large Parking Lot

13040 I-10 Service Road

NEW ORLEANS, LA 70128

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HIGH VISIBILITY LOCATION ALONG I-10 NEAR BULLARD AVE

13040 I-10 Service Road, New Orleans, LA 70128

DESCRIPTION

This highly visible commercial property is located along the I-10 Service Road with visibility to I-10 and traffic counts of 79,683 vpd. It consists of an approximately 1,560-sf building with an approximately 60-space parking surrounding it. The interior consists of open space and private offices.

The property is located along a row of car dealerships and is less than a mile from the Bullard Avenue/I-10 interchange, Walmart Supercenter, and Home Depot. Zoned C-3 Commercial, this property permits a variety of commercial uses.

OVERVIEW

SIZE	1,560 sf
LEASE RATE	\$5,000/month, NNN
PARKING	approximately 60 spaces



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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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DEMOGRAPHICS (EST. 2024)

	1 mile	2 mile	3 mile	5 mile
Population:	8,466	28,474	47,612	68,589
Average HH Income:	\$71,712	\$66,634	\$61,719	\$58,352
Daytime Population:	1,398	4,811	13,047	17,795



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