

SUMMARY

FOR LEASE RETAIL CO-TENANCY WITH PEP BOYS SERVICE

PROPERTY OVERVIEW

JOIN PEP BOYS! The former single-tenant building is being demised, allowing for a 14k+ SF retailer to join the national auto servicer. This is a perfect opportunity for home improvement, medical, outdoor or retail-service oriented users in a prime commercial corridor. The site is less than one mile from Ochsner Medical Center-West Bank and is across from Timberlane, one of the wealthier neighborhoods on this side of the River. Please contact Agent for additional details.

AVAILABLE SPACE

- ±14,167 SF (Former auto parts retail portion)
- Pep Boys Service to Remain Open

NEARBY TRAFFIC GENERATORS

- Ochsner Medical Center-West Bank
- Timberlane Neighborhood
- Rouses Market & Winn-Dixie
- Hooters
- Dollar Tree

TRAFFIC COUNT (ADT 2021)

On Belle Chasse Highway, south of Laplaco Blvd: 34,497
On Laplaco Boulevard, at site: 26,079

RETAIL COMPETITION MAP

PHOTOS

DEMOGRAPHICS



* Demising wall is approximate.

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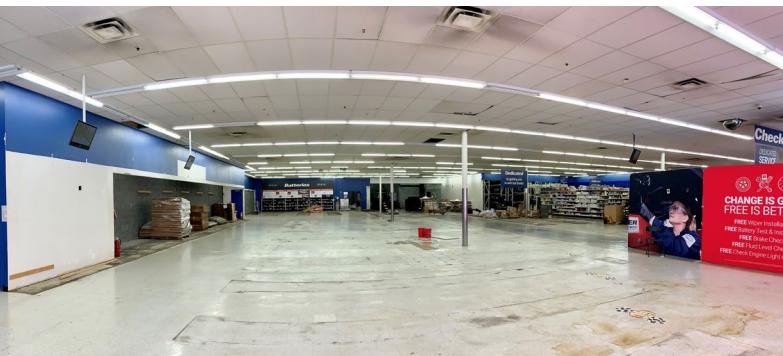
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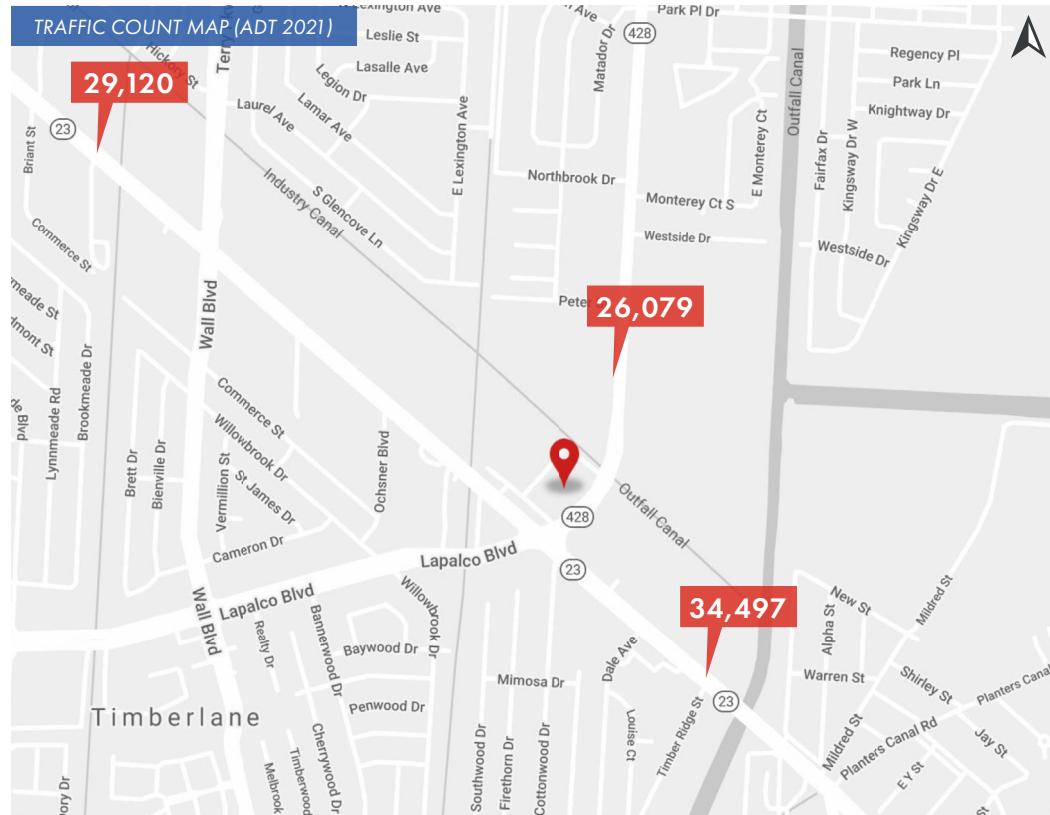
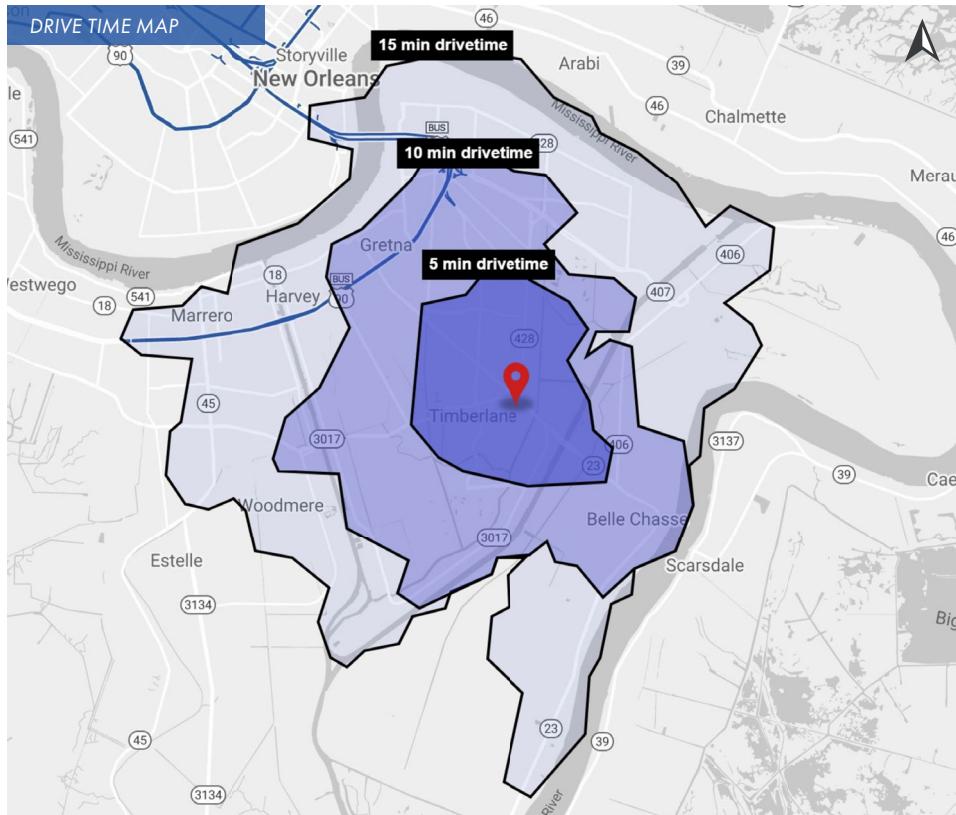


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2021 DEMOGRAPHICS

5 MIN

10 MIN

15 MIN



32,794

99,061

183,301



5 MIN

10 MIN

15 MIN

\$84,519

\$73,469

\$74,293



5 MIN

10 MIN

15 MIN

11,648

36,803

67,593