



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

RESTAURANT SPACE | FOR SUBLEASE

## QSR with Drive Thru on Well-Traveled Corridor

**3114 Pontchartrain Drive**

SLIDELL, LA 70458

**Mitchell Halpern**

[mhalpern@corp-realty.com](mailto:mhalpern@corp-realty.com)  
504.919.5211

**Jonathan Fawer**

[jfawer@corp-realty.com](mailto:jfawer@corp-realty.com)  
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## LOCATED ON WALMART NEIGHBORHOOD MARKET PAD SITE

3114 Pontchartrain Drive, Slidell, LA 70458

### DESCRIPTION

This former Burger King is located on the highly visible Pontchartrain Drive in Slidell, LA. Pontchartrain Drive garners 19,581 vpd and has remained a viable retail corridor over the years with national brands such as Walmart Neighborhood Market, Winn Dixie, Papa Johns, Sonic, Auto Zone, and Boost Mobile, to name a few.

The site is situated in front of a Walmart Neighborhood Market and Winn Dixie. It has approximately 43 parking spaces, excellent visibility, and pylon signage. Given its easy access, this site is ideal for future restaurant use.

### OVERVIEW

<b>SIZE</b>	2,635 sf building 44,500 sf site (approximate)
<b>RENTAL RATE</b>	\$25.00/sf, NNN
<b>TERM</b>	Primary term ends August 31, 2029 Possibility of post-term options with fee owner
<b>PARKING</b>	43 surface spaces



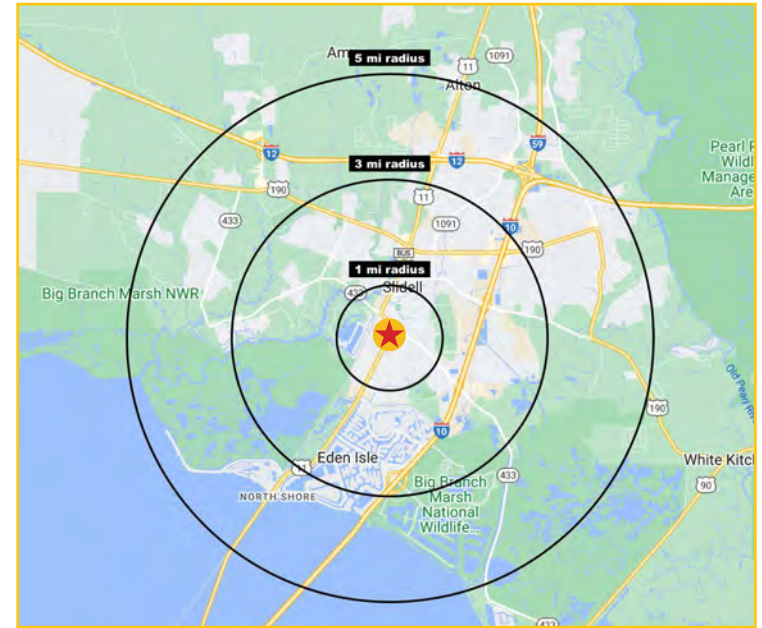
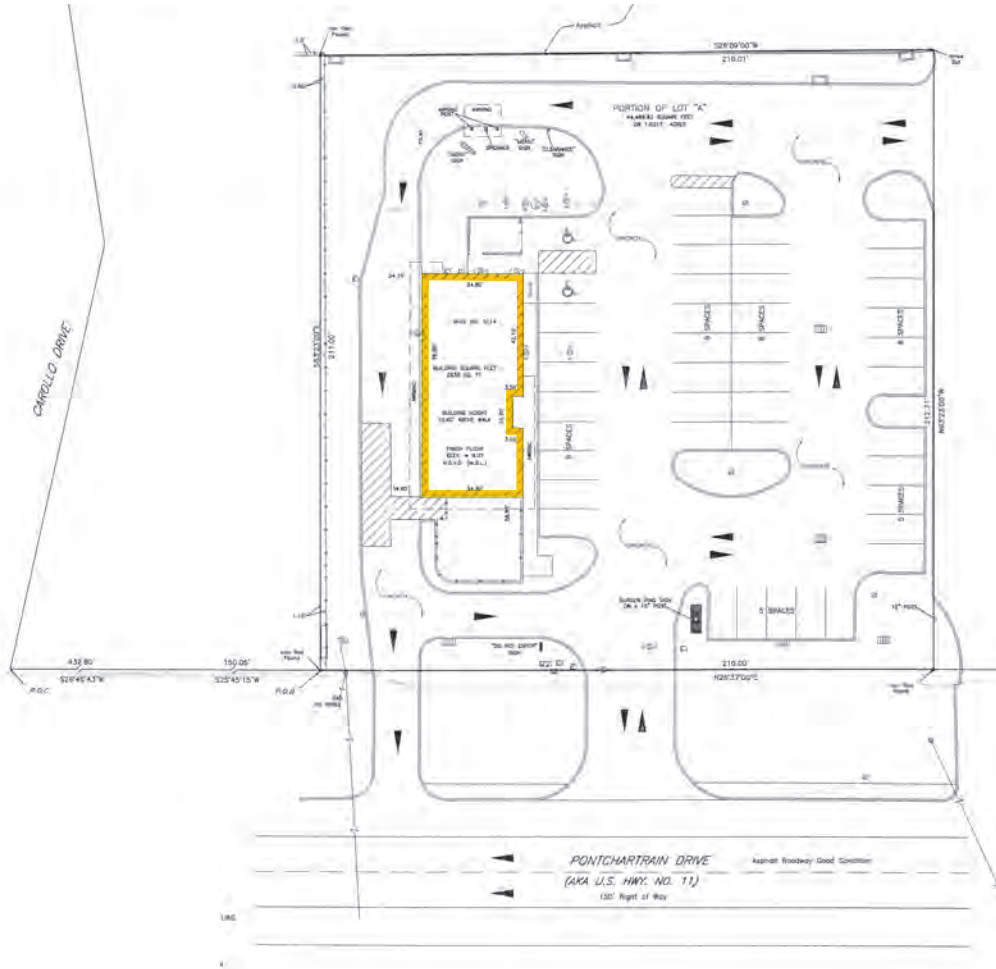
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# 3114 PONTCHARTRAIN DRIVE

## SITE PLAN & DEMOGRAPHICS



### DEMOGRAPHICS (EST. 2023)

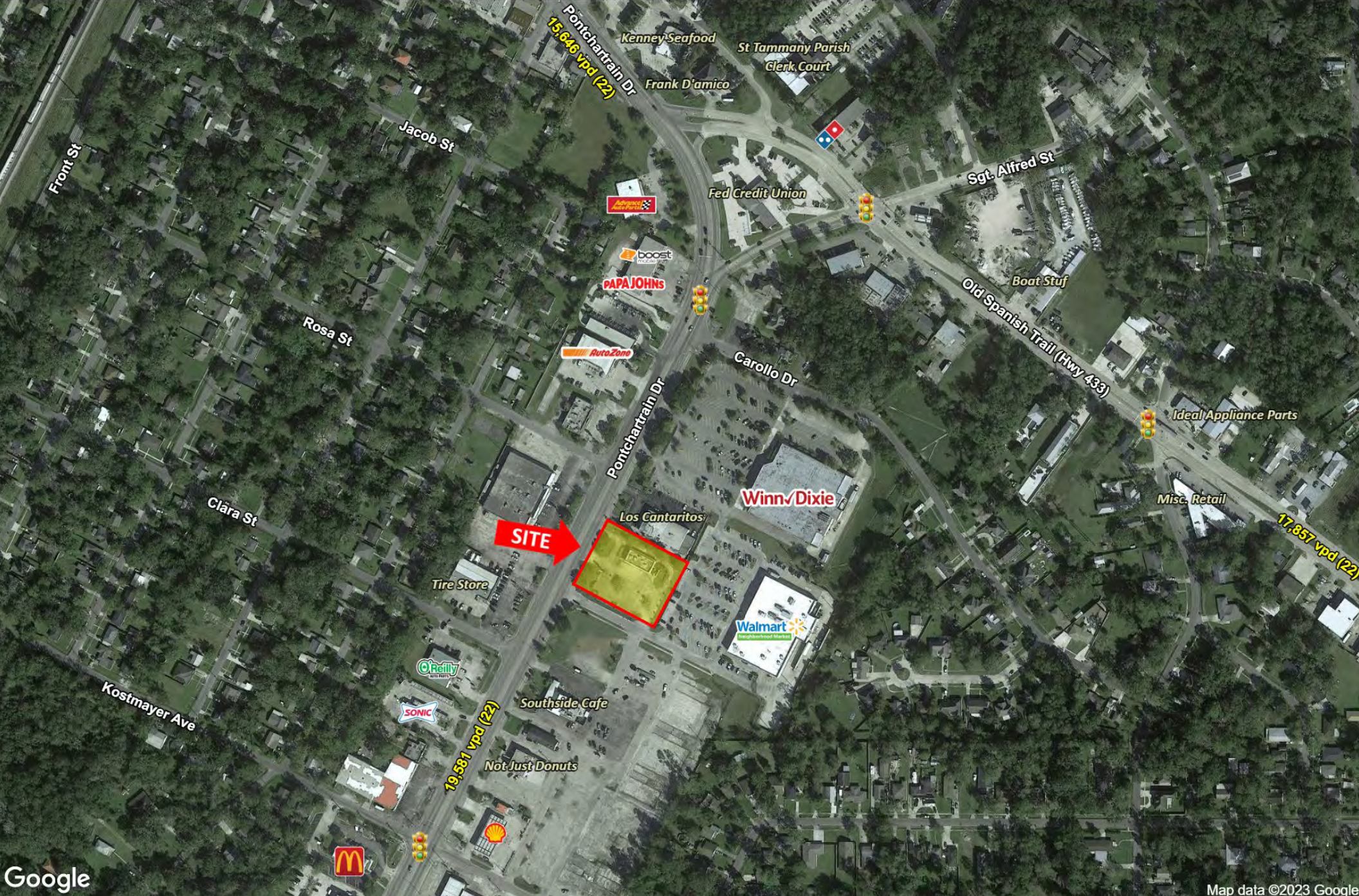
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<b>Population:</b>	7,942	44,312	83,154
<b>Average HH Income:</b>	\$68,172	\$83,437	\$94,036
<b>Median HH Income:</b>	\$46,072	\$64,669	\$69,608
<b>Daytime Population:</b>	4,719	19,003	30,706



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