



**SALE**

# Dollar Tree Anchored Retail Center

**8225-8233 JEFFERSON HIGHWAY**

Harahan, LA 70123

**PRESENTED BY:**

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## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Positioned along the highly traveled Jefferson Highway, 8225-8233 Jefferson Highway offers exceptional visibility, strong daily traffic, and excellent accessibility. The property is conveniently located, with easy access to Clearview Parkway & the Huey P Long Bridge ensuring seamless connectivity. The surrounding area boasts a dynamic blend of national retailers, well-established local businesses, and dense residential communities, creating a vibrant and diverse customer base.

Notable nearby locations include Winn-Dixie, Walmart, The Blake at Colonial Club, Anytime Fitness, various QSRs and more, all contributing to a strong retail presence and consistent consumer traffic in the area.

### PROPERTY DESCRIPTION

SVN | Urban Properties is proud to introduce a prime retail investment opportunity in Harahan, LA.

8225-8233 Jefferson Highway is a +/-16,428 SF retail center anchored by Dollar Tree, one of the center's newest and most prominent additions. The property is 93% leased, currently featuring a diverse tenant mix, including Quality Nail (nail salon), Bon Temps (boutique), and Scoop There It Is (ice cream shop). The center offers ample parking, with two points of ingress and egress along Jeff Hwy.

The center presents an exceptional investment opportunity along one of the busiest thoroughfares in the area.

### OFFERING SUMMARY

SALE PRICE:	\$3,200,000
CAP RATE:	8.00%
NUMBER OF UNITS:	5
LOT SIZE:	1.65 Acres
BUILDING SIZE:	16,428 SF
ZONING:	C-1

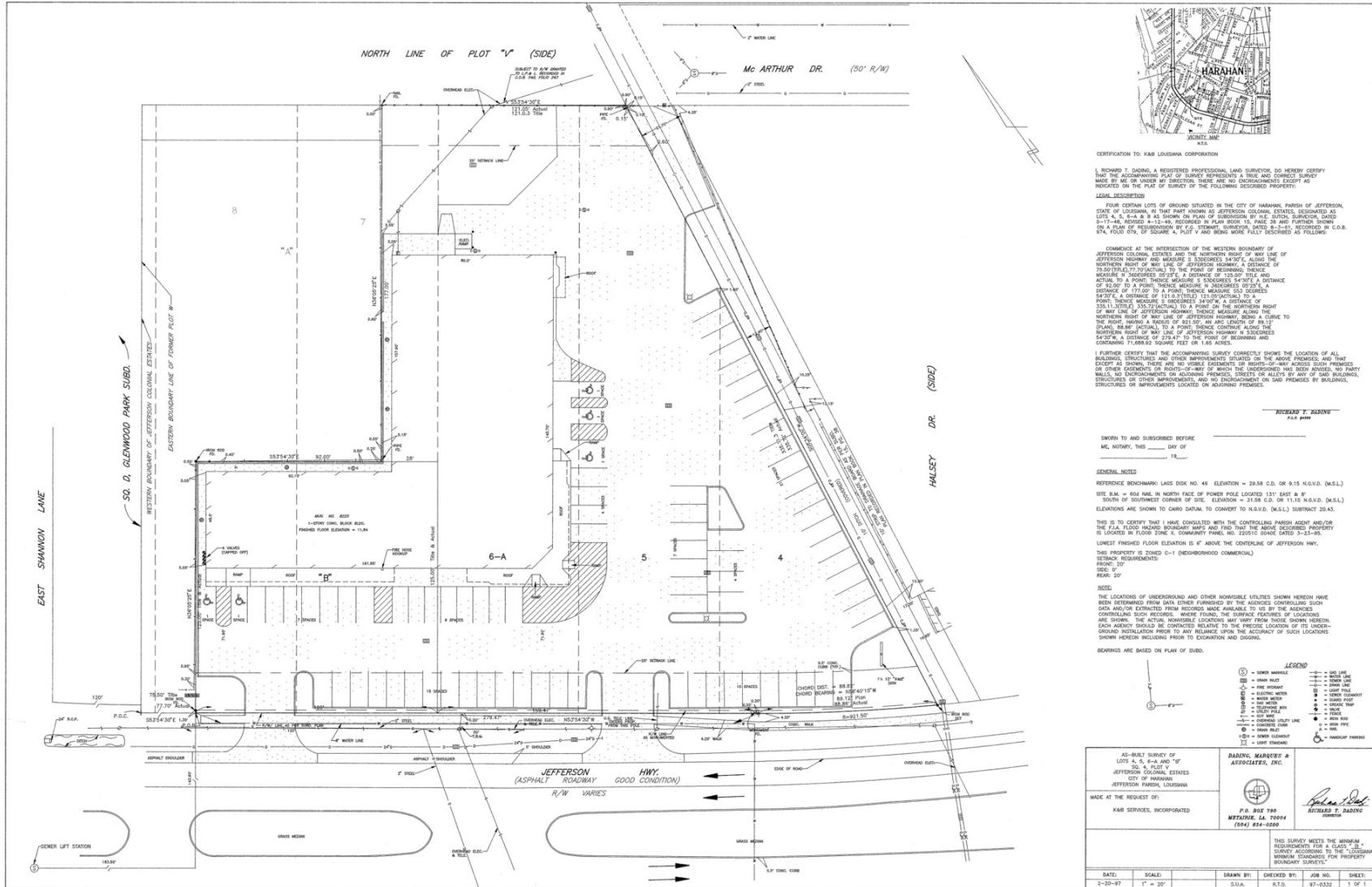
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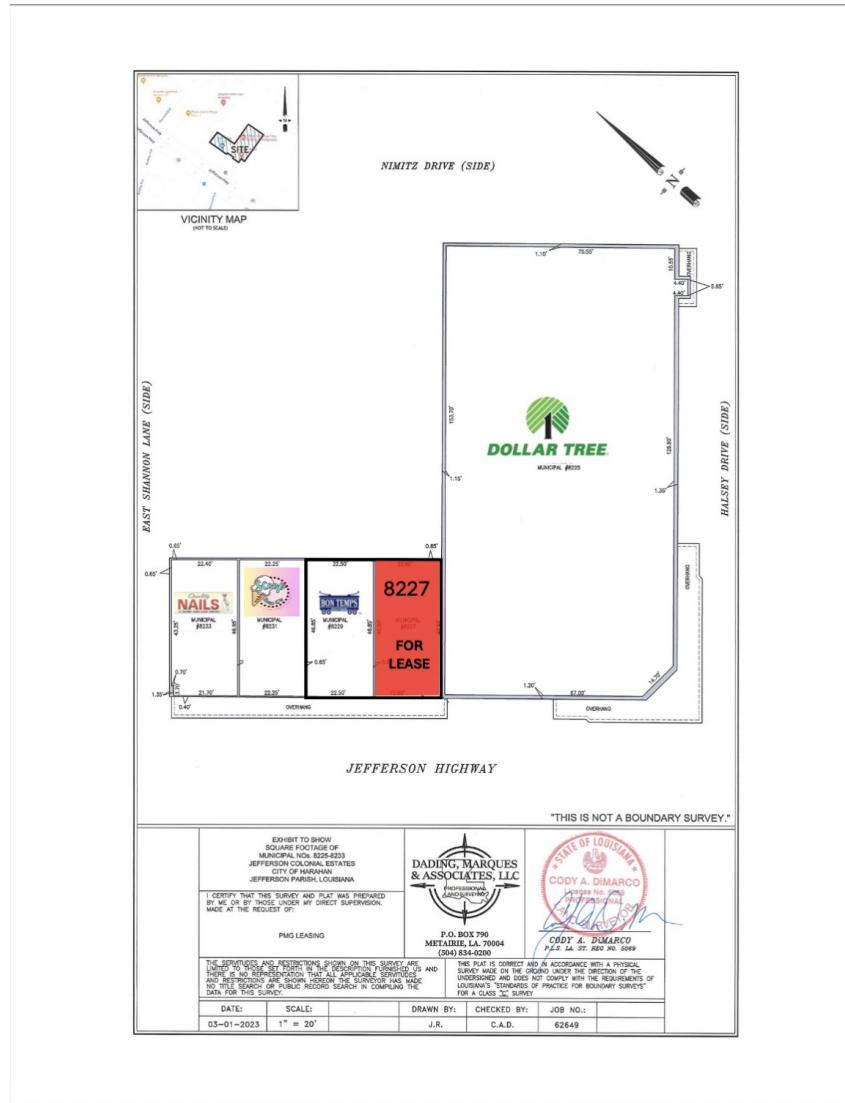
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# SITE PLAN



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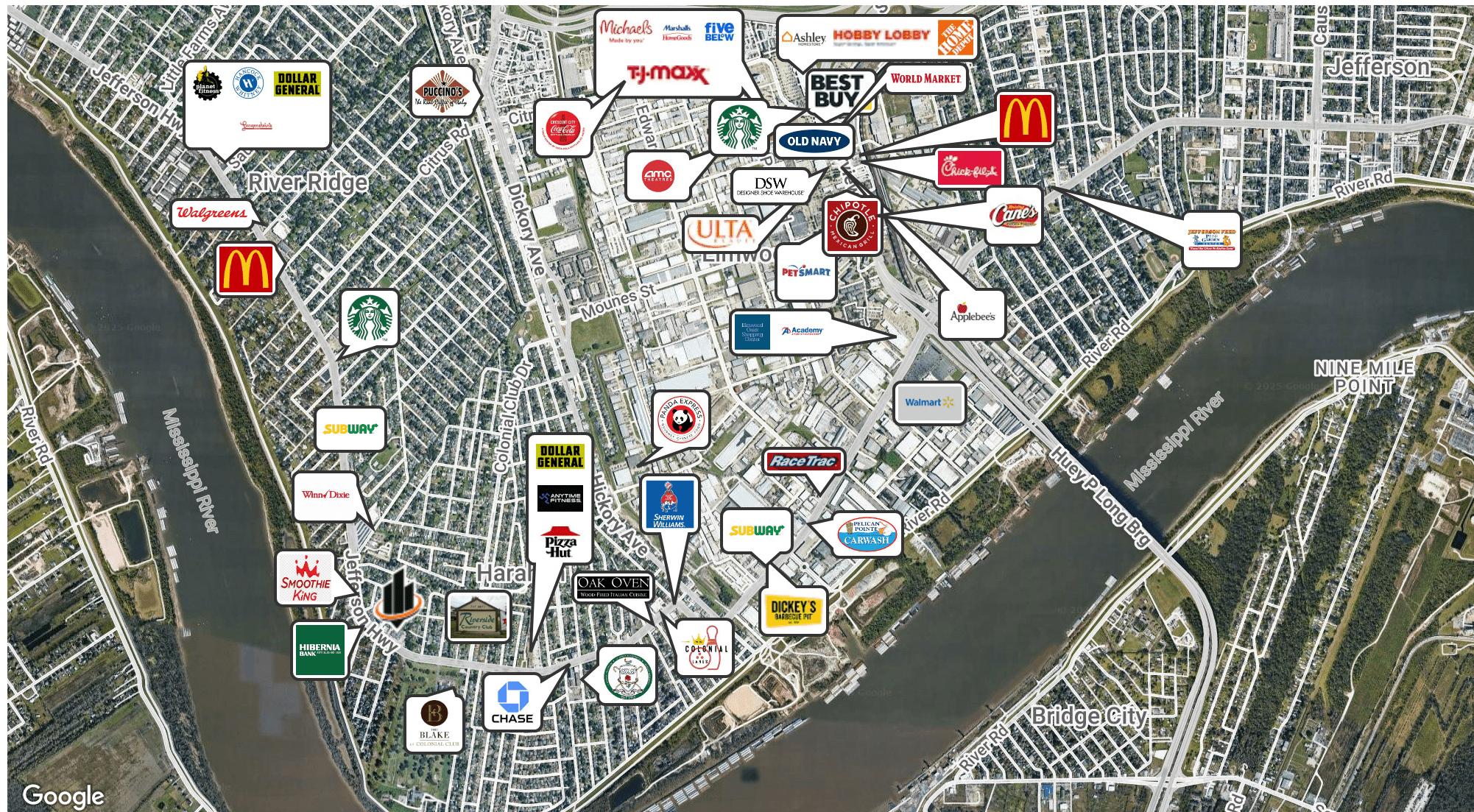
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## RETAILER MAP



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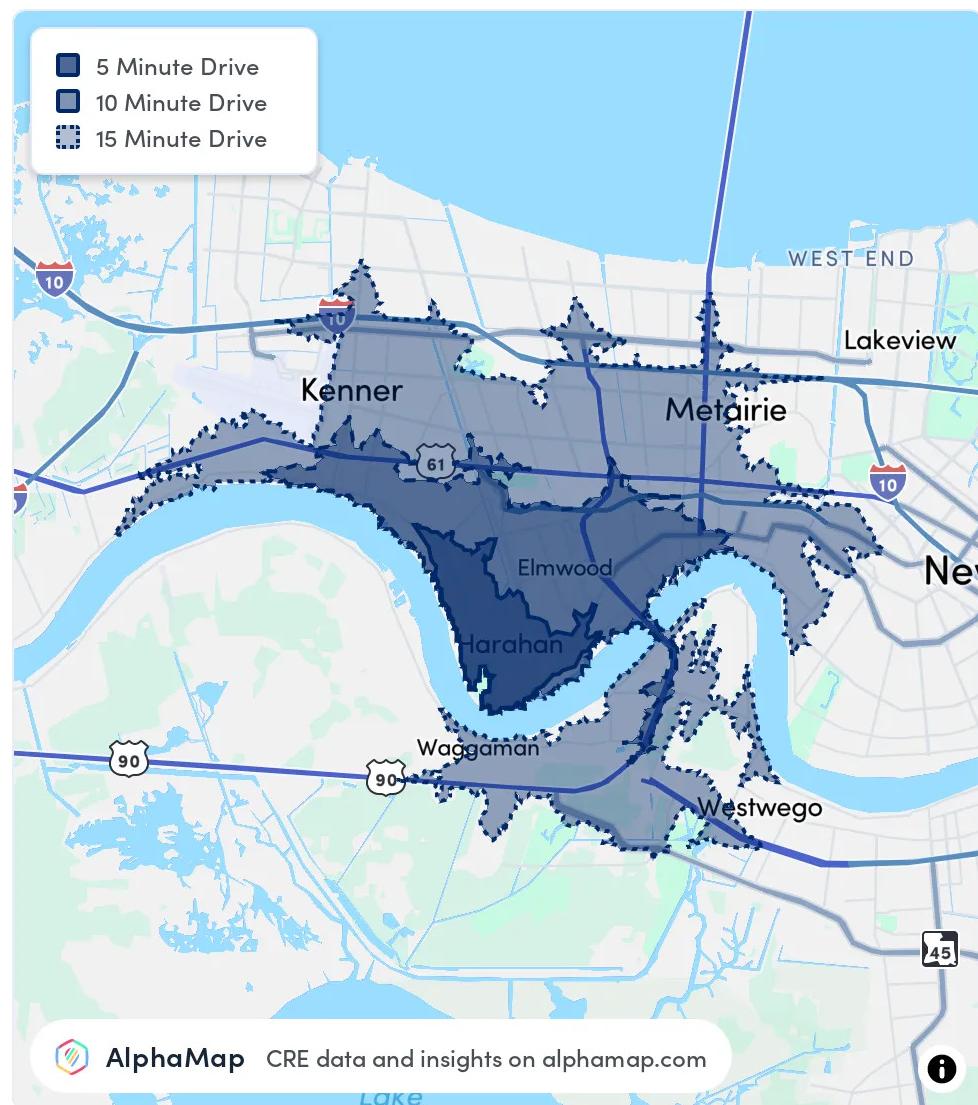
## AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	15,608	50,607	188,387
AVERAGE AGE	46	44	42
AVERAGE AGE (MALE)	44	43	41
AVERAGE AGE (FEMALE)	47	45	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	6,856	23,216	83,154
PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$112,898	\$86,484	\$92,257
AVERAGE HOUSE VALUE	\$390,659	\$292,500	\$360,531
PER CAPITA INCOME	\$49,086	\$39,310	\$40,111

Map and demographics data derived from AlphaMap



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## MEET THE TEAM



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