

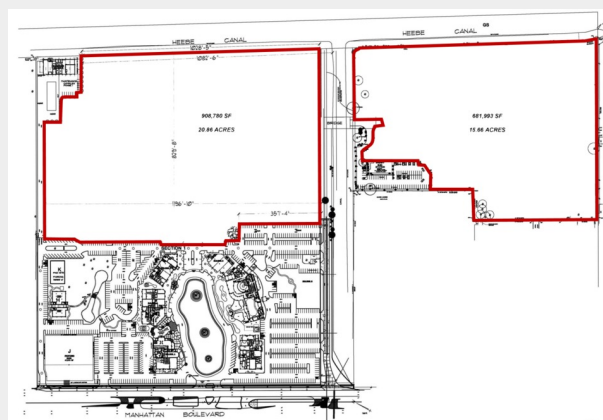


# 1901 Manhattan Blvd

1901 Manhattan Blvd, Harvey, Louisiana 70058

## Property Features

- Fountain Park Centre (FPC) is a Mediterranean style, Mixed-Use, Lifestyle Center with approximately 52,000 SF of Office and Retail space for Lease ranging in size from 1,147 SF to 11,100 SF
- Also available are the 20.86 acre and 15.66 acre parcels price and terms are to be negotiated
- Current Tenants tenants include: Parrot Pete's, Izzo's Illegal Burrito, Ramsey's Diamond Jewelers, VooDoo BBQ, Soza Clinic, Salon Rouge, Wicked 13, E-Claim, Law Office of Mark Spears, Sylvan Learning Center, Re-Max, Stanwood Haberdashery, Block Advisors, Bella Brazilian Wax, Regus Executive Offices Suites (Coming Soon), and many more.



AVAILABLE SF:	<b>1,147 - 11,100 SF</b>
LEASE RATE:	<b>\$15.00 - 19.00 SF/yr (MG; NNN)</b>
LOT SIZE:	<b>45.0 Acres</b>

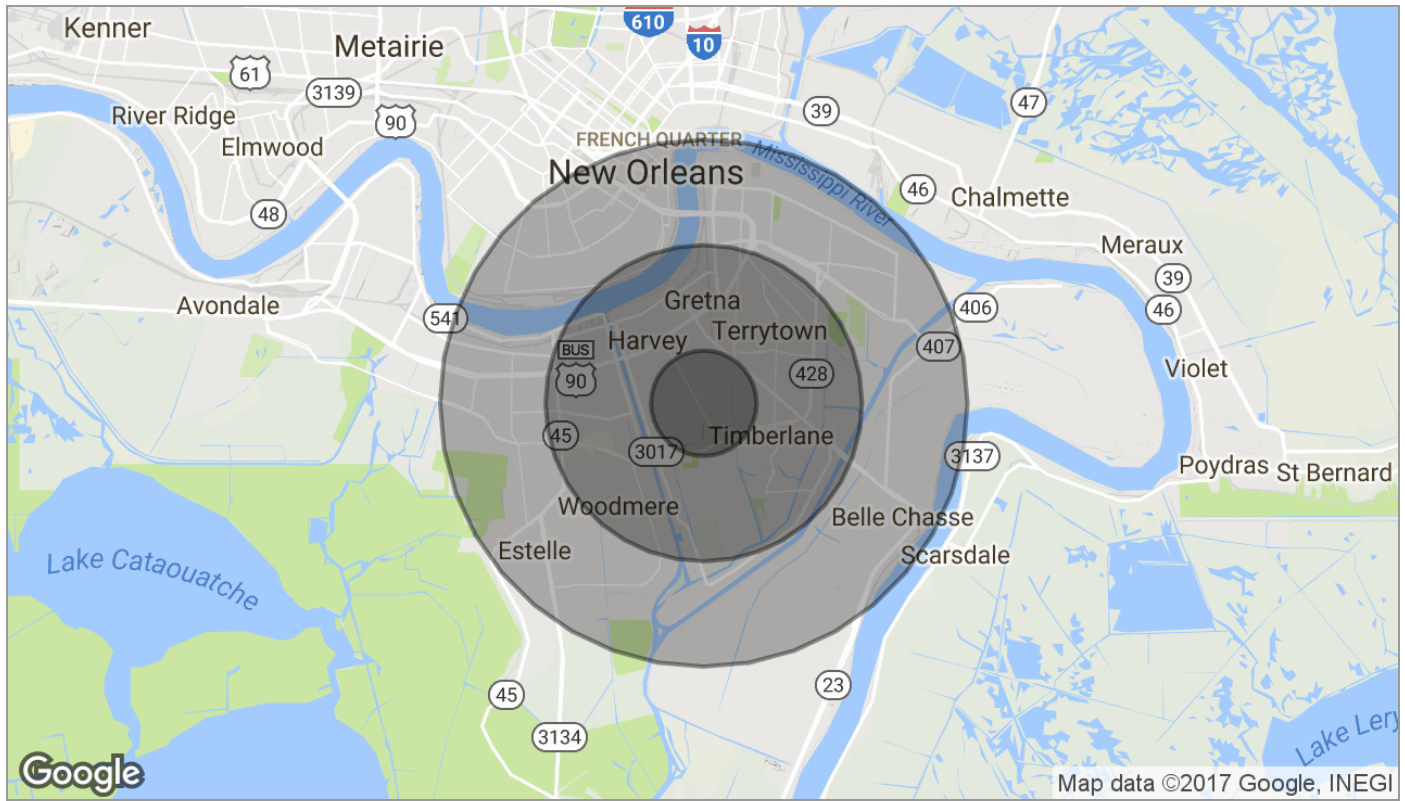
For more information:

**Ryan Pearce**

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For Lease

# Retail/Office



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	11,386	111,581	256,460
MEDIAN AGE	34.0	36.2	36.3
MEDIAN AGE (MALE)	32.0	34.5	35.0
MEDIAN AGE (FEMALE)	36.2	37.8	37.6
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,124	39,304	96,597
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$50,027	\$60,917	\$61,701
AVERAGE HOUSE VALUE	\$117,901	\$155,962	\$204,896

\* Demographic data derived from 2010 US Census



For Lease

# Retail/Office



## Property Overview

Ideally situated along Manhattan Blvd, the Westbank's premier commercial corridor where many National Credit Tenants are located

Only minutes from Downtown New Orleans

Traffic counts range from 40,400 to 46,200 vehicles per day approximately

Current Tenants Include: Parrot Pete's, Izzo's Illegal Burrito, Ramsey's Diamond Jewelers, VooDoo BBQ, Soza Clinic, Ms. L Boutique, Think Print 3D, Salon Rouge, Wicked 13, E-Claim, Law Office of Mark Spears, Re-Max, Royal Palm, Gulf Coast Bank & Trust, New Image Salon, the Spa at Fountain Park, Fountain Park Pharmacy, Wisp, Edward Jones, Premier Eye Care, New Orleans Dental Center, Vitality New Orleans, Alan Schoenberger, Brossette Brokering & Chartering Center, and the Exclusive Fitness Center.



For Lease

# Retail/Office



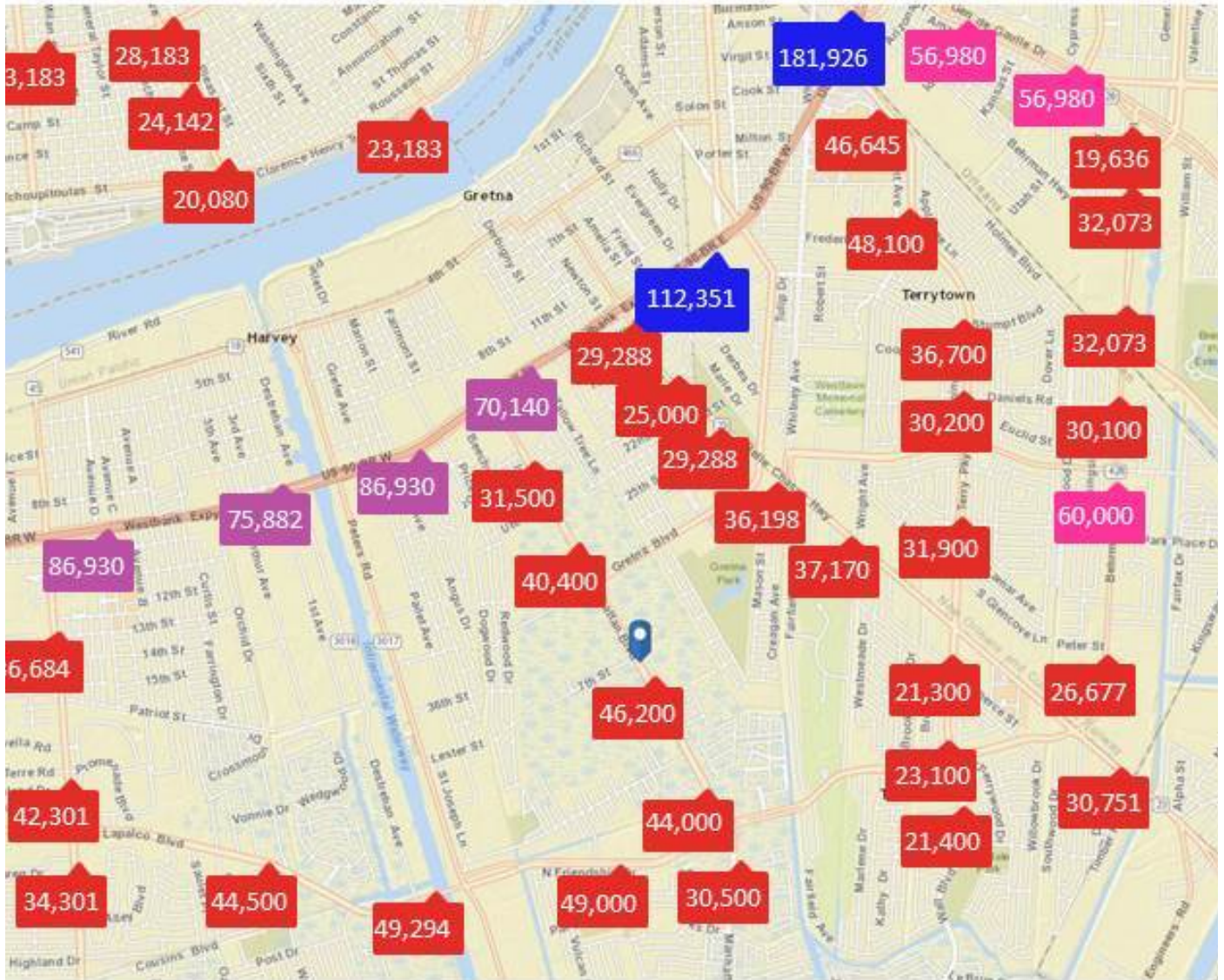


For Lease

# Retail/Office

## Traffic Count Map

1901 Manhattan Blvd, Harvey, Louisiana, 70058 3  
1901 Manhattan Blvd, Harvey, Louisiana, 70058



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day





For Lease

# Retail/Office

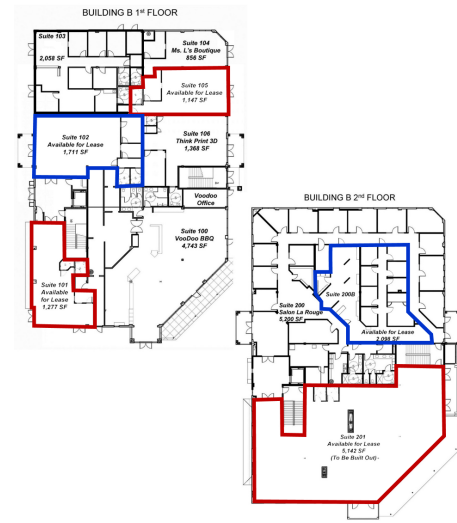
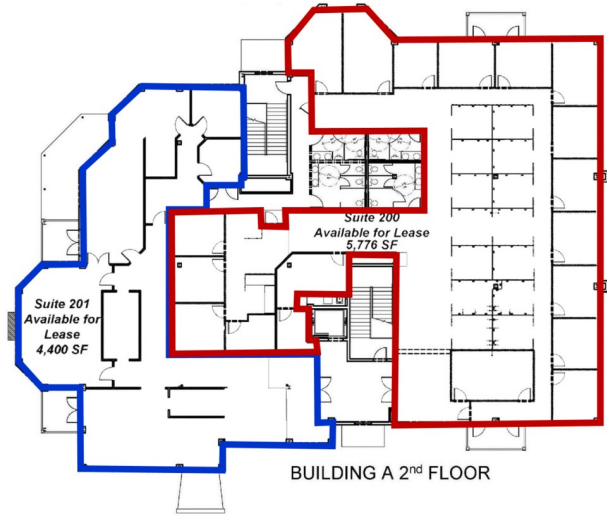


SPACE	SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Building A	200	Specialty Center	\$16.00 SF/YR	Modified Gross	4,400 - 11,100 SF	VACANT
Building B	101	Specialty Center	\$18.00 SF/YR	NNN	1,277 SF	VACANT
Building B	105	Specialty Center	\$18.00 SF/YR	NNN	1,147 SF	VACANT
Building B	200	Specialty Center	\$15.00 SF/YR	NNN	2,098 SF	VACANT
Building B	201	Specialty Center	\$15.00 SF/YR	NNN	5,142 SF	VACANT
Building C	101	Specialty Center	\$18.00 SF/YR	NNN	1,583 SF	VACANT
Building C	102	Specialty Center	\$18.00 SF/YR	NNN	2,291 SF	VACANT
Building C	103	Specialty Center	\$18.00 SF/YR	NNN	1,171 SF	VACANT
Building F	200	Specialty Center	\$18.00 SF/YR	Modified Gross	2,059 SF	VACANT
Building H	200	Specialty Center	\$19.00 SF/YR	Modified Gross	6,924 SF	VACANT



For Lease

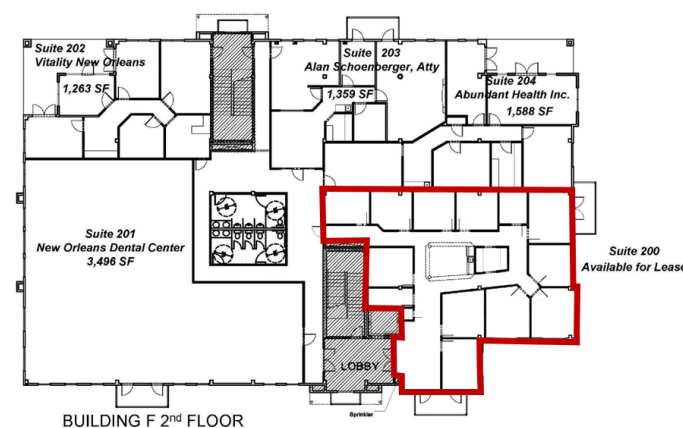
# Retail/Office





For Lease

# Retail/Office





For Lease

# Retail/Office

