



# ROUSE'S OUTPARCEL FOR LEASE, BTS, POSSIBLE SALE

6650 Franklin Ave, New Orleans, LA 70122

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## PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this 60,000+/- SF outparcel for ground lease, build to suit, or possibly for sale, in the bustling Lake Oaks Shopping Center. This prime location is strategically situated next to the University of New Orleans and just steps away from the iconic Lakefront Arena. This location enjoys a constant flow of traffic and a dynamic atmosphere, catering to the needs of both students and locals alike. Take advantage of this remarkable opportunity for restaurateurs and entrepreneurs looking to establish themselves in a vibrant location.

The property's strategic positioning within the only grocery store-anchored shopping center in the immediate vicinity ensures a built-in customer base that's ready to explore the diverse offerings that this establishment can provide. Join Rouses Market, CVS, Smoothie King, PJ's Coffee, Quest Diagnostics and other national brands in this great center.



## OFFERING SUMMARY

|                        |                               |
|------------------------|-------------------------------|
| Lease Rate:            | \$2.00 SF/Yr (Ground)         |
| Available SF/Lot Size: | 60,000+/- SF                  |
| Purchase Price:        | Contact Agent(s) for Guidance |

OUTPARCEL FOR LEASE, BUILD TO SUIT, OR POSSIBLE SALE

## PROPERTY SUMMARY







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AERIAL



SOUTHEAST  
COMMERCIAL  
REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>







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NEIGHBORING TENANTS

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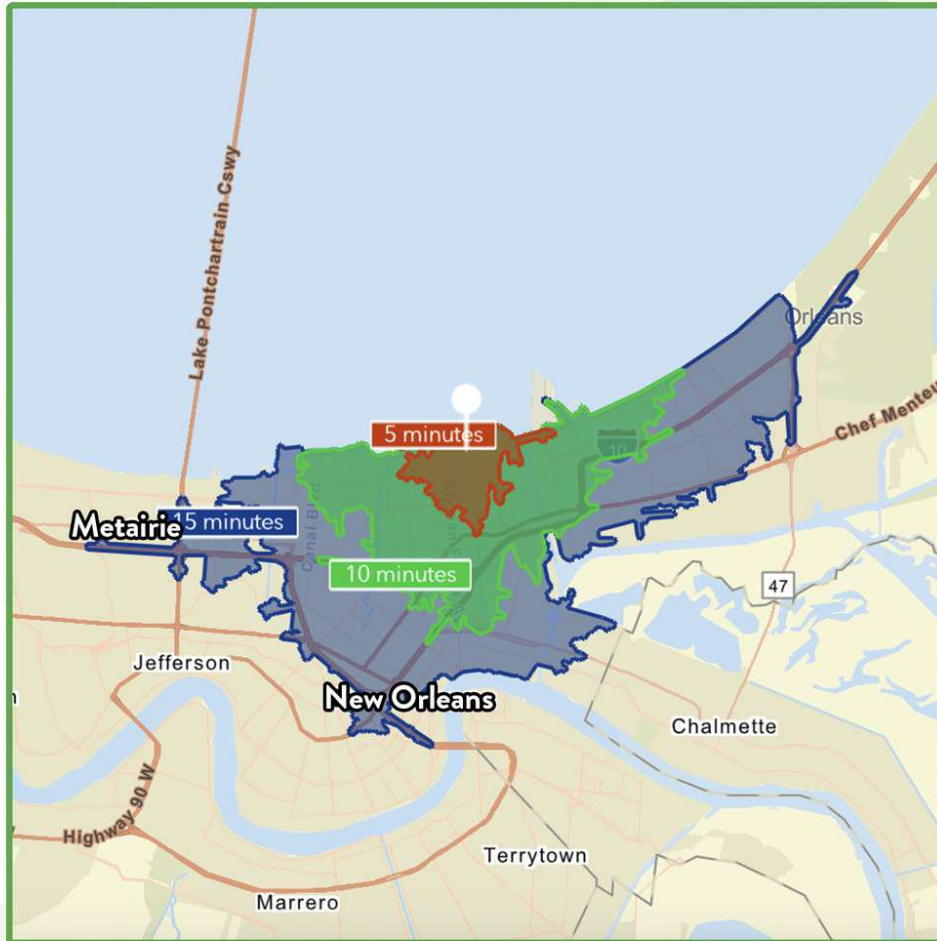
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**\$76,154**

Average Household Income within 15 minutes of site.



**37.6**

Median Age

Within 15 minutes of site.



**113,887**

Number of housing units within 15 minutes of site.

## 2023 Demographics

### Population

### Average HH Income

## 2028 Projections

### Population

### Average HH Income

### 5 Minutes

11,722

\$78,636

### 5 Minutes

11,613

\$89,613

### 10 Minutes

80,985

\$72,851

### 10 Minutes

80,027

\$83,347

### 15 Minutes

225,977

\$76,154

### 15 Minutes

437,945

\$87,839

## Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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## AREA DEMOGRAPHICS

