



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR LEASE

Ground Floor Space with Drive Through Opportunity

4535 S Claiborne Avenue

NEW ORLEANS, LA 70125

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HIGHLY VISIBLE LOCATION

4535 S Claiborne Avenue, New Orleans, LA 7015

DESCRIPTION

The ground floor of this two-story building is approximately 1,967 sf of retail space in raw condition that was intended for and permitted for a pharmacy with two-window drive through. This is a brand new building on a 20,160-sf parcel that is fully enclosed by a fence with electronic gate. The property also features a security system with cameras and is generator ready.

The new second-floor tenant is an Ochsner clinic that specializes in ob/gyn.

OVERVIEW

SIZE	1,967 sf ground floor
RENTAL RATE	\$6,500/month, net of insurance, taxes, and CAM
PARKING	20 spaces in gated lot shared with co-tenant



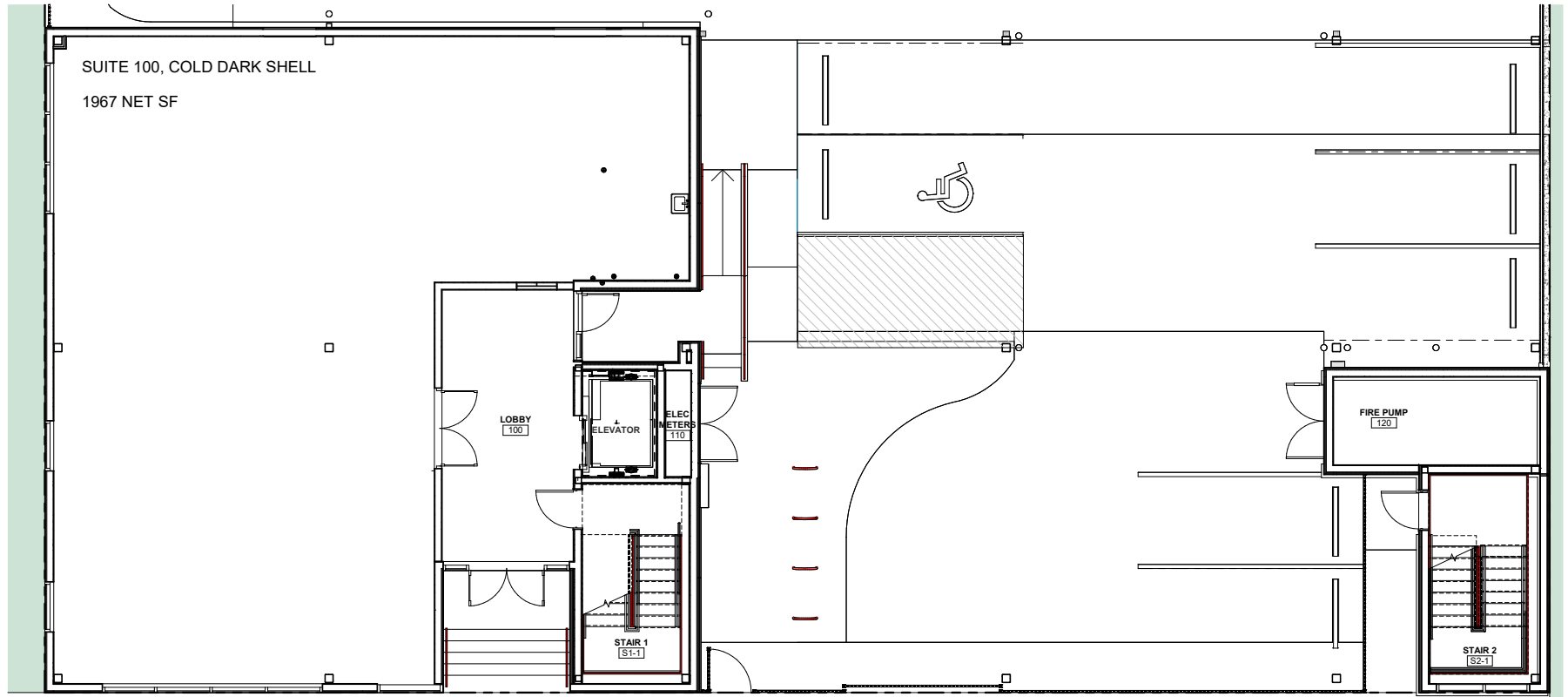
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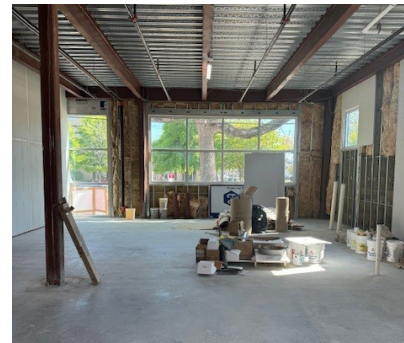
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FLOOR PLAN



FEATURES

- Covered parking and drop off area
- Two-window drive through has been approved and permitted
- Landlord will install one ADA restroom on the ground floor



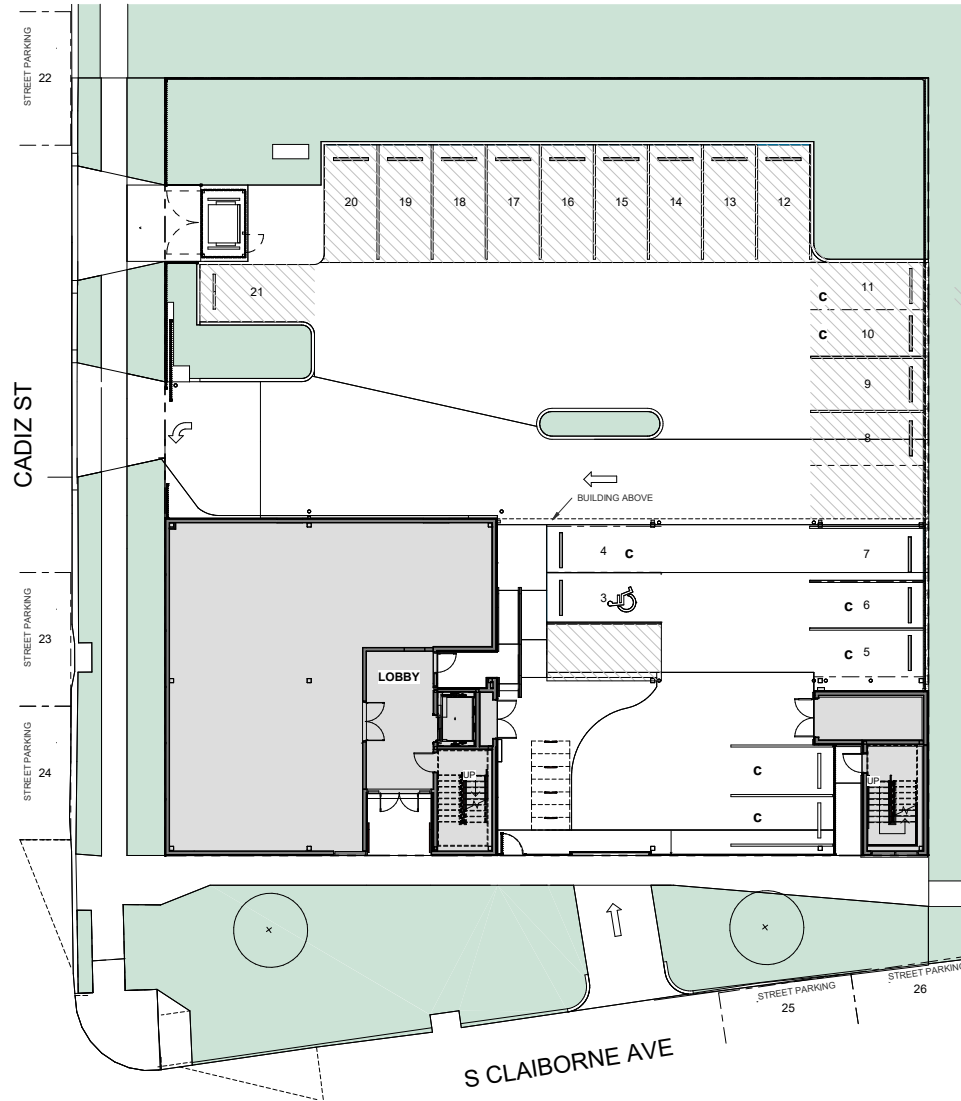
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SITE PLAN



The highly visible parcel is bordered by S Claiborne Avenue, Cadiz Street, Napoleon Avenue, and S Derbigny Street. There is ample gated off-street parking with ingress and egress at both S Claiborne and Cadiz.

FEATURES

- Gated surface parking lot
- Security cameras cover all points of ingress and egress



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NEIGHBORHOOD



Close to Ochsner Baptist, a part of the Ochsner Health System that provides a fully accredited hospital staffed by more than 600 physicians and specialists. It features the Women's Pavilion and a 6,000 sf, 24-hour, full-service emergency department. The immediate neighborhood includes many medical services, including the Touro Imaging Center. Mere blocks away is Freret Street, and the segment bordered by Napoleon Avenue to Jefferson Avenue is a popular destination for restaurants, shops, and offices. This is also convenient to Tulane and Loyola universities.



ZONING

The property is zoned MU-1 Medium Intensity Mixed-Use District, which is intended for a mix of residential and commercial uses that encourage walkable neighborhood centers and corridors.

DEMOGRAPHICS (EST. 2023)

	<u>1 mile</u>	<u>2 mile</u>
Population:	31,859	101,751
Average HH Income:	\$113,680	\$113,004
Median HH Income:	\$70,904	\$77,407
Daytime Population:	7,204	59,304



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