

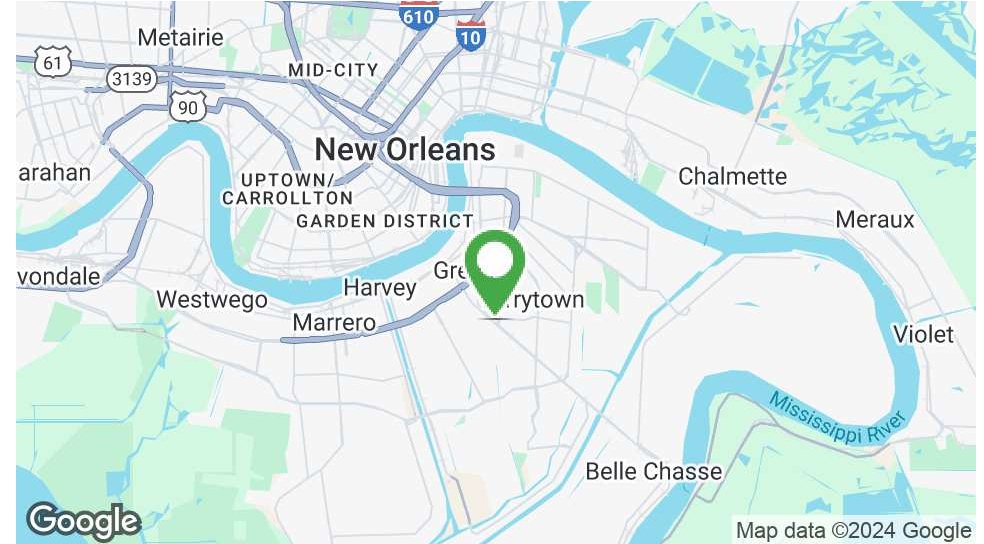


TWO ROUSES OUTPARCELS GROUND LEASE OR BTS

2852 Belle Chasse Highway, Gretna, LA 70053

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PROPERTY DESCRIPTION

TWO PRIME OUTPARCELS AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT!

Don't miss this opportunity to secure two expansive land sites for ground lease or build-to-suit in a high-traffic area of Gretna, located at the corner of Belle Chasse Highway and Behrman Highway. These sites offer excellent frontage on both major thoroughfares, providing maximum visibility and easy access to the entire Westbank, while being just a short drive from downtown New Orleans.

Positioned adjacent to Rouses Markets and CVS, these parcels benefit from heavy foot traffic and are surrounded by a variety of national retailers, restaurants, and service providers.

Parcel 1: +/-17,000 SF (near Belle Chasse Highway)

Parcel 2: +/-15,000 SF (closer to Lapalco Blvd)

Ideal for retail, dining, or service-based businesses looking to establish a presence in a vibrant commercial hub.

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/YR (NNN)
Parcel 1:	+/-17,000 SF
Parcel 2:	+/-15,000 SF

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AERIAL



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



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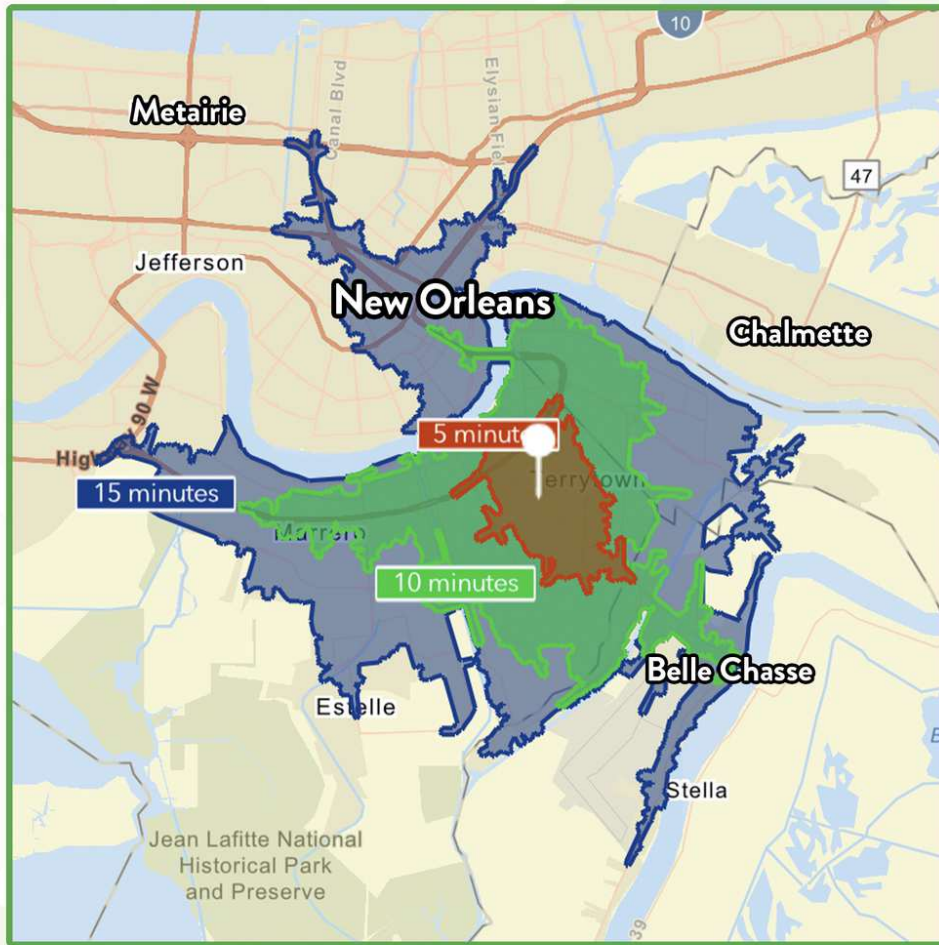


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\$81,084

Average Household Income
within 15 minutes of site.



38

Median Age
Within 15 minutes of site.



125,719

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	27,793	113,442	261,899
Average HH Income	\$79,171	\$75,407	\$81,084
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	27,264	111,468	256,219
Average HH Income	\$92,288	\$88,147	\$95,004

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS



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