

SUMMARY

RETAIL COMPETITION MAP

SITE PLAN

DEMOGRAPHICS

FOR SUBLEASE

PROPERTY DESCRIPTION

This highly visible, free-standing Walgreens building is now available for sublease, offering an excellent opportunity for retailers or businesses seeking a high-traffic location in New Orleans' Gentilly neighborhood. The property is strategically positioned along one of the area's main thoroughfares, just off of Interstate 10, providing excellent access and exposure for both local residents and commuters. The surrounding area is home to a strong mix of national tenants and established businesses, including Walmart Supercenter, AutoZone, Harbor Freight, Dollar Tree, among many others, providing a robust customer base and added convenience for shoppers.

PROPERTY FEATURES

- Size: 13,500 SF
- Asking Rent: See Agent
- Sublease: Available through 11/01/2028
- Note: All offers subject to Walgreens Real Estate Committee
- Building Type: Free-standing retail building with ample parking
- Zoning: C-2 (Auto-Oriented Commercial District)
- Accessibility: Easy access to major roads and highways including Interstate 10
- Public Transit: Accessible by multiple bus routes, providing convenience for both customers and employees.

NEARBY BUSINESSES

- Walmart Supercenter, AutoZone, Harbor Freight, Orleans Furniture, New Orleans Baptist Theological Seminary, and Raising Cane's

TRAFFIC COUNTS (ADT 2023)

- On Interstate 10: 131,165
- On Chef Menteur Highway (Hwy 90): 33,604



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SITE
 4200 CHEF
 MENTEUR HWY

KEY DEMOGRAPHICS & COMMUNITY

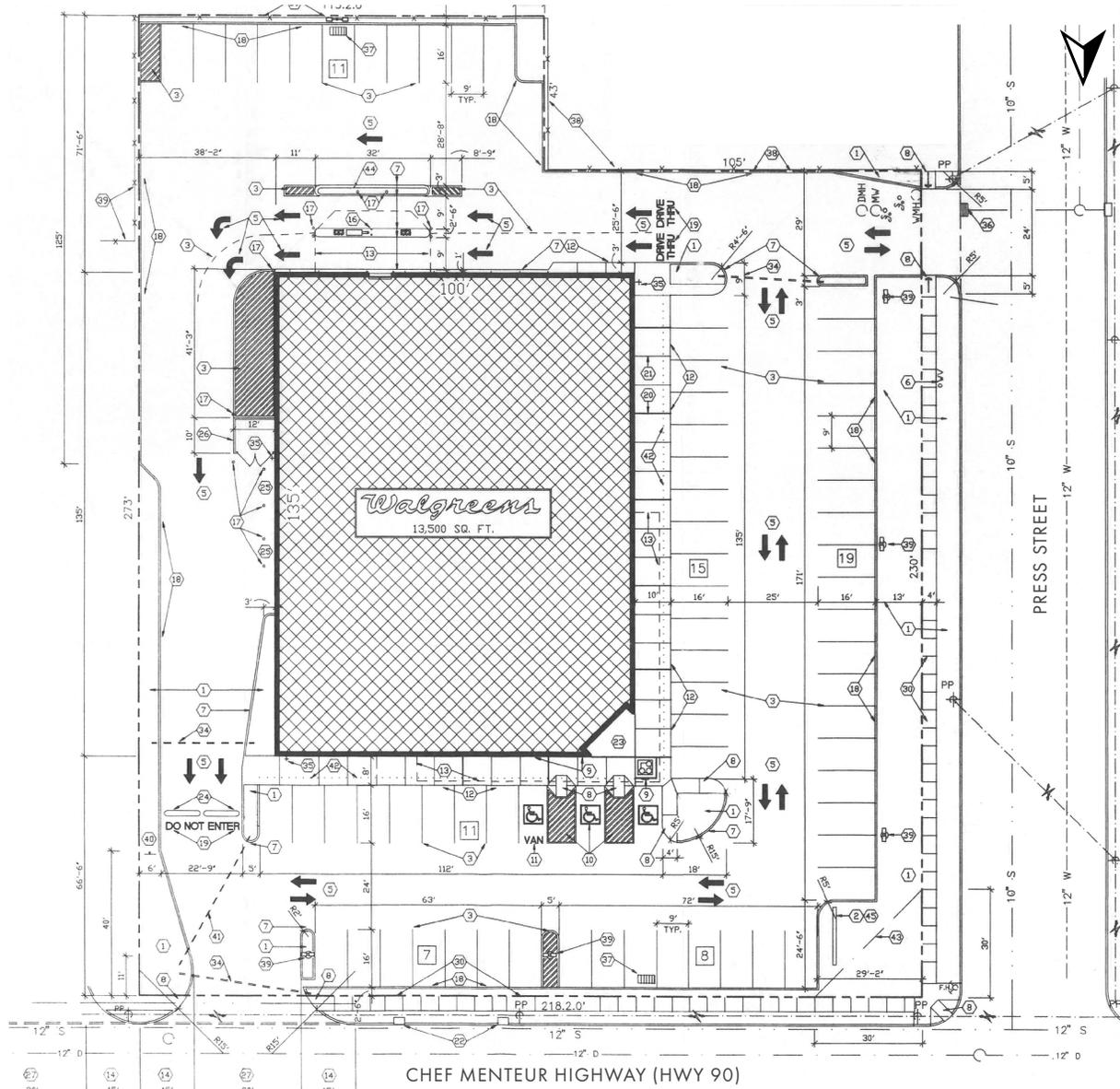
- The Gentilly neighborhood of New Orleans is a growing neighborhood with a mix of residential and commercial developments. This area has a diverse community and a steady customer base for retail and service businesses.
- Well-situated near medical, educational, and residential sectors, ensuring a consistent flow of potential customers.

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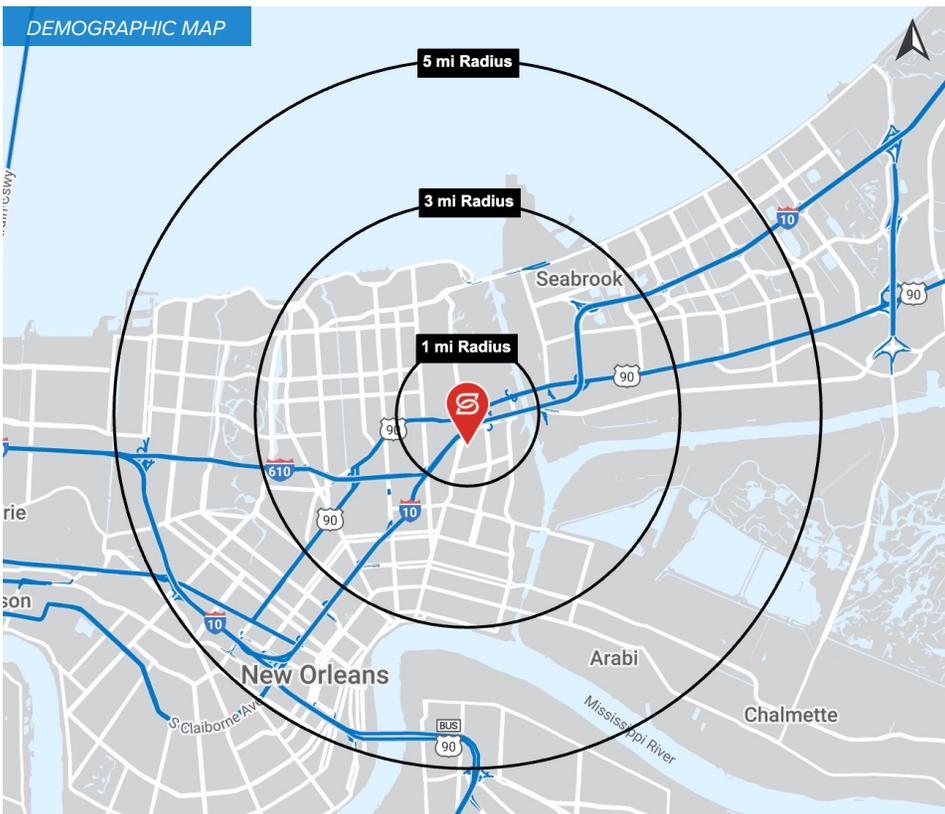


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2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
POPULATION	11,712	98,426	221,812						
AVG. HH INCOME	\$63,144	\$63,474	\$79,056						
HOUSEHOLDS	4,982	44,030	101,001						