

## VACANT LAND | ARABI, LA

6930 St. Claude Ave . ARABI . LA . 70032

## OFFERING SUMMARY

Address: 6930 St Claude St, Arabi, LA 70032

**List Price:** \$399,000 (\$12.24 per SF)

**Gross Land Area:** +/- 32,585 SF

## **Zoning:**

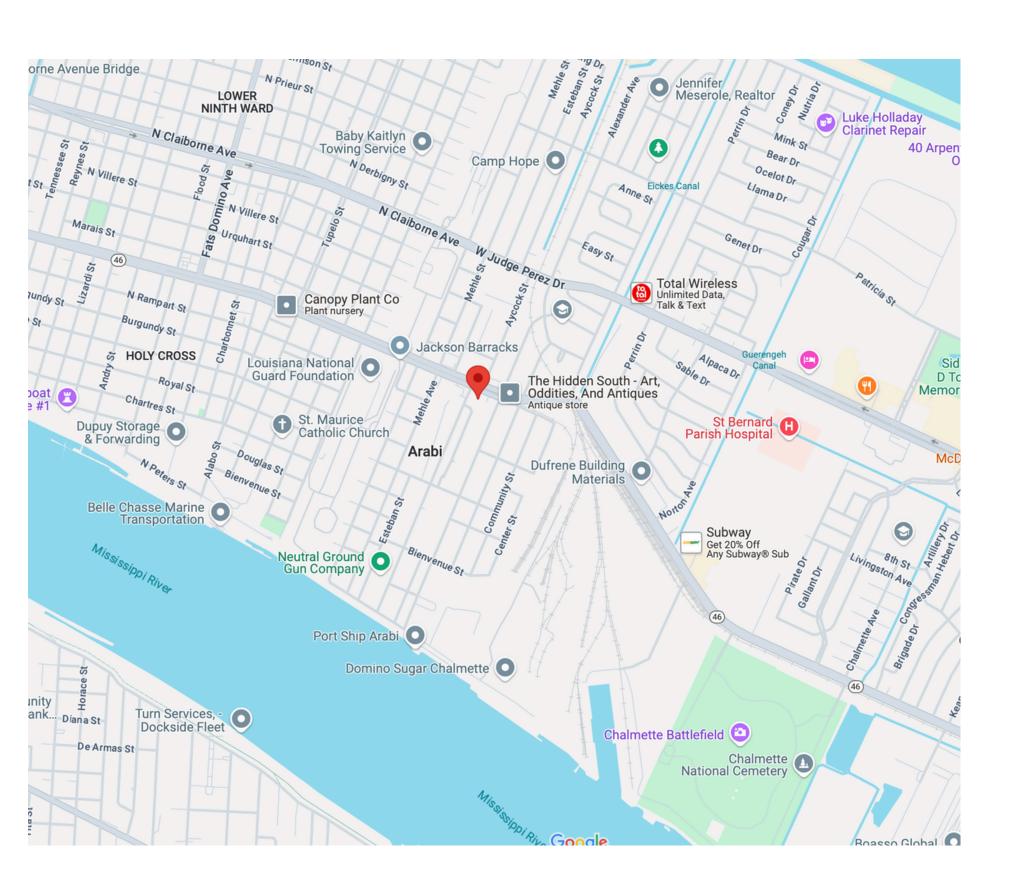
Property Overview: Located directly on Saint Claude Ave, which boasts almost 19K cars per day. Drive- Thur build out capability with access on Aycock St. Intersection is deemed to be the "Gateway to Chalmette." Zoned C-2 with many use opportunities available. Bus stop located directly in front of the parcel bringing in heavy foot traffic. Multiple national retail franchises located nearby along Saint Claude Ave.

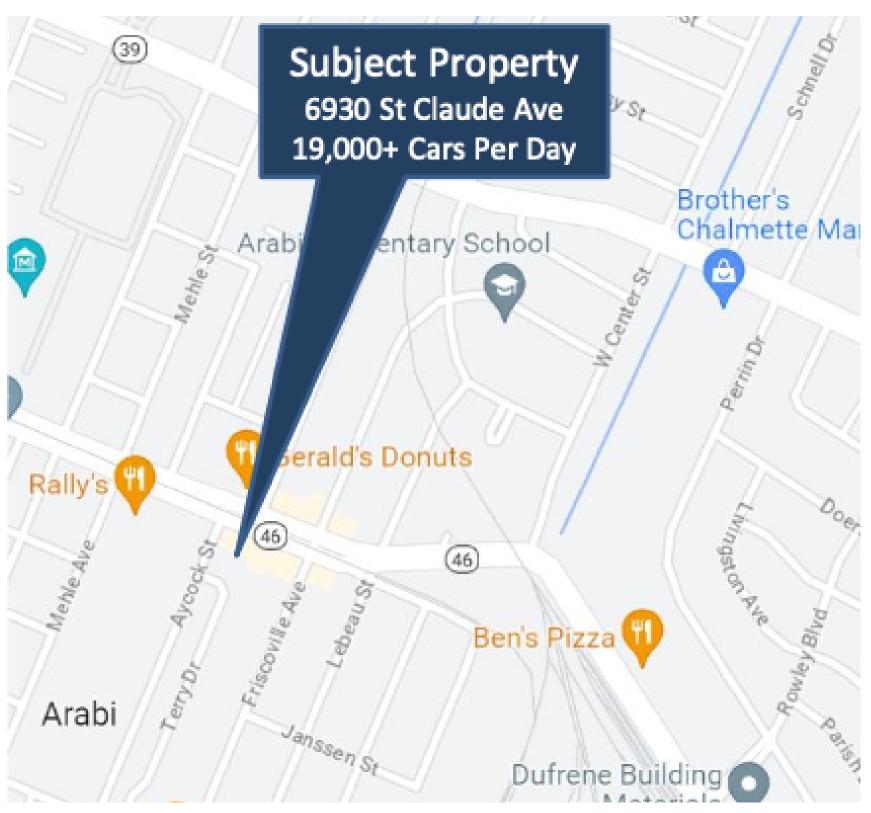
Huge opportunity to take advantage of high traffic counts and the ability to get in front of the expansion of the PORT NOLA Masterplan located nearby. This expansion is slated to bring in 18,000 new jobs, an anticipated huge increase in population density, and an even higher traffic count along Saint Claude Ave.





## **ARIAL VEIW**









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