



Rally's

27,070 AADT '23

Broad St

Iberville St

Big Easy
FRESH MARKET
EAT MORE FRESH

SITE

eat-well
Food Mart

Canal St

18,010 AADT '23

FOR SALE

**FAMILY
DOLLAR**

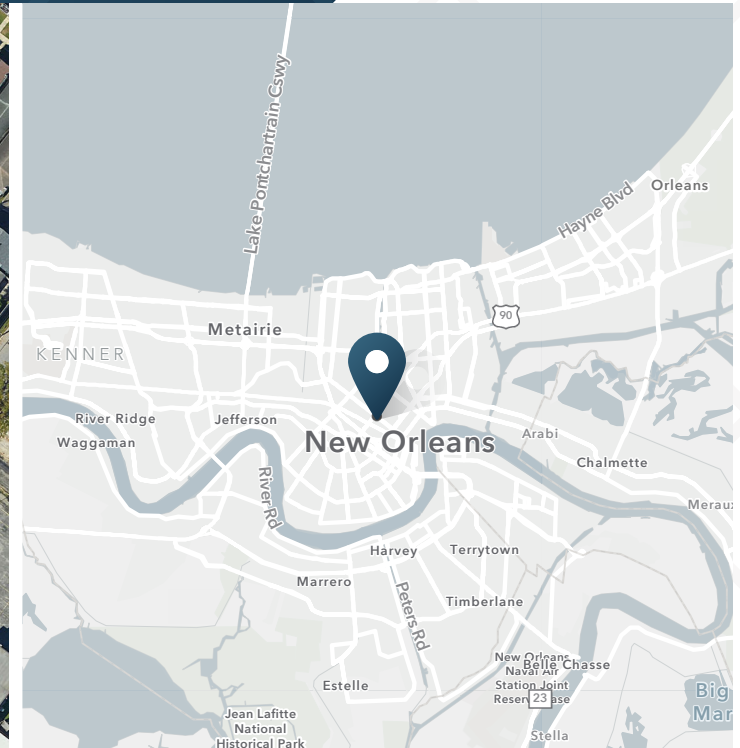
Canal Street Land

2623, 2625, 2529 Canal St | New Orleans, LA 70119



Canal Street Land

2623, 2625, 2529 Canal St | New Orleans, LA 70119



17,748± SF

Available

HU-MU

Zoning

\$675,000

Rate

ABOUT THE PROPERTY

- A vacant land site offering a unique development opportunity with 113' of frontage along famed Canal Street, and approximately 157' of depth.
- Adjacent to the highly trafficked intersection of Canal and Broad Streets and includes three parcels: 2623, 2625 and 2629 Canal Street.
- HU-MU Zoning offers a variety of permitted uses, ranging from medical, restaurant, office and residential.
- All offers are subject to approval by Walgreens Real Estate Committee.

JOIN THESE RETAILERS



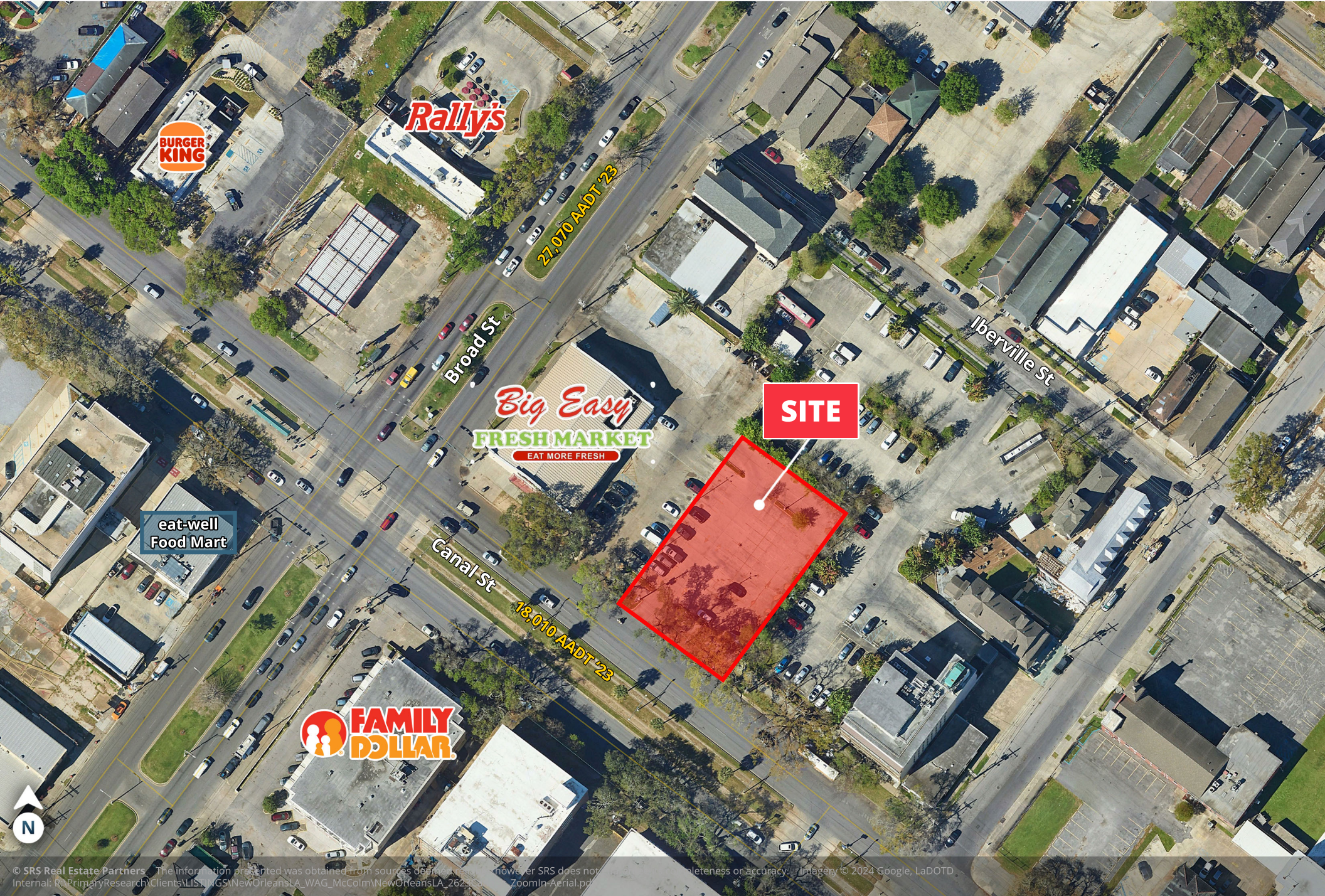
TRAFFIC COUNTS

Canal St	18,010 AADT '23
S Broad St	27,070 AADT '23
Tulane Ave	30,457 AADT '23
I-10	141,054 AADT '23

Source: LaDOTD

Broad St & Canal St

2623, 2625, 2529 Canal St | New Orleans, LA 70119



Rally's

Big Easy
FRESH MARKET
EAT MORE FRESH

eat-well
Food Mart

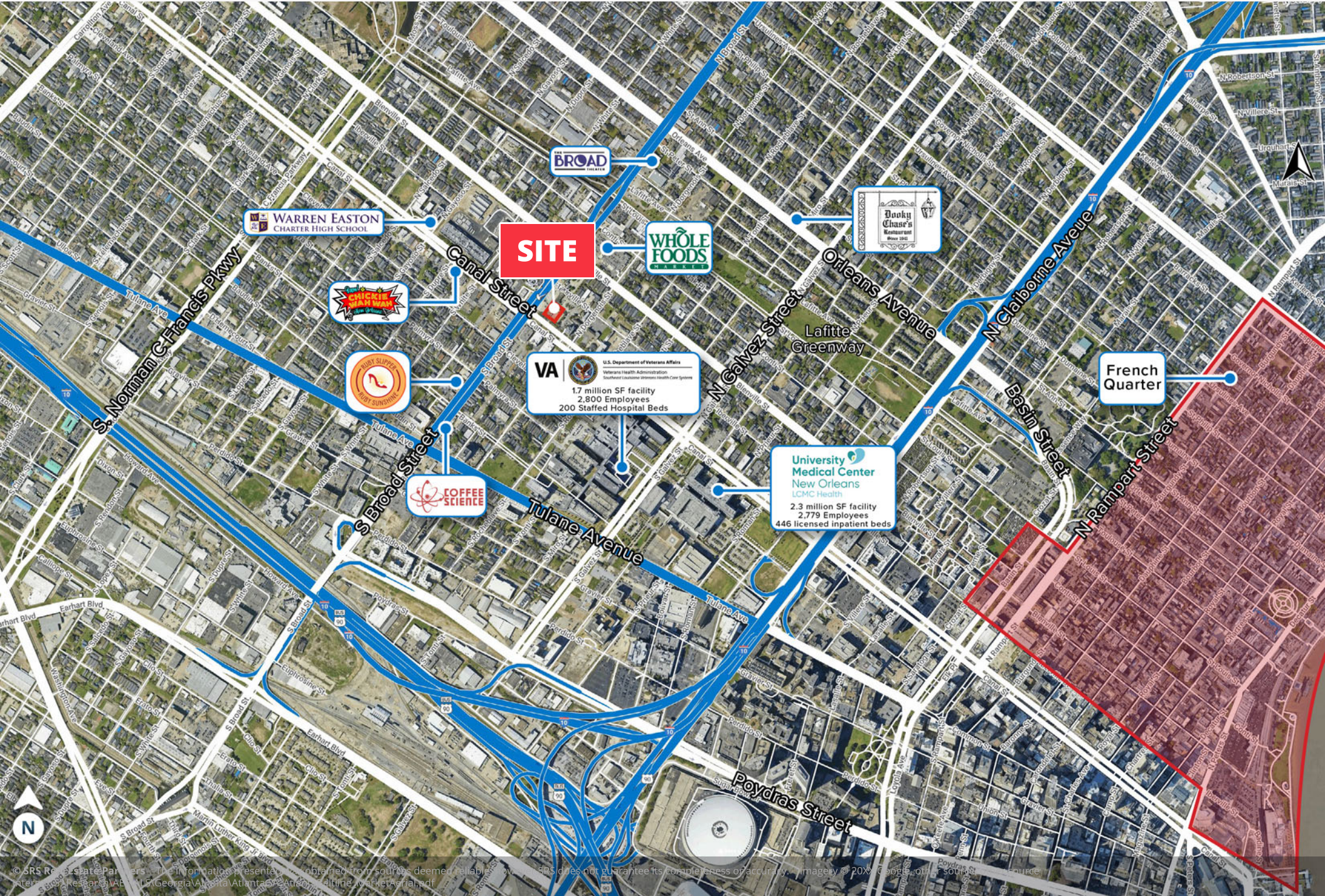


SITE



Broad St & Canal St

2623, 2625, 2529 Canal St | New Orleans, LA 70119



SITE

WARREN EASTON
CHARTER HIGH SCHOOL

BROAD
STREET

WHOLE
FOODS
MARKET

Booby
Chase's
RESTAURANT

CHUCK'S
CHICKEN

DRURY
SUPPER
CLUB

VA
U.S. Department of Veterans Affairs
Veterans Health Administration
Southeast Louisiana Veterans Health Care System
1.7 million SF facility
2,800 Employees
200 Staffed Hospital Beds

COFFEE
SCIENCE

University
Medical Center
New Orleans
LCMC Health
2.3 million SF facility
2,779 Employees
446 licensed inpatient beds

French
Quarter

Demographics

2623, 2625, 2529 Canal St | New Orleans, LA 70119



DEMOGRAPHIC HIGHLIGHTS

1 MILE

24,643	37,820	\$79,287	11,532
Population 2025	Total Daytime Population	Average Household Income	Total Households

3 MILES

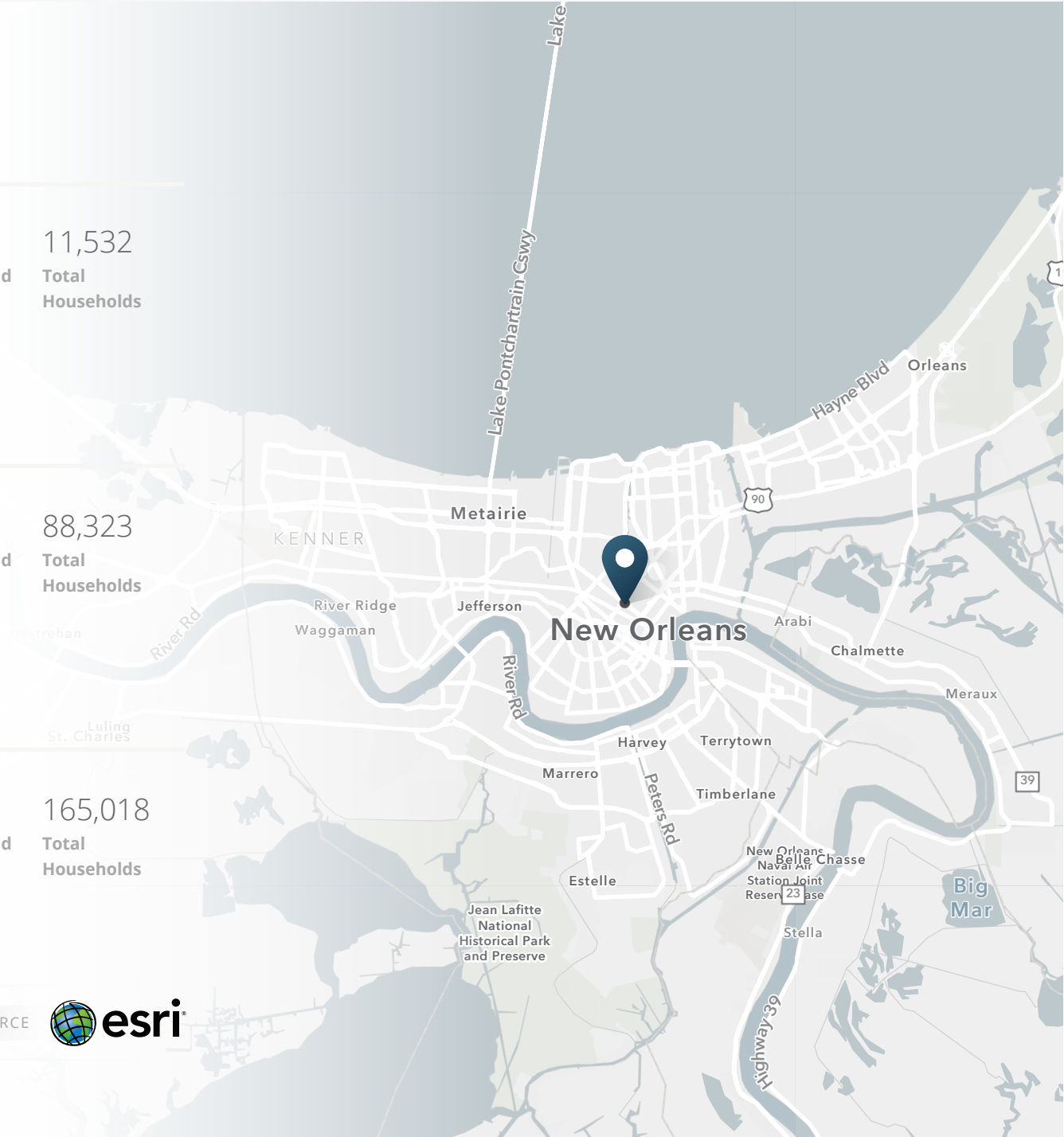
181,850	257,263	\$102,618	88,323
Population 2025	Total Daytime Population	Average Household Income	Total Households

5 MILES

355,061	442,369	\$104,678	165,018
Population 2025	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

stirling

Stirling Properties

8601 Poydras Street, Suite 1777
New Orleans, LA 79130

Macon McColm

210.573.5222
macon.mccolm@srsre.com

Ben Graham

225.329.0268
bgraham@stirlingprop.com

SRSRE.COM

©2025 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.