



SALE

Dollar Tree Anchored Retail Center

8225-8233 JEFFERSON HIGHWAY

Harahan, LA 70123



PRESENTED BY:

TIMOTHY THOMPSON

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Positioned along the highly traveled Jefferson Highway, 8225-8233 Jefferson Highway offers exceptional visibility, strong daily traffic, and excellent accessibility. The property is conveniently located, with easy access to Clearview Parkway & the Huey P Long Bridge ensuring seamless connectivity. The surrounding area boasts a dynamic blend of national retailers, well-established local businesses, and dense residential communities, creating a vibrant and diverse customer base.

Notable nearby locations include Winn-Dixie, Walmart, The Blake at Colonial Club, Anytime Fitness, various QSRs and more, all contributing to a strong retail presence and consistent consumer traffic in the area.

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PROPERTY DESCRIPTION

SVN | Urban Properties is proud to introduce a prime retail investment opportunity in Harahan, LA.

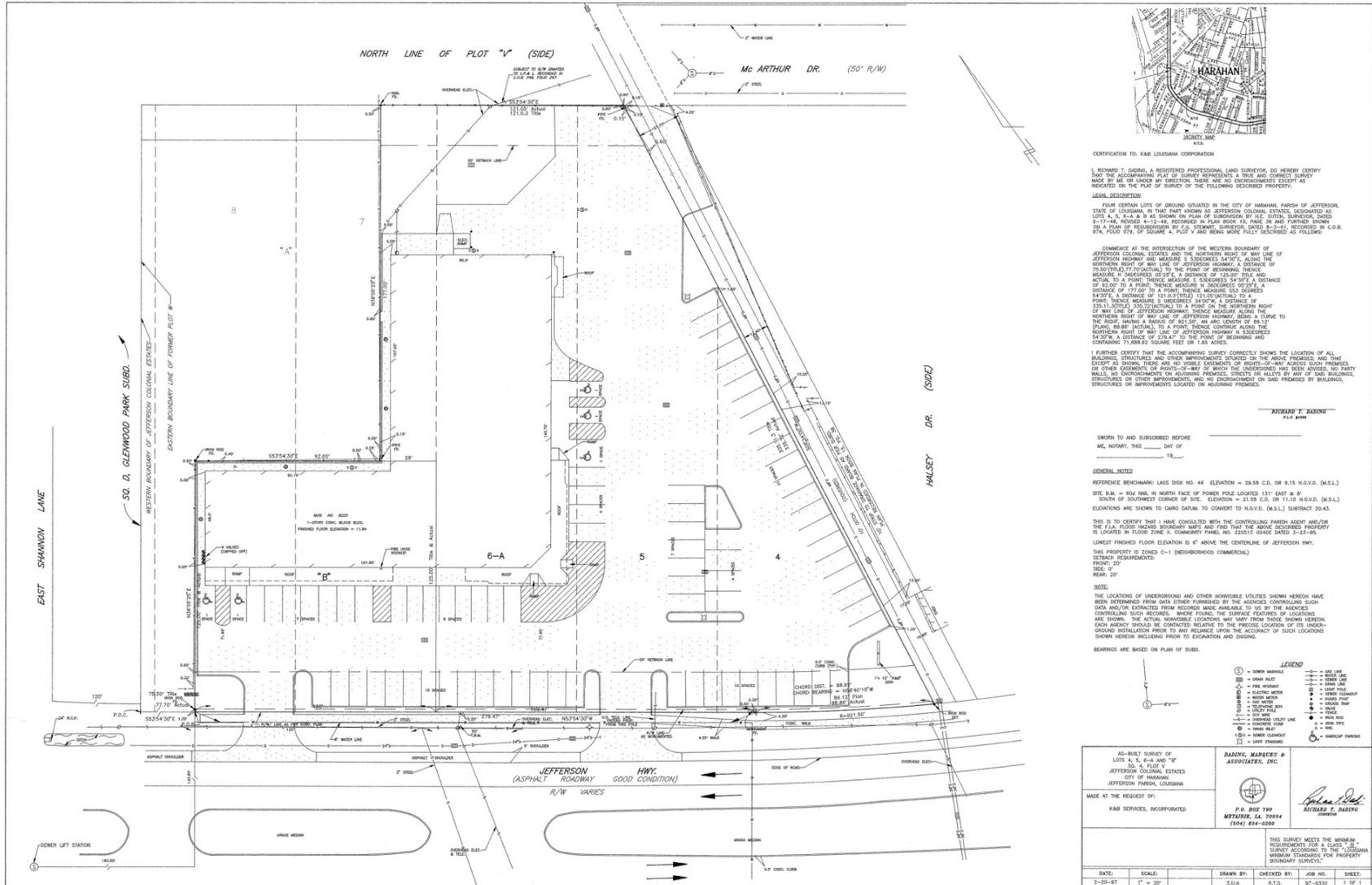
8225-8233 Jefferson Highway is a +/-16,428 SF retail center anchored by Dollar Tree, one of the center's newest and most prominent additions. The property is 93% leased, currently featuring a diverse tenant mix, including Quality Nail (nail salon), Bon Temps (boutique), and Scoop There It Is (ice cream shop). The center offers ample parking, with two points of ingress and egress along Jeff Hwy.

The center presents an exceptional investment opportunity along one of the busiest thoroughfares in the area.

OFFERING SUMMARY

SALE PRICE:	\$3,087,000
CAP RATE:	8.00%
NUMBER OF UNITS:	5
LOT SIZE:	±1.65 Acres
BUILDING SIZE:	±16,428 SF
ZONING:	C-1

SURVEY



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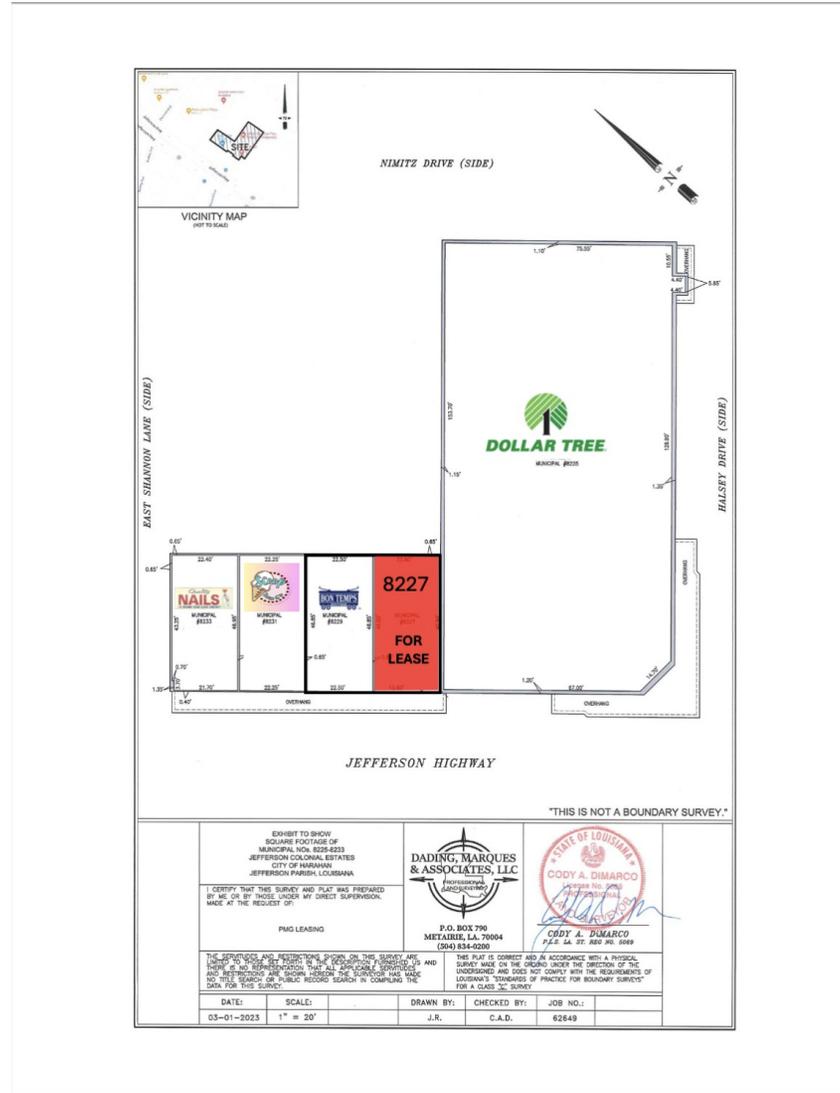
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SITE PLAN



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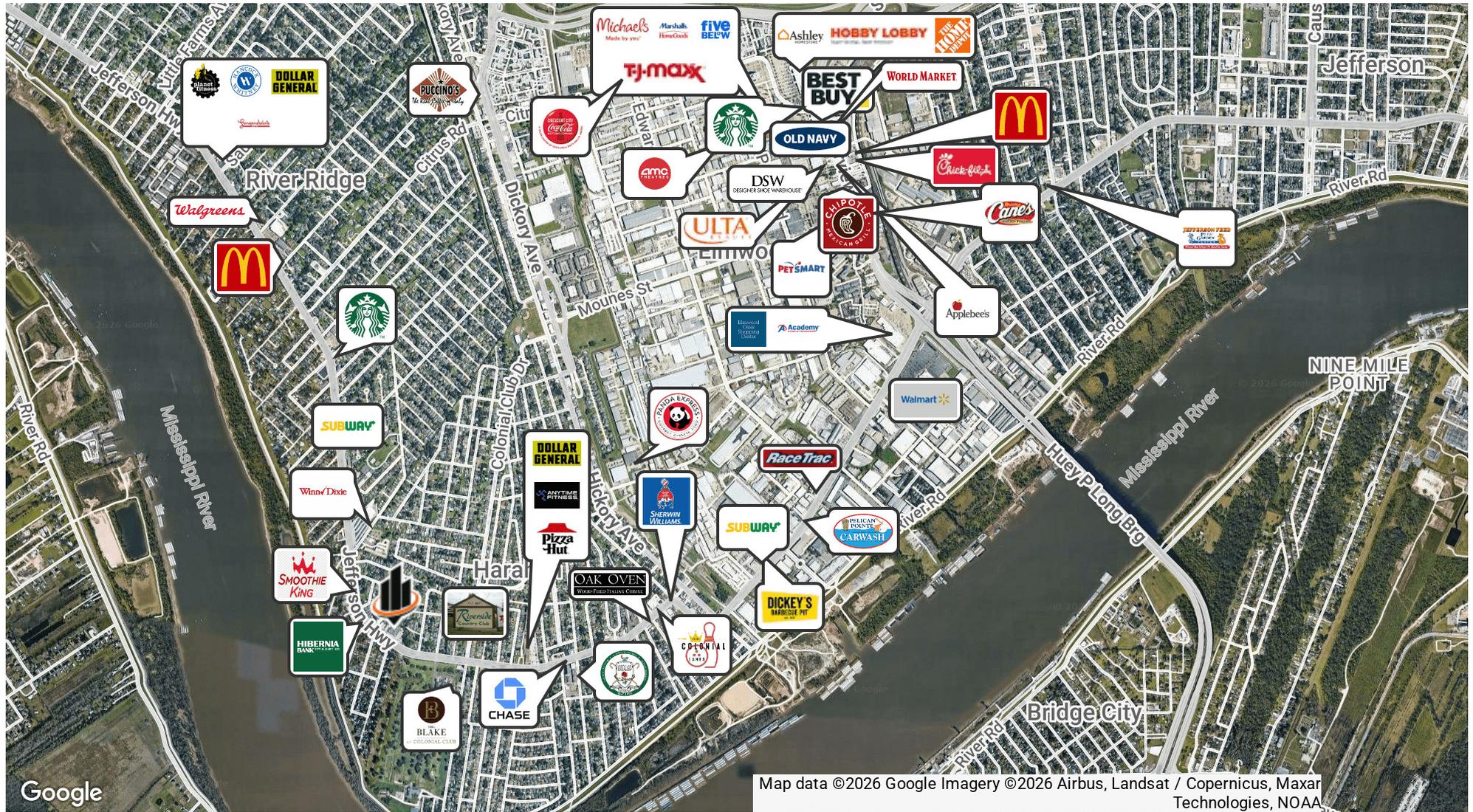
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

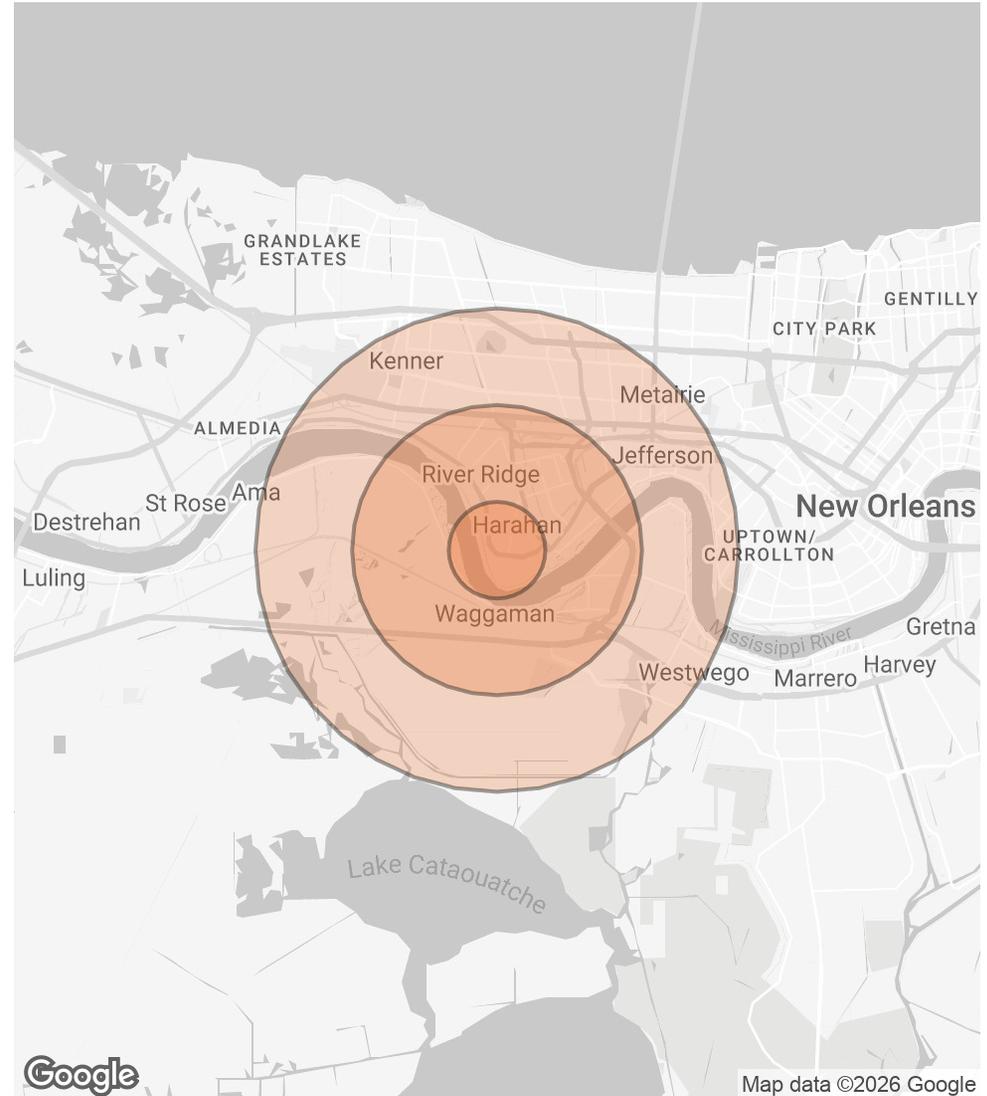
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,208	50,370	146,478
AVERAGE AGE	46	43	42
AVERAGE AGE (MALE)	44	42	41
AVERAGE AGE (FEMALE)	48	44	43

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,974	21,944	63,447
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$118,061	\$85,473	\$87,414
AVERAGE HOUSE VALUE	\$373,188	\$277,349	\$310,515

Demographics data derived from AlphaMap



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MEET THE TEAM



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