



ALGIERS PLAZA OUTPARCEL

FOR SALE OR GROUND LEASE

3000 Holiday Dr, New Orleans, LA 70131



COMMERCIAL
REAL ESTATE

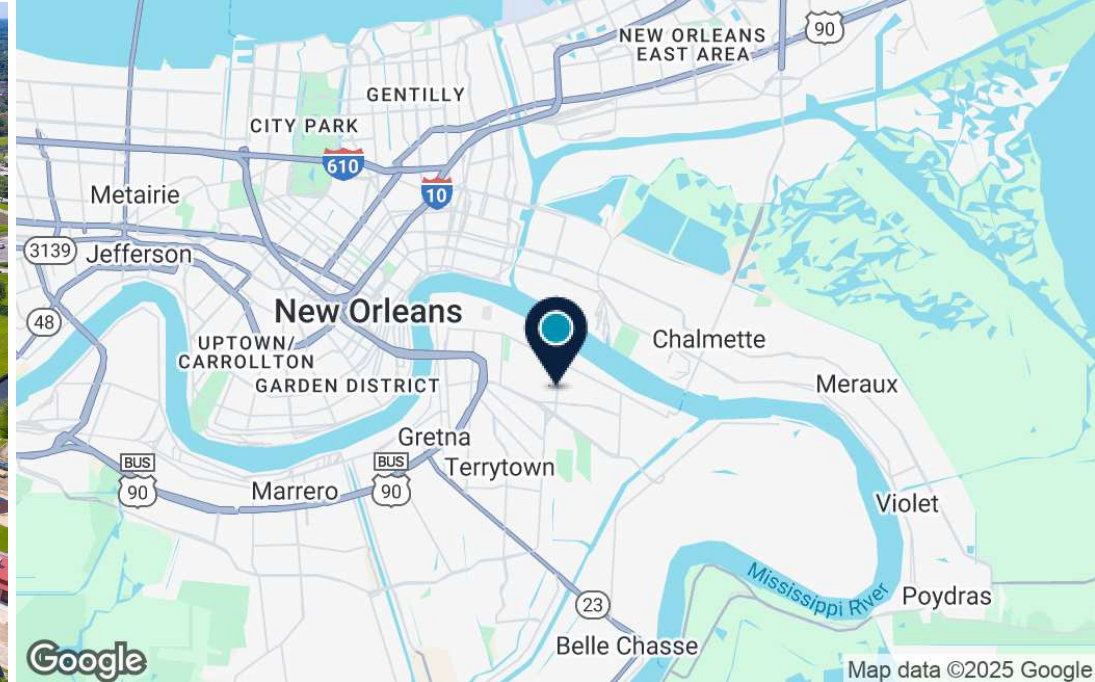


Steven Reisig, CCIM

504.620.0349
sreisig@srsa-realestate.com

Christopher Robertson, J.D. / C.P.A.

504.293.5801
chris@srsa-realestate.com



PROPERTY & LOCATION DESCRIPTION

Embrace the potential of this exceptional property located in the vibrant New Orleans area. Zoned C-3, this prime site presents a compelling opportunity for savvy land and retail-pad investors. Just under 1.5 acres, this outparcel—part of Algiers Plaza Shopping Center—is available for sale or ground lease. The center is anchored by Aldi (formerly Winn-Dixie) and Walgreens, with tenants including Burlington and TJ Maxx. With its strategic zoning and coveted location, this property offers a versatile canvas for a wide range of commercial ventures. From retail to service-oriented businesses, the possibilities are as vast as the potential clientele this area attracts. Whether envisioning a flagship store, vibrant eatery, or dynamic business hub, this property is primed to bring your vision to life in the bustling New Orleans district. Seize this chance to make your mark in this dynamic and thriving commercial landscape.

OFFERING SUMMARY

Outparcel:	62,207 SF
Lot Size:	1.47 Acres

SPACE	LEASE RATE	SALE PRICE	SIZE
Outparcel:	\$85,000 / yr (Ground)	\$850,000	62,207 SF

HIGHLIGHTS

- High visibility location
- Outparcel to Algiers Plaza Shopping Center
- Ideal for diverse business needs
- Zoning: C-3
- Opportunity for prominent presence
- 5 miles from Downtown New Orleans



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DOWNTOWN NEW ORLEANS



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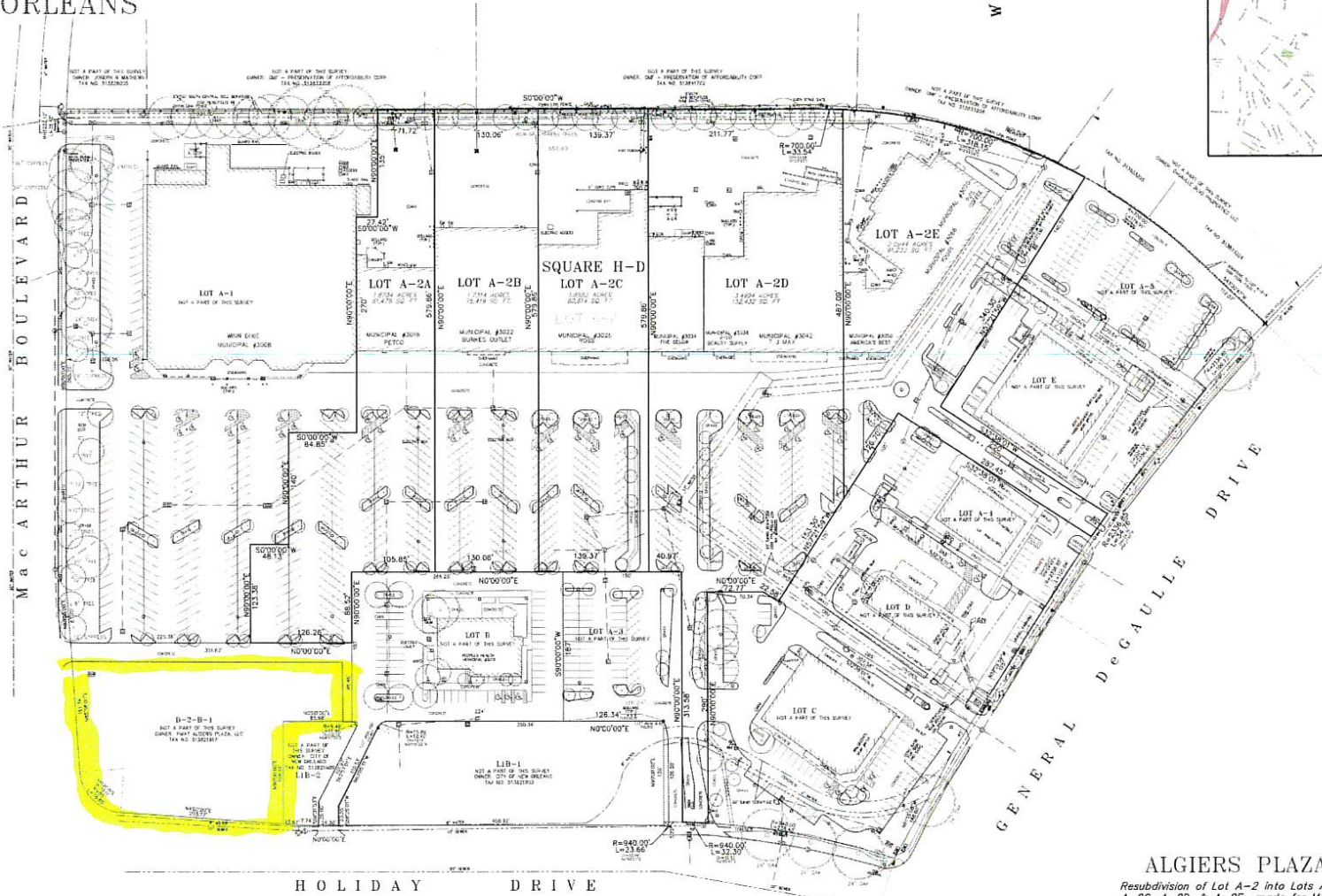
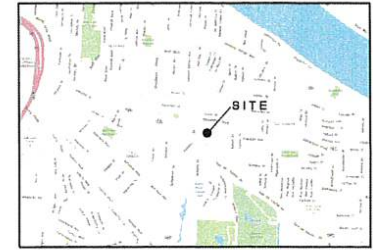
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CAZELAR PLANTATION
FIFTH DISTRICT
NEW ORLEANS

KABEL DRIVE (SIDE)
RUE PARC FONTAINE (SIDE)



ALGIERS PLAZA

Resubdivision of Lot A-2 into Lots A-2A, A-2B, A-2C, A-2D, & A-2E made for Marcus & Millicap at request of Algiers Plaza, LLC.
New Orleans, La. April 5, 2024

Revised May 10, 2024

It is hereby certified that this plat is a subdivision of a survey made on the ground under the supervision and

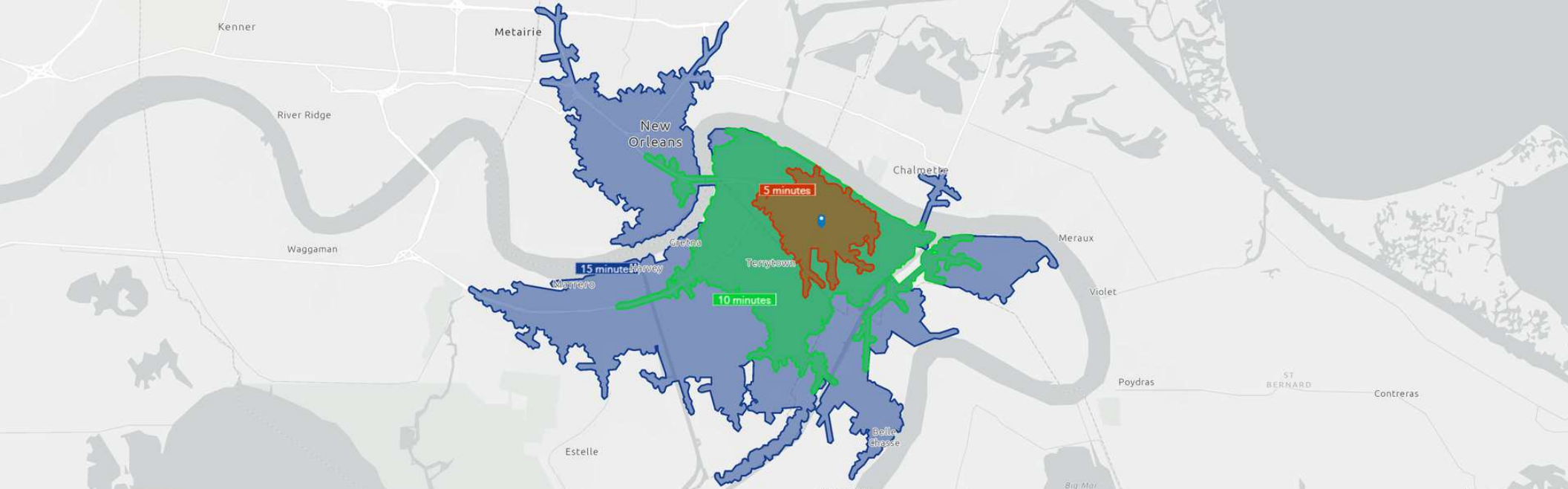
under the supervision of a licensed surveyor.

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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	31,081	102,587	281,913
DAYTIME POPULATION	25,387	108,042	343,175
TOTAL HOUSEHOLDS	12,219	43,051	123,891
MEDIAN HH INCOME	\$48,924	\$53,298	\$53,362
TOTAL BUSINESSES	889	5,914	18,800



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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