#### **MAC BAUER**

Office: 504-523-4481 Direct: 504-620-8131 mbauer@stirlingprop.com

### **OPPORTUNITY**IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

**SUMMARY** 

RETAIL MAP

SITE PLAN

LOOR PLAN

PHOTO:

DEMOGRAPHICS

#### **GROUND LEASE NNN**

#### **BUILDING SIZE**

+/- 20,700 SF

#### LAND SIZE

· Approx. 1.295 Acres

#### PROPERTY DESCRIPTION

This prime Mid-City location is easily accessible from anywhere in the city and provides more than ample parking on a shared parking lot. The I-10 interchange, Costco Wholesale store and Xavier University, among other local landmarks, are all located within 3 blocks of this property.

#### **TRAFFIC COUNT (ADT 2019)**

On South Carrollton Avenue, south of I-10: 52,506

#### **NEARBY LANDMARKS**

- Costco Wholesale
- Xavier University of Louisiana
- Five Happiness Chinese Restaurant
- IHOP
- McDonald's
- CVS
- Exxon







#### **MAC BAUER**

Office: 504-523-4481 Direct: 504-620-8131 mbauer@stirlingprop.com

# **OPPORTUNITY**IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

**RETAIL MAP** COSTCO Foot Locker 5 SITE

**MAC BAUER** 

Office: 504-523-4481 Direct: 504-620-8131 mbauer@stirlingprop.com

### **OPPORTUNITY** IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SITE PLAN



**MAC BAUER** 

Office: 504-523-4481 Direct: 504-620-8131 mbauer@stirlingprop.com

### **OPPORTUNITY**IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SUMMARY

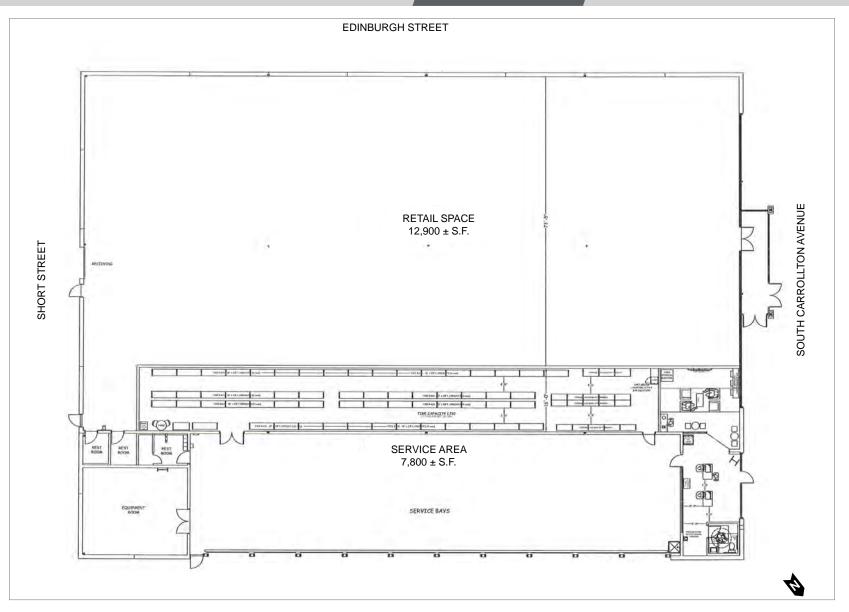
RETAIL MAP

SITE PLAN

**FLOOR PLAN** 

**PHOTOS** 

**DEMOGRAPHICS** 



#### **MAC BAUER**

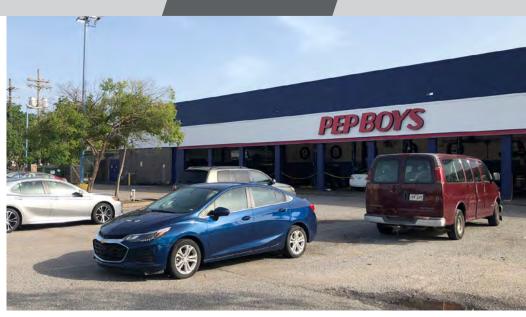
Office: 504-523-4481 Direct: 504-620-8131 mbauer@stirlingprop.com

### **OPPORTUNITY**IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

**PHOTOS** 









#### **MAC BAUER**

Office: 504-523-4481 Direct: 504-620-8131 mbauer@stirlingprop.com

# **OPPORTUNITY**IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SUMMARY

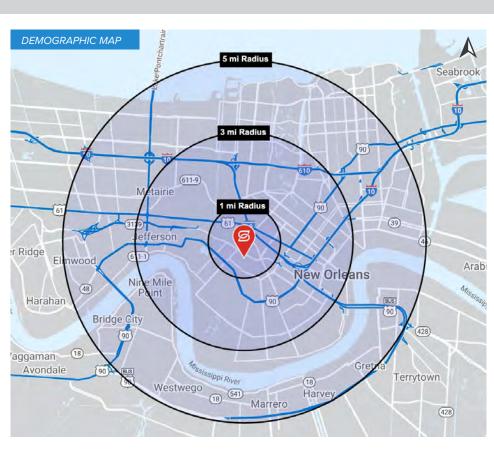
RETAIL MAI

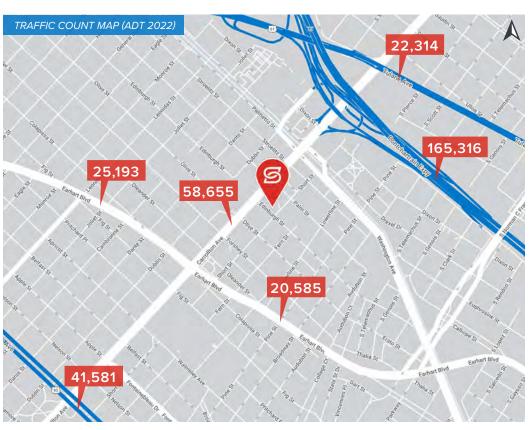
SITE PLAN

FLOOR PLAN

PHOTOS

DEMOGRAPHICS





#### 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	26,055	171,221	366,309

	TIVILE	3 WILE	5 MILE
	\$78.935	\$100,764	\$94.926
AVG. HH INCOME	Ψ. σ,σσσ	Ψ.σσ,, σ.	ΨΟ 1,020

_	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	10,738	79,525	169,638