

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



SUMMARY

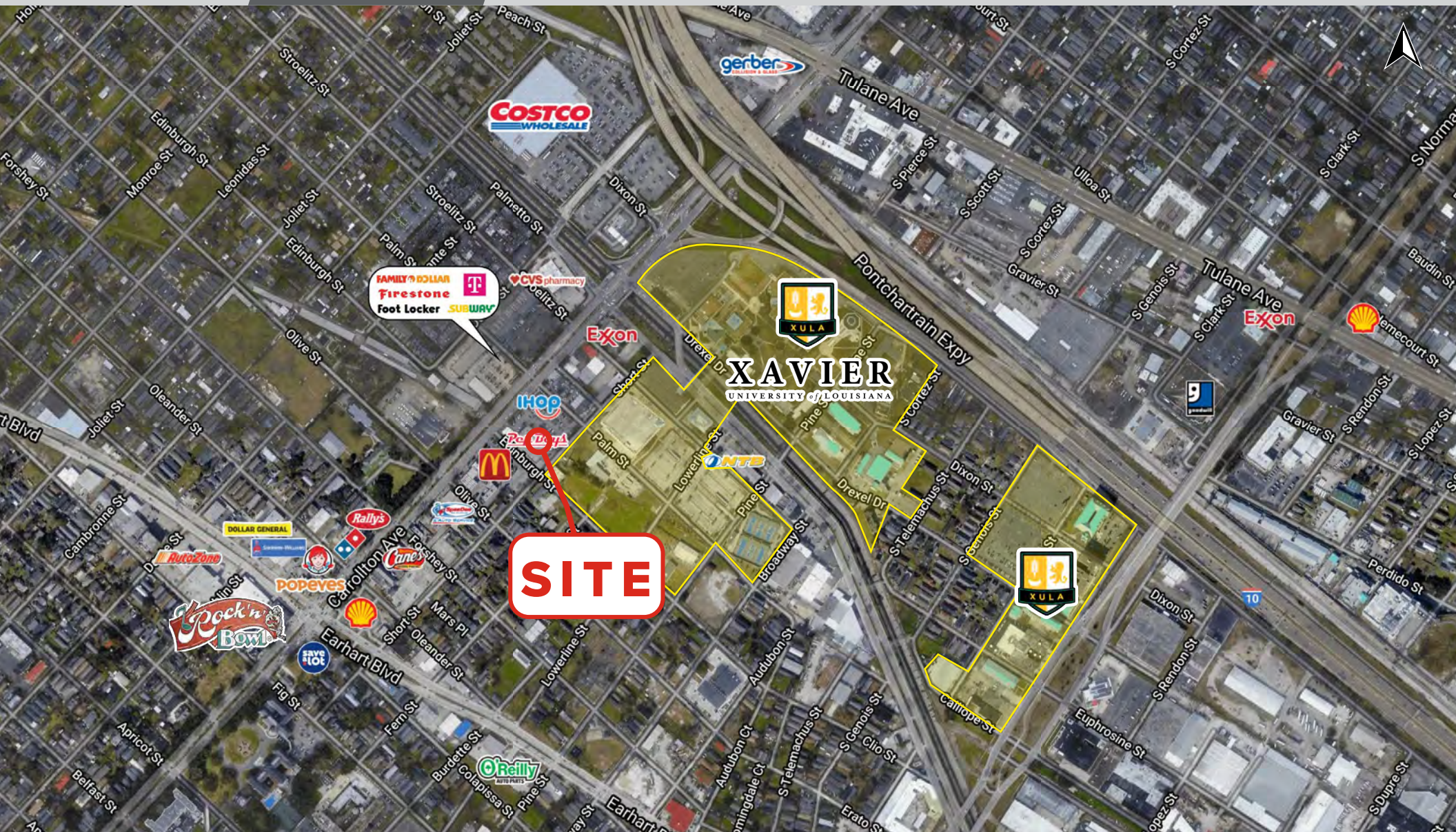
RETAIL MAP

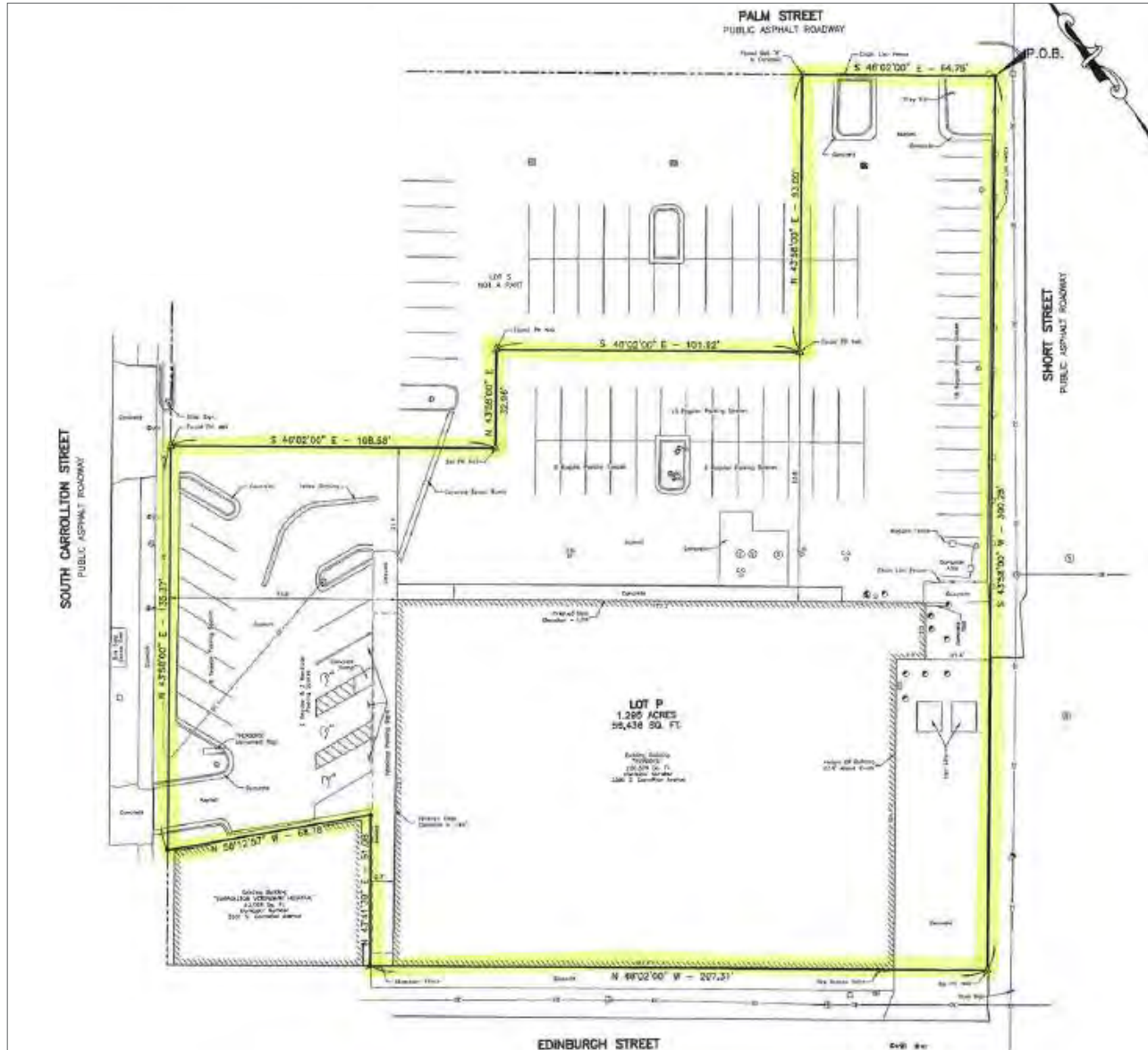
SITE PLAN

FLOOR PLAN

PHOTOS

DEMOGRAPHICS





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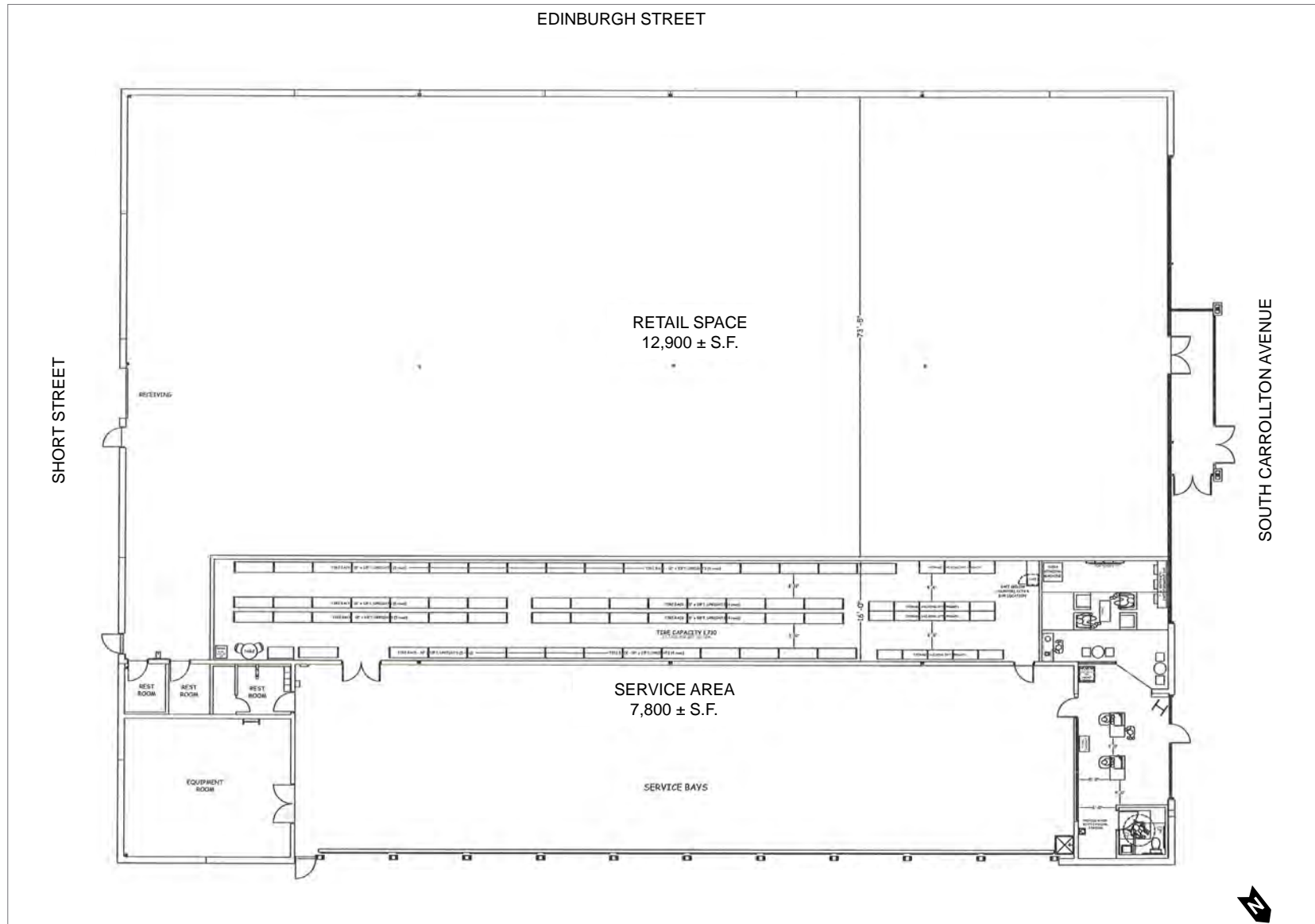
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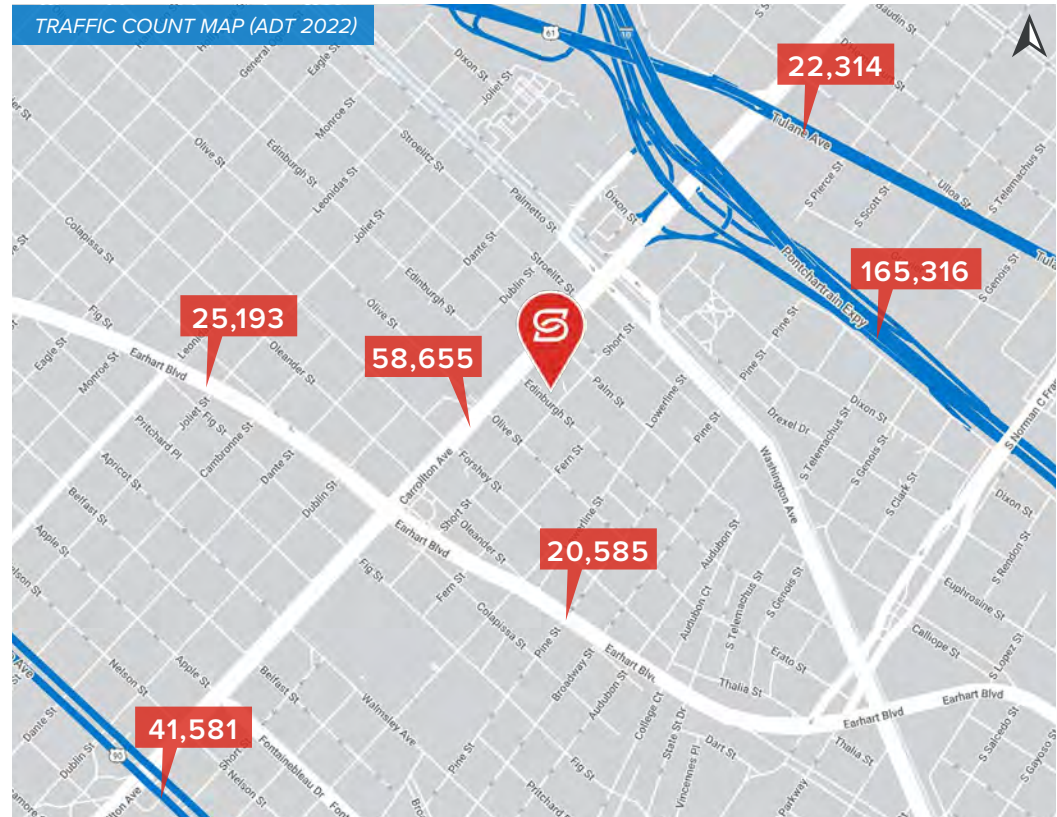
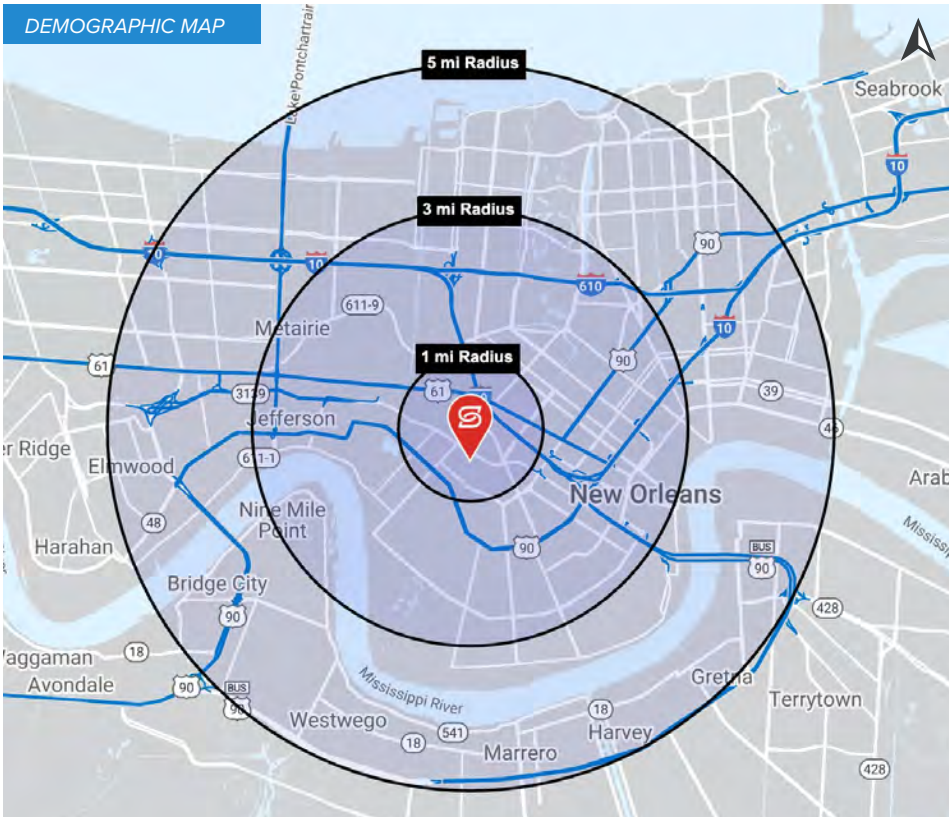
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2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
 POPULATION	26,055	171,221	366,309	 AVG. HH INCOME	\$78,935	\$100,764	\$94,926	 HOUSEHOLDS	10,738	79,525	169,638