



JEFFERSON HWY BTS/GL 988 JEFFERSON HWY JEFFERSON, LA 70121

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L+A RETAIL

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PROPERTY DESCRIPTION

Prime pad site available for ground lease or build-to-suit in the Ochsner Medical corridor, located at 988 Jefferson Hwy, Jefferson, LA 70121! This property benefits from significant daily traffic counts, convenient access to major thoroughfares including Airline Drive, Causeway Boulevard, and I-10, and proximity to dense residential neighborhoods and the main Ochsner campus. The site provides outstanding frontage and signage potential, making it ideal for drive-thru coffee, quick service restaurants, medical offices, financial services, or specialty retail. Ownership is open to a ground lease or BTS, providing tenants the flexibility to create a space tailored to their operational needs in a growing market.

THE DETAILS

GLA	+/- 17,000 SF
Acres	0.39
Lease Structure	Ground Lease or BTS
Lease Rate	\$4 psf + NNN

AERIAL



Ochsner
Health

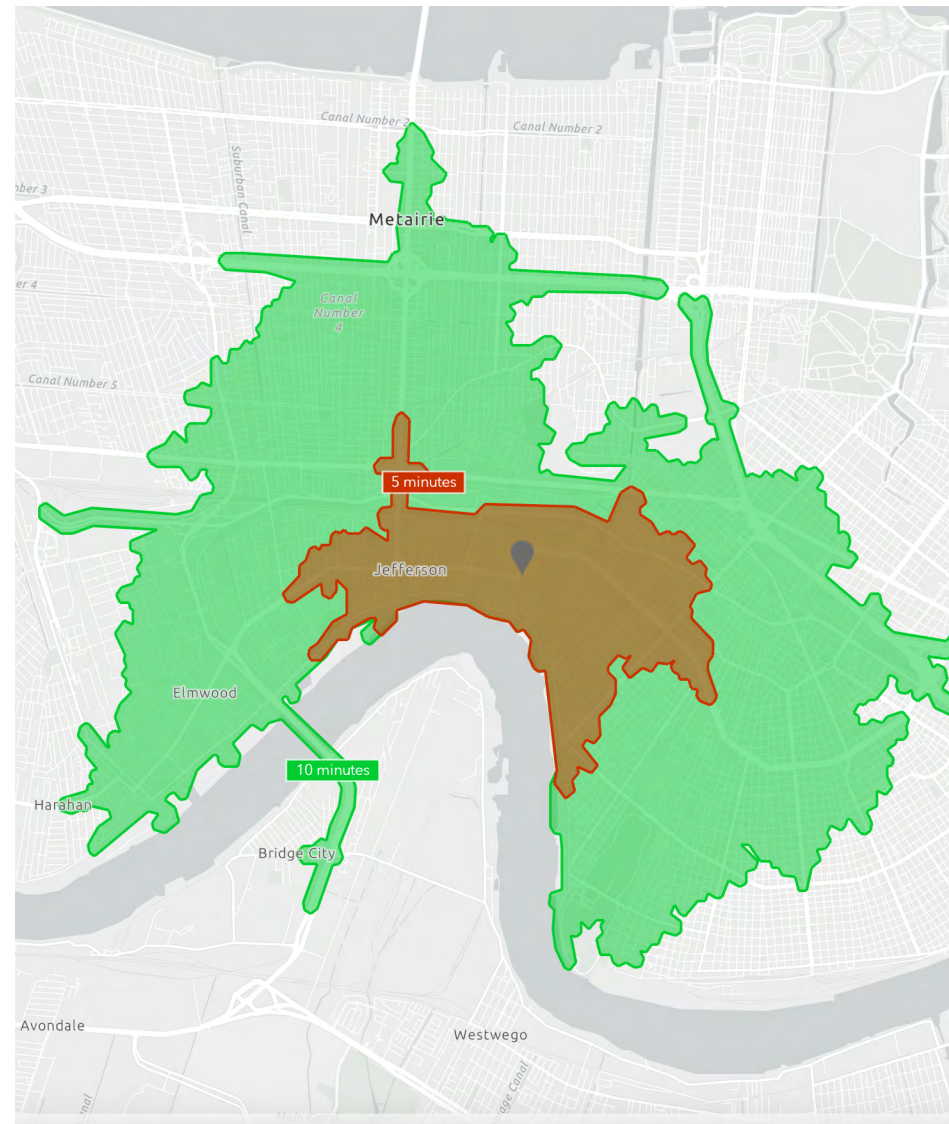
NEW ORLEANS ORIGINAL
DAIQUIRIS

JEFFERSON HWY
AADT: 20,000 VPD



DEMOGRAPHICS

DRIVE TIME	5-MIN	10-MIN
Total Population	345,936	748,329
Total Households	158,852	310,881
Average HH Income	\$102,856	\$91,572
Average Age	40.6	40.1
Average House Value	\$431,062	\$332,745





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