# For Sale

CITGO

7571 W Judge Perez, Arabi, LA 70032 | ±2,654 SF C-Store | 0.52 Acre Lot

NEWMARK

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## 7571 W Judge Perez Dr., Arabi, LA 70032

### Property Summary

±2,654 SF C-Store | 0.52 Acre Lot

Price: $2,200,000 (Includes Real Estate And Ff&E; Inventory Sold Separately)

Busy area near Chalmette, surrounded by a residential neighborhood

Deli, former mechanic space for expansion, & potential for a Daiqsiri Bar with gaming (Requires Approvals)

Average Monthly Sales
$85K (Inside)
$23K (Fuel)
Fuel Supply Agreement until June 30, 2026

Canopies: 23' x 78' and 25' x 40'
Road Frontage: 151.16' along W Judge Perez
Zoning: C-1

| Demographics | 1Mi | 3 Mi | 5Mi |
|---|---|---|---|
| 2025 Population | 7,599 | 62,404 | 200,912 |
| 2025 Households | 3,292 | 25,792 | 87,817 |
| Average Income | $70,466 | $72,860 | $78,572 |
| Avg Home Value | $257,780 | $278,297 | $341,019 |

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## Interior Photos

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## Aerial View