

## For Lease

### Available

- Suite D-1 = 2,405 SF

### Property Summary

New construction located on South Claiborne Avenue, just minutes away from Downtown New Orleans, Mercedes-Benz Superdome, Smoothie King Center, and the I-10/Highway 90 exchange. The area boasts some of the highest traffic counts in New Orleans with strong retail continuing to develop in this corridor. The property features two buildings and offers 55 parking spaces.

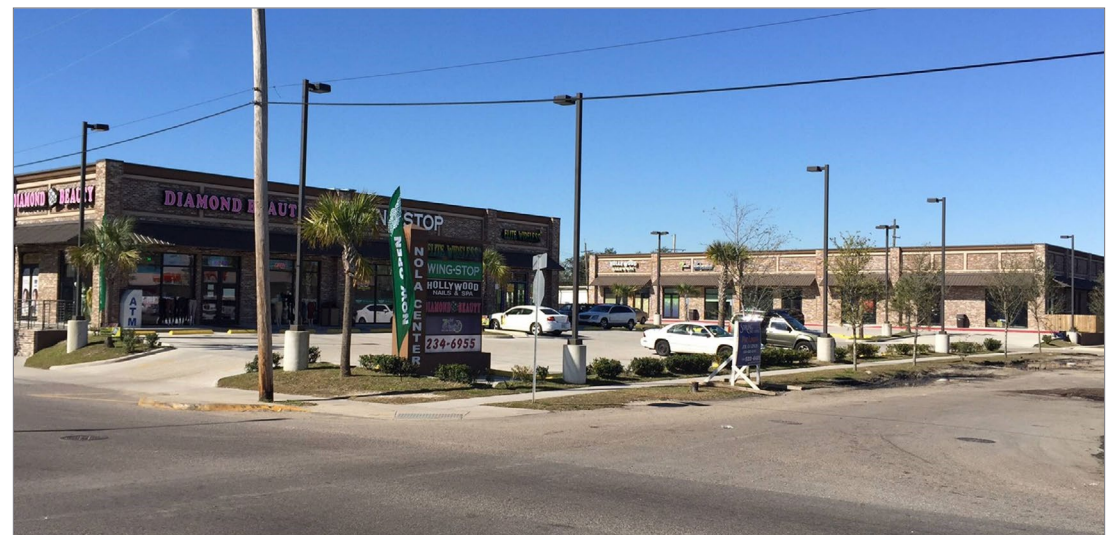
### Tenants Include

- Sereen Beauty Supply
- Hollywood Nails & Spa
- 7 O'Clock Dental
- Elite Wireless
- AT&T
- Styled by Royalty Hair Gallery

### Traffic Counts (ADT 2016)

- On South Claiborne Avenue, northeast of Martin Luther King Jr. Boulevard: 69,963
- On South Claiborne Avenue, southwest of Martin Luther King Jr. Boulevard: 46,204

2019 Demographics	1 mi.	3 mi.	5 mi.
Population	28,296	197,652	394,154
Avg. HH Income	\$42,003	\$73,218	\$69,194





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# NOLA Center

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