

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10,000.00/month (NNN Ground)
LOT SIZE:	+/- 26,759 SF
ZONING:	S-B2 (Suburban Pedestrian-Oriented Corridor Business District)

PROPERTY DESCRIPTION

2200 Allen Toussaint offers a highly visible, corner development opportunity at a signaled intersection. The site is perfect for a variety of uses.

The site measures +/- 26,759 SF and forms the hard corner of Elysian Fields Ave. & Allen Toussaint Blvd.

Owner will consider a build-to-suit for a qualified tenant.

LOCATION DESCRIPTION

The site is located in the Gentilly neighborhood of New Orleans, less than a mile from Lake Pontchartrain.

Notable nearby locations include Fresenius Kidney Care, Taco Bell, Wendys, Popeyes, Walgreens, Burger King and many more! The University of New Orleans and Southern University at New Orleans are within close proximity as well.

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RETAILER MAP

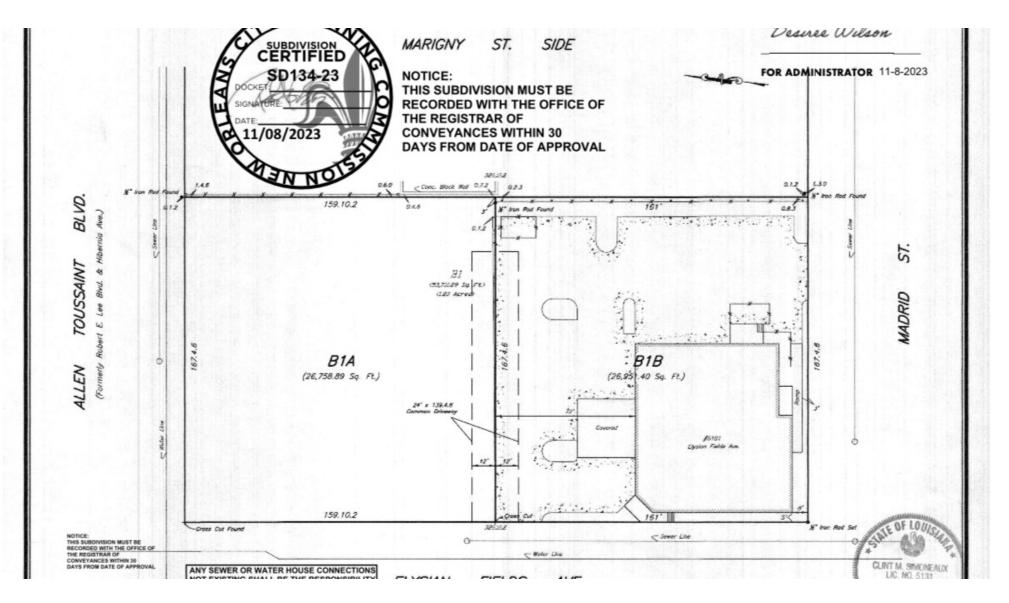


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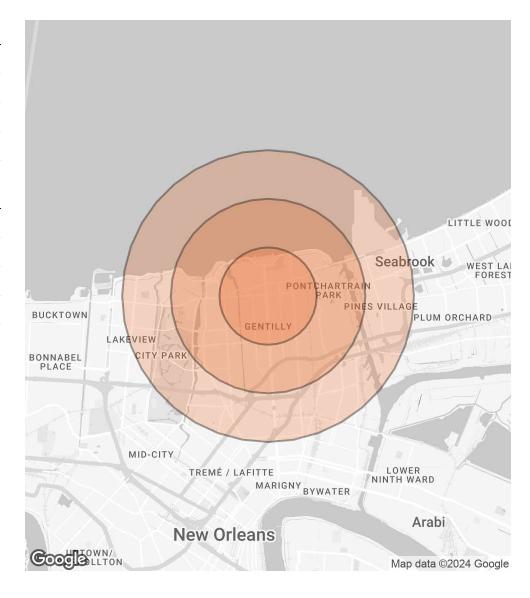
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	14,569	39,202	71,087
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	39	42	41

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,781	15,766	28,820
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$80,628	\$82,034	\$77,823
AVERAGE HOUSE VALUE	\$343,416	\$334,127	\$335,432

Demographics data derived from AlphaMap



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