

### SUMMARY

### AERIAL

### SITE PLAN

### PHOTOS

### RETAIL MAP

### DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Old Gentilly Shopping Center is a neighborhood strip center located directly across from the Walmart Supercenter in the Gentilly Woods area. Due to its excellent location between Chef Menteur Highway and Interstate 10, the site offers great signage visibility. Don't miss out on this great opportunity to join other retailers in the one of the fastest developing areas of New Orleans.

### AVAILABLE

- Suite F: 6,717 SF (Can Subdivide)  
Former rue21 end-cap space

### PARKING

- 112 Spaces

### ZONING

- C-2

### NEARBY RETAIL

- Walmart Supercenter
- Several National Fast Food Restaurants
- Goodyear
- Dollar General
- AutoZone & Harbor Freight

### CO-TENANTS

- Dollar Tree
- Ochsner Health
- Kid's Foot Locker
- LA Nails & Hair Spa
- Wingstop

### TRAFFIC COUNTS (ADT 2024)

- On I-10, south of site: 130,126
- On Elysian Fields Ave, west of site: 26,372







### KEY DEMOGRAPHICS & COMMUNITY

- The Gentilly neighborhood of New Orleans is a growing neighborhood with a mix of residential and commercial developments. This area has a diverse community and a steady customer base for retail and service businesses.
- Well-situated near medical, educational, and residential sectors, ensuring a consistent flow of potential customers.



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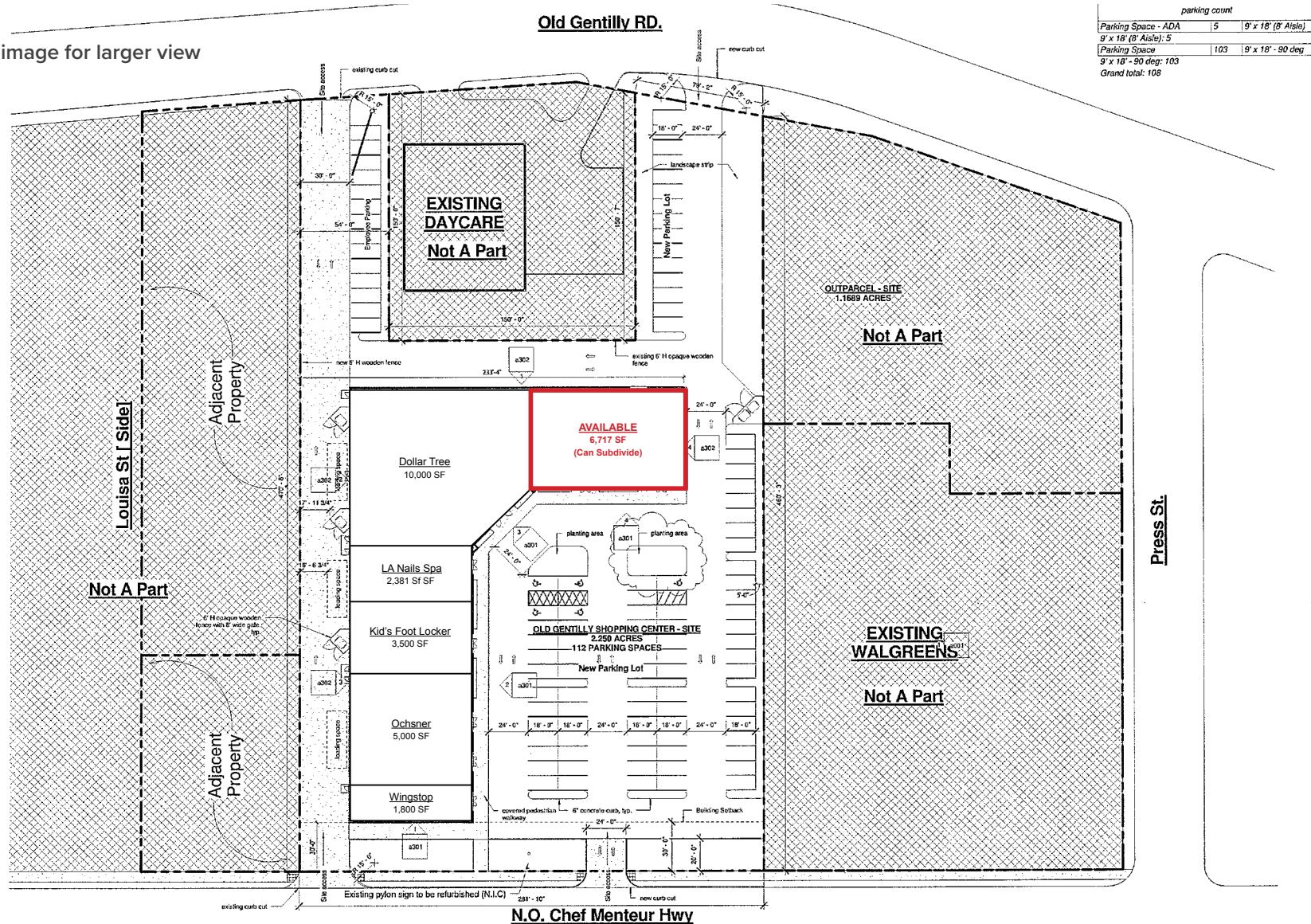
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DEMOGRAPHICS

Click image for larger view





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## 2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

11,126

98,377

221,824

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$63,917

\$63,978

\$79,997

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

4,681

43,772

100,734