CARLY PLOTKIN

RIVER COMMONS

4021 Behrman Place New Orleans, LA

Office: 504-523-4481 Direct: 504-620-8120 cplotkin@stirlingprop.com

Direct: 985-607-5904 gadams@stirlingprop.com

Office: 504-523-4481

GABRIELLE ADAMS



FOR LEASE

PROPERTY DESCRIPTION

River Commons is located in the New Orleans suburb of Algiers at the intersection of Behrman Place and Behrman Highway. Anchored by a 200,000-square-foot Walmart Supercenter, the property is also home to many national and regional retailers, including Dollar Tree, and Cato to name a few.

AVAILABLE

- Suite A 1.289 SF
- Suite D 1,493 SF
- Suite E 1.493 SF Suites D+E=Up to 2.986 SF
- Suite H 1,910 SF
- Suite I-2 1,475 SF
- Suite I-3 1,476 SF
- Suite G 2,032 SF Available 12/1/25
- Suite B 1,480 SF Available 11/1/25

TENANTS INCLUDE

- · Walmart Supercenter
- Wendy's
- Raising Cane's
- · Beauty Master Beauty Supply
- Dollar Tree
- Star Physical Therapy
- Cato
- Mystic Krewe of Femme Fatale
- Entergy Customer Care Center

- New Orleans Sewerage & Water Board Office
- GoAuto Insurance
- Cloud 9 Smoke Shop
- Behrman Cajun Seafood
- Kreative Hands







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SUMMARY

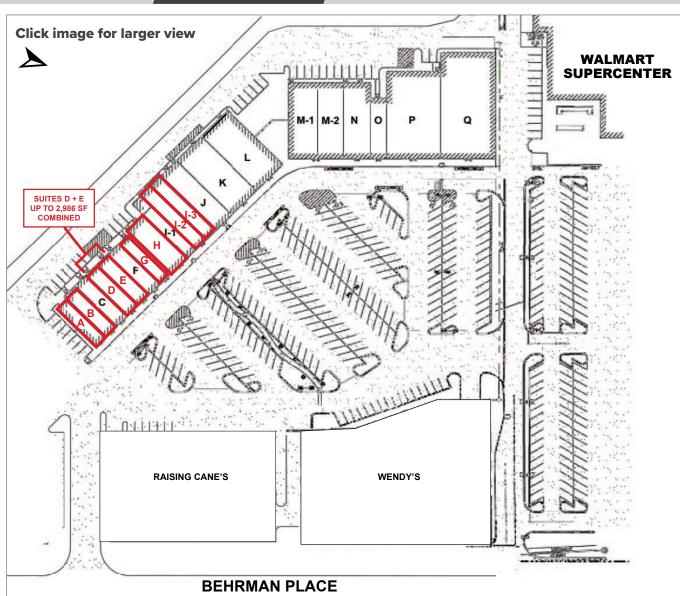
SITE PLAN

RETAIL MAP

PHOTOS

AVAILABLE SUITE PHOTOS

DEMOGRAPHICS



TENANTS

A. AVAILABLE	1,289 51
B. GameStop Available 12/1/25	1,480 SF
C. Behrman Cajun Seafood	1,352 SF
D. AVAILABLE	1,493 SF
E. AVAILABLE	1,493 SF
F. GoAuto Insurance	1,460 SF
G. La Bella Nails Spa Available 12/1/25	2,032 SF
H. AVAILABLE	1,910 SF
I-1. Cloud 9 Smoke Shop	2,011 SF
I-2. AVAILABLE	1,475 SF
I-3. AVAILABLE	1,476 SF
J. Entergy Customer Care	2,980 SF
Center	
K. Cato	4,537 SF
L. In Lease	4,824 SF
M-1. Star Physical Therapy	3,769 SF
M-2. New Orleans Sewerage	3,230 SF
& Water Board Office	
N. Mystic Krewe of Femme Fatale	3,518 SF
O. Kreative Hands	1,624 SF
P. Dollar Tree	8,873 SF
Q. Beauty Master Beauty Supply	9,023 SF

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AVAILABLE SUITE PHOTOS

SUITE A - 1,289 SF FORMER CHECK CASHING, END CAP







SUITES D + E - UP TO 2,986 COMBINED FORMER BANK / FORMER BEAUTY STORE

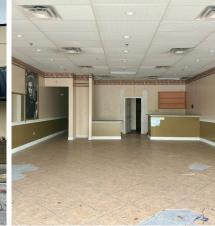






SUITES H - 1,910 SF FORMER SALON





SUITE I-2 - 1,475 SF FORMER CELL SERVICE STORE





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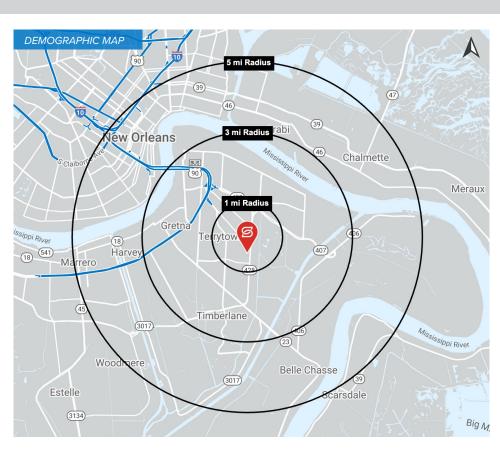
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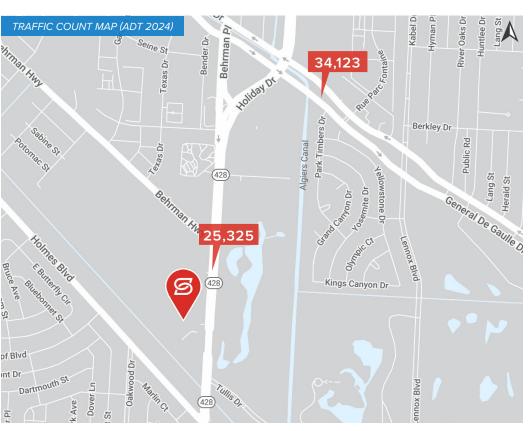
SITE PLAN

RETAIL MAF

PROPERTY PHOTOS AVAILABLE SUITE PHOTOS

DEMOGRAPHICS





2025 DEMOGRAPHICS

_	1 MILE	3 MILE	5 MILE
POPULATION	16,103	102,322	248,081

	INILE	3 WILE	5 WILE
AVG. HH INCOME	\$70,910	\$74,599	\$91,067

2 NAULE

4 BALL E

_	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	6,304	40,558	109,165

E MAILE