## stirling

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# FREE-STANDING MID-CITY RETAIL

1320 N. Broad Street, New Orleans, LA 70119

### **FOR LEASE**

#### PROPERTY SUMMARY

Prime free-standing retail opportunity at the highly-trafficked signalized intersection of N. Broad Street and Esplanade Avenue. The property offers ample off-street parking with great visibility amongst the over 21k vehicles per day.

The building has been brought to shell condition, allowing a tenant(s) a clean slate to construct a buildout that best suits their needs. Note that the rear drive is currently fenced off; however, the fences can be removed, and the drive-lane can be active again.

Contact Agents for additional details.

#### **BUILDING INFO**

6,569 SF

#### LEASE RATE

\$18.27 PSF, NNN

#### PROPERTY HIGHLIGHTS

- · Corner lot on signalized intersection
- · Drive-Thru Opportunity
- · Off-Street Parking

### TRAFFIC COUNTS (ADT 2023)

- Esplanade Avenue: 5,567
- · North Broad Street (Hwy 90):23,956

 2023 DEMOGRAPHICS
 0.5 MILE
 1 MILE

 Population
 8,780
 27,165

 Avg. HH Income
 \$75,775
 \$66,772





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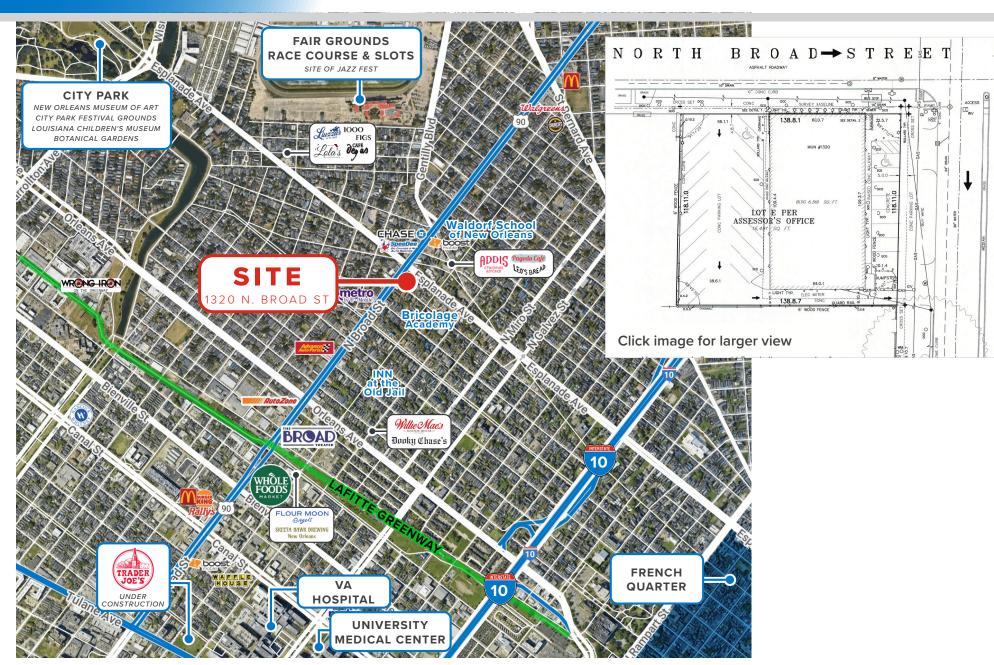
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