

## SUMMARY

## SITE PLAN

## AERIAL

## PHOTOS

## DEMOGRAPHICS

## FOR LEASE

### AVAILABLE

- Suite A-B-C: Up to 6,700 SF  
Entire Free-Standing Building
- Suite D-2: 2,400 SF
- Suite E: 1,923 SF
- Suites D-2 & E can be combined for  
Up to ~4,300 SF

### PROPERTY OVERVIEW

NOLA Center offers an excellent retail opportunity in one of New Orleans' most trafficked thoroughfares. Comprising of two buildings totaling over 16,000 SF, this property is perfectly situated just minutes from Downtown New Orleans, Caesars Superdome, Smoothie King Center, and the I-10/Highway 90 exchange. The property also boasts an abundant 55 parking spaces on over an acre of land.

Noting its convenient location just minutes from downtown, the Garden District, and Uptown, this retail center is ideally positioned to attract a diverse customer base. With direct access to major roadways and nearby entertainment corridors, this center ensures easy accessibility for both customers and tenants.

### TENANTS

- 7 O'Clock Dental
- Hollywood Nails & Spa
- Wingstop

### NEARBY LANDMARKS

- The Home Depot
- Caesars Superdome
- Smoothie King Center

### TRAFFIC COUNT (ADT 2024)

- On South Clairborne Avenue: 78,914



SUMMARY

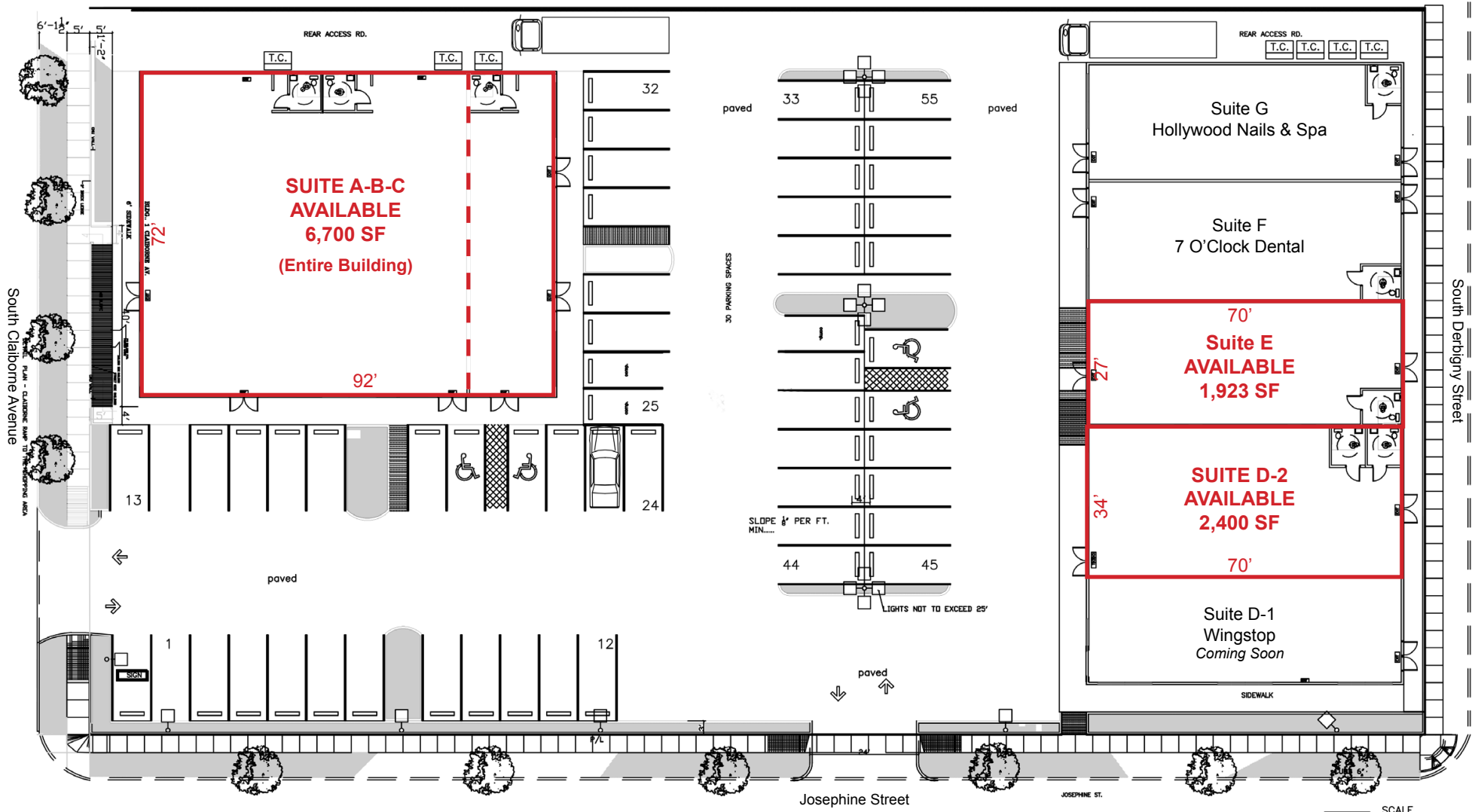
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Click image for larger view





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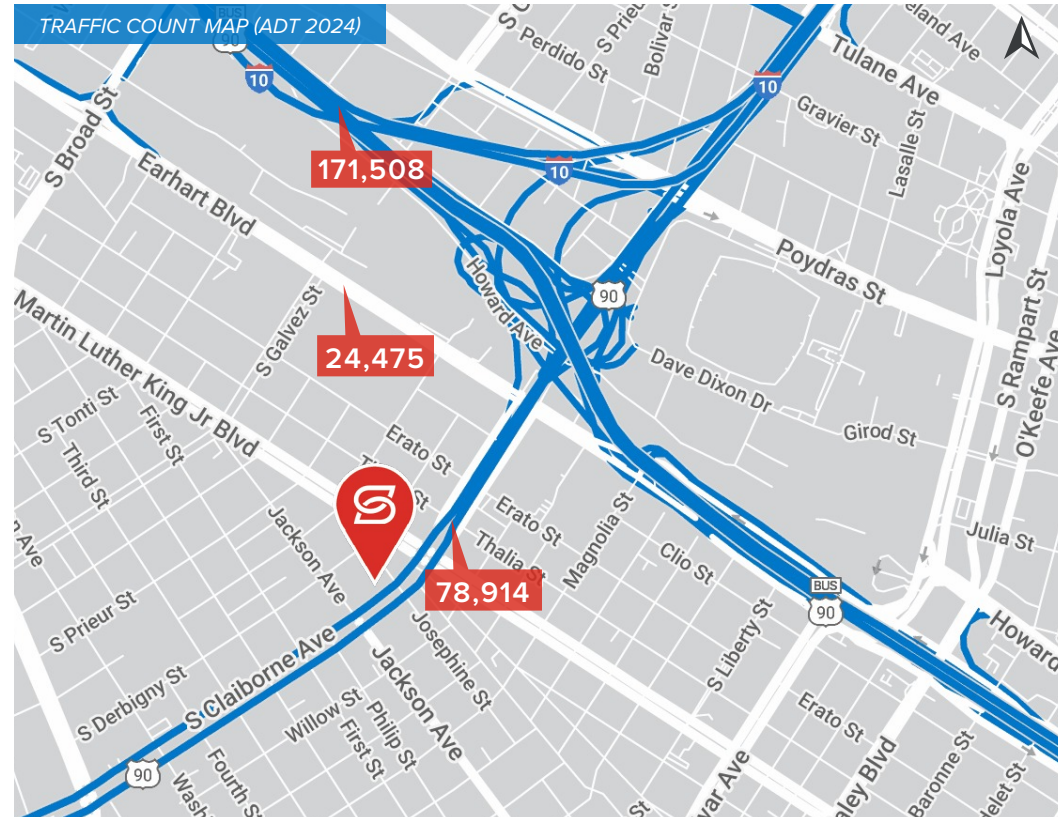
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## 2024 DRIVE TIME DEMOGRAPHICS

3 MIN

5 MIN

7 MIN



24,841

61,302

97,243



3 MIN

5 MIN

7 MIN

\$69,303

\$81,012

\$90,571



3 MIN

5 MIN

7 MIN

11,477

29,624

48,645