

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 Claiborne Avenue: 78,914



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/lessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/lessee deems necessary. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, without notice. 4/25

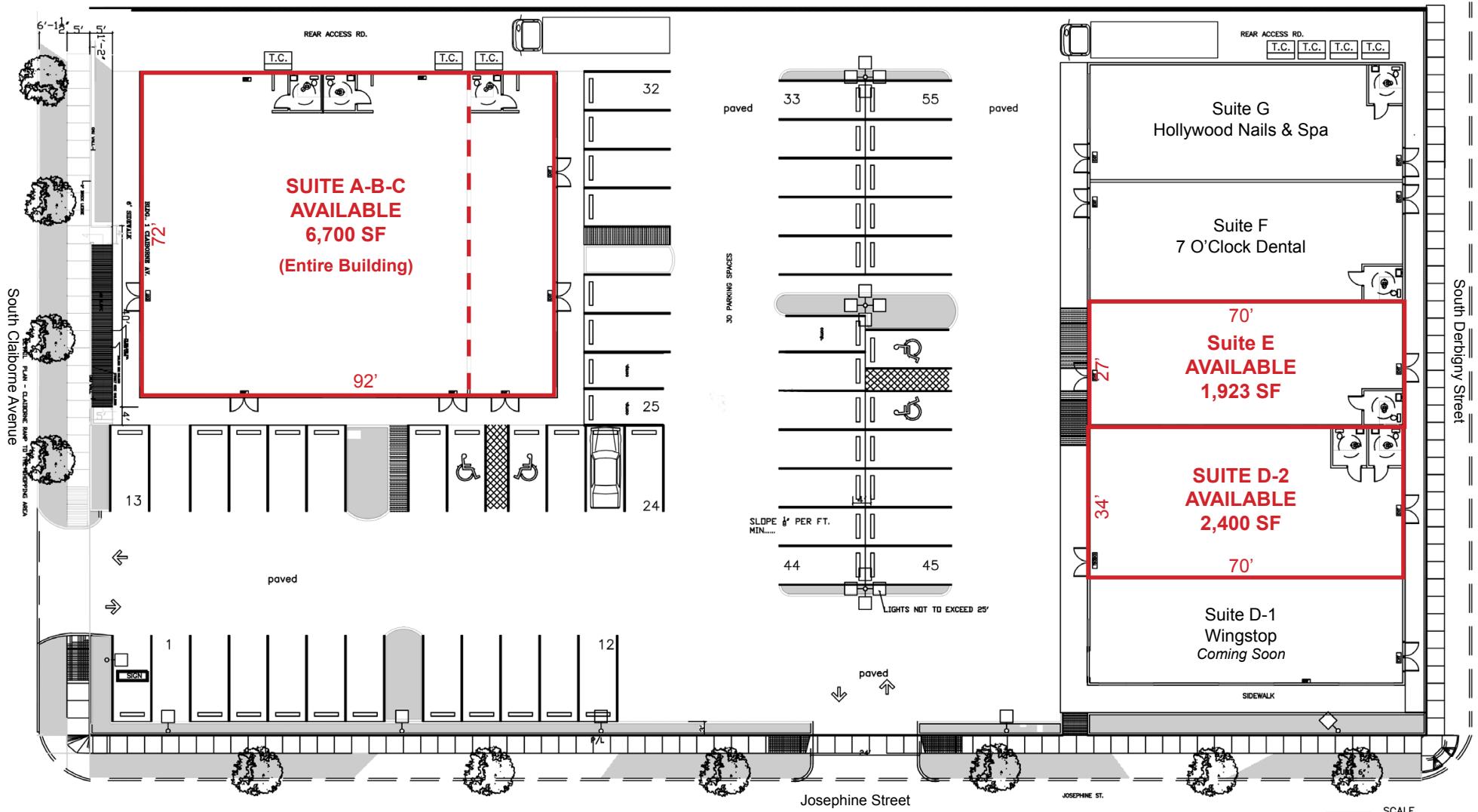
SUMMARY

SITE PLAN

AERIAL

DEMOGRAPHICS

Click image for larger view



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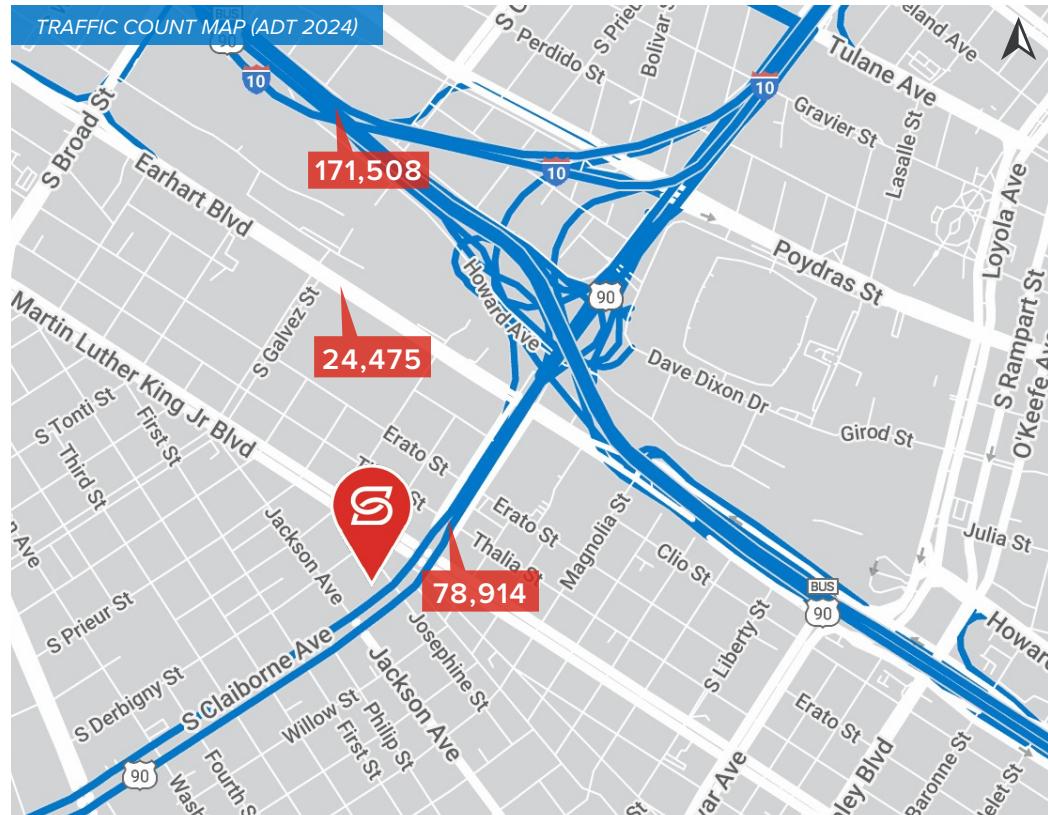
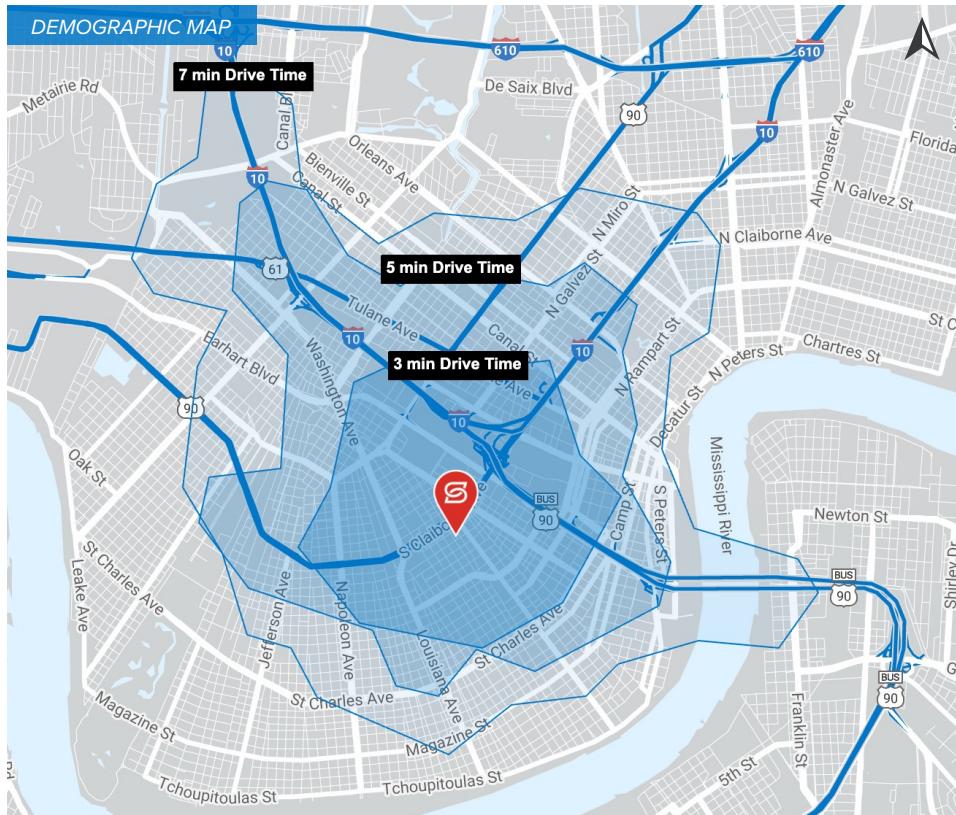
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2024 DRIVE TIME DEMOGRAPHICS

3 MIN

5 MIN

7 MIN



24,841

61,302

97,243



\$69,303

3 MIN

5 MIN

7 MIN



11,477

29,624

48,645