



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
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COMMERCIAL BUILDING | FOR SALE

Investment Property on Bullard in New Orleans East

7030 Bullard Avenue

NEW ORLEANS, LA 70128

Joe Gorman CCIM

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504.582.1406



INCOME PRODUCING SHOPPING CENTER FOR SALE

7030 Bullard Avenue, New Orleans, LA 70128

DESCRIPTION

This 10,000-sf retail center building is located on 20,037 sf of land on Bullard Avenue. It is just one block from the I-10/Bullard Ave intersection in New Orleans East with traffic counts of 14,068 vpd (Bullard) and 79,842 vpd (I-10). The area is significantly residential, including the Barrington Park Subdivision nearby. Also conveniently close are businesses like Waffle House, Premier Honda, and Home Depot.

The property consists of four 2,500-sf retail suites; two are leased, and two are currently available

for lease. Signage is available above suite and on the pylon. The large striped parking lot consists of 40 spaces. HVAC was replaced in 2018, and a new roof was installed in 2008.

Zoned C-2, the center is 50% leased with active leasing on the remaining suites. Income and expense numbers are available upon request.

OVERVIEW

SIZE

10,000 sf (4 - 2,500 sf suites)

OCCUPANCY

50%

SALE PRICE

\$900,000

PARKING

40 spaces in shared lot



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DEMOGRAPHICS AND ZONING



DEMOGRAPHICS (EST. 2025)

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	11,741	53,290	70,086
Average HH Income:	\$78,059	\$66,676	\$62,241
Median HH Income:	\$62,484	\$51,658	\$48,242
Daytime Population:	1,739	11,581	18,288

ZONING

The **C-2 Auto-Oriented Commercial District** is intended for a wide variety of commercial activities, generally serving a wide area and located along major arterials. The C-2 District is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

Permitted uses include, but are not limited to, animal hospital, day care center, bank, health club, medical/dental clinic, office, restaurant, retail store, or place of worship.



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ABOUT THE TENANTS



SUNNY NAIL & SPA (SUITE B)

Sunny Nail & Spa has been tenant in Bullard Center since 2024. It has 5 years left on its lease term and an option to renew the term for an additional 5 years.

FAR EAST RESTURANT (SUITE A)

Far East Seafood has been tenant in Bullard Center since 2022. It has 5 years left on its lease term and an option to renew the term for an additional 5 years.



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Lake Pontchartrain



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