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REALTY GROUP

# Hard Corner Parcel - Ground Lease/BTS

**SEC of Allen Toussaint Blvd & Elysian Fields Ave | New Orleans, LA**



## Location:

2200 Allen Toussaint Boulevard,
New Orleans, LA 70122
(corner of Elysian Fields Avenue)

## Size:

26,758.89 square feet (167.33' x 159.82')

## Ground Lease Rate:

$9,000 per month, NNN

## Zoning:

S-B2, Suburban Pedestrian-Oriented Corridor Business District
(https://czo.nola.gov/article-14/)

## Property Highlights:

- This offering is a highly visible corner site on two major streets near the LSU New Orleans and Southern University campuses.
- Nearby businesses are Fresenius Kidney Care, Walgreens, Taco Bell, Wendys, Popeyes and Burger King.
- **THE OWNERS WILL CONSIDER A BUILD-TO-SUIT FOR A QUALIFIED TENANT.**

## Demographics

| | 1 Mile | 2 Miles | 3 Miles | 5 Miles |
|---|---|---|---|---|
| 2026 Population | 14,734 | 38,432 | 71,805 | 205,347 |
| Daytime Population | 11,781 | 32,173 | 61,697 | 227,522 |
| Total Households | 5,920 | 15,799 | 29,827 | 92,728 |
| Average HH Income | $96,066 | $102,110 | $93,695 | $97,860 |

**Listing Agent: Bobby Talbot | 504.525.9763**

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# SURVEY

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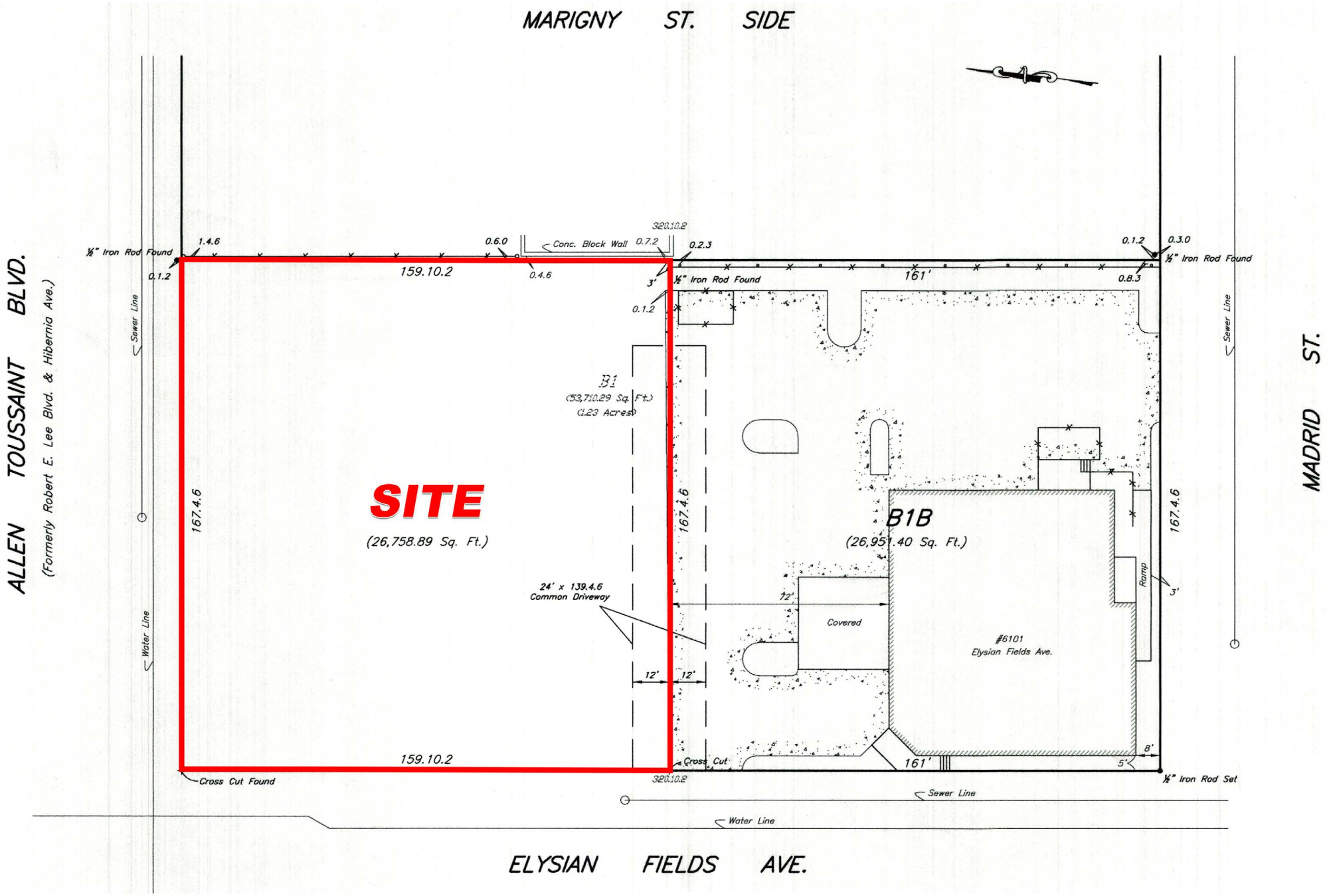

# INTERSECTIOIN AERIAL

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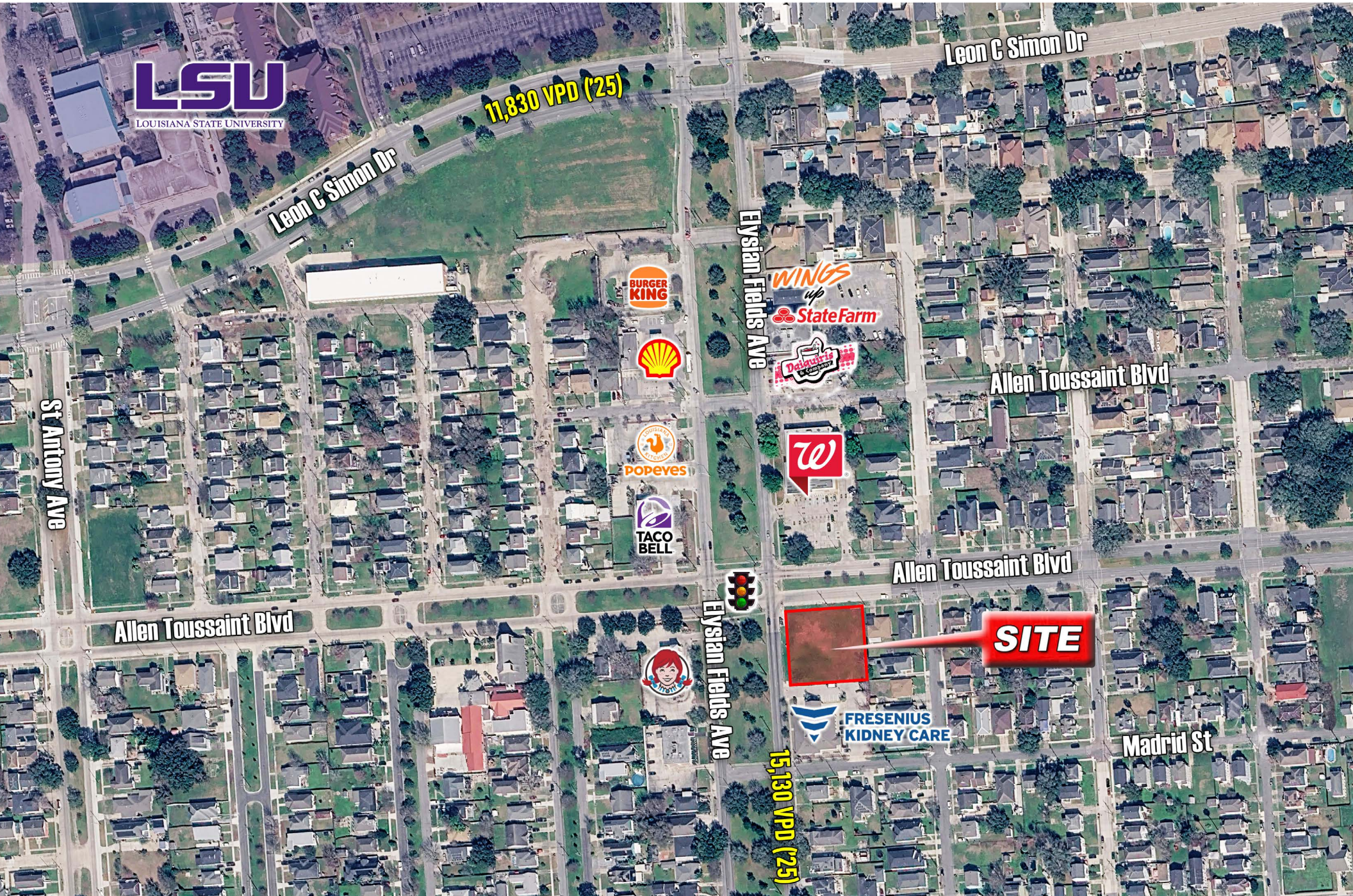

# MARKET AERIAL

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