

OUTPARCELS FOR GROUND LEASE

ALGIERS PLAZA

4100 General De Gaulle Drive, New Orleans, LA



COMMERCIAL
REAL ESTATE



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PROPERTY & LOCATION DESCRIPTION

Algiers Plaza is anchored by Winn-Dixie and Walgreens and has several national tenants including Burlington, Ross, TJ Maxx, Five Below, PJ's Coffee, Firehouse Subs, and Buffalo Wild Wings. Industry leader, Chick-Fil-A recently opened in the center. Algiers Plaza sits on 23.56 acres and has 227,814 rentable square feet and 1,013 parking spaces. Signage has great visibility on 3 thoroughfares, with a total of 6 pylon signs across the property.

Just 5 miles from downtown New Orleans, Algiers Plaza is located on General De Gaulle Drive and MacArthur Boulevard, which has over 80,000 Vehicles Per Day. The shopping center has 8 access points - 2 via Holiday Drive, 3 via General De Gaulle Drive, and 3 via MacArthur Boulevard. Algiers Plaza is under 20 miles from the New Orleans International Airport and only 7 miles away from the French Quarter.

OFFERING SUMMARY

Outparcel - Lot A-3:	31,038 SF
Outparcel - Lot A-5:	34,974 SF
Lot Size:	23.56 Acres
Total Center Size:	227,814 SF

SPACES	LEASE RATE	SIZE
Outparcel: <i>Lot A-3</i>	<i>Ask Agent</i>	31,0378 SF
Outparcel: <i>Lot A-5</i>	<i>Ask Agent</i>	34,974 SF



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DOWNTOWN NEW ORLEANS



90

90 (~90,300 ADT)

GENERAL DE GAULLE DR (82,583 ADT)

HOLIDAY DR (10,288 ADT)



POPEYES

HOLIDAY DR



ALGIERS REGIONAL LIBRARY

Walgreens



OUTPARCEL FOR GROUND LEASE



OUTPARCEL FOR GROUND LEASE

PEOPLES HEALTH



Winn-Dixie

five BELOW



AMERICA'S BEST CONTACTS & EYEGLASSES



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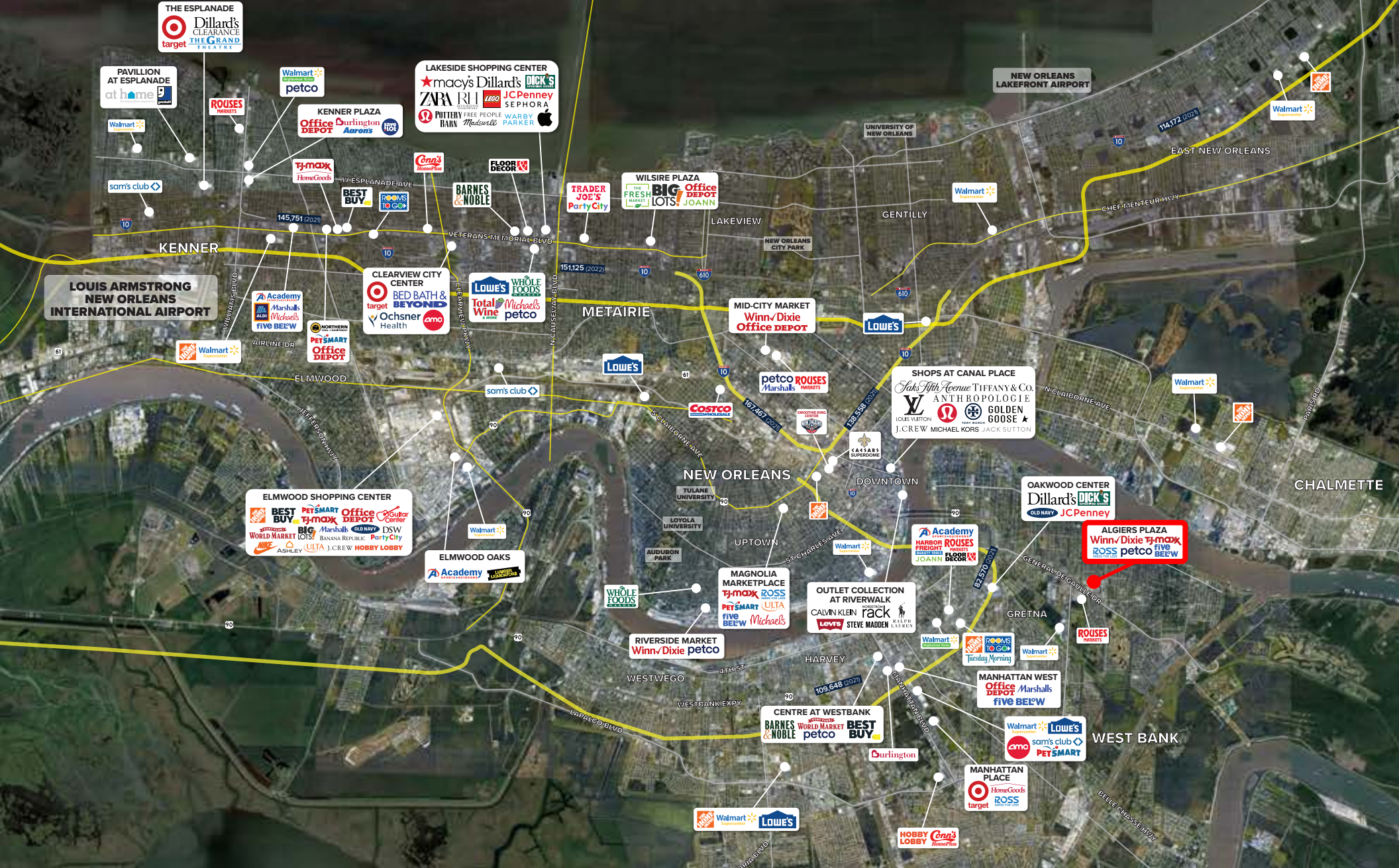
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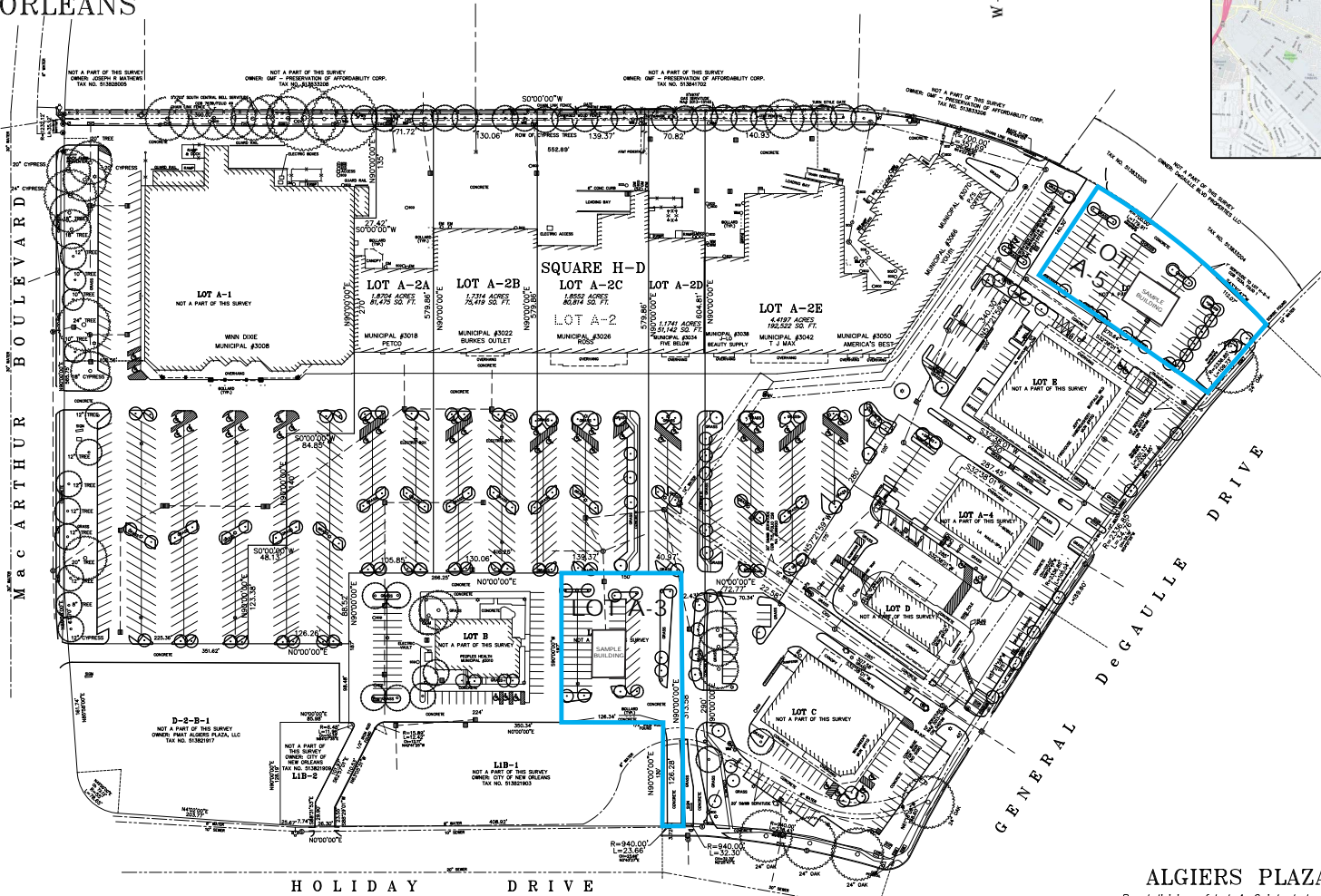
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CAZELAR PLANTATION FIFTH DISTRICT NEW ORLEANS

KABEL DRIVE (SIDE)
RUE PARC FONTAINE (SIDE)



ALGIERS PLAZA

Resubdivision of Lot A-2 into Lots A-2A,
A-2B, A-2C, A-2D, & A-2E, made for Marcus
& Millicap at request of Algiers Plaza, LLC.
New Orleans, La. April 5, 2024



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RENOVATIONS & UPGRADES TO CENTER

Algiers Plaza recently renovated the exterior facade, made improvements to the parking lot, LED lighting retrofit, and added new pylon signs to be highly visible across the property. These upgrades totaled up to \$9 million.

CURRENT TENANTS

Winn-Dixie has 515 of their supermarket locations along the Gulf South and is an anchor tenant in this shopping center.

Chick-Fil-A is a global brand that is one of the most profitable fast food chains and generates more sales per store than any other large fast food chain. In the U.S., it is the #3 restaurant chain and the most popular restaurant among teenagers.

Walgreens trails just behind CVS as the largest pharmacy chain in the country. An integrated healthcare, pharmacy, and retail leader, they welcome over 8 million customers a day across all of their locations. Almost 80% of Americans have a Walgreens within 5 miles of them.

T.J. Maxx is one of the largest clothing retailers in the US, with over 1,200 stores. In 2021, the department store was ranked 97 on the Fortune 500 list of top companies.

Burlington is a national off-price retailer offering a wide selection of brand-name clothing, home goods, and accessories at discounted prices, catering to budget-conscious shoppers. It is a division of Burlington Coat Factory Warehouse Corporation.

Ross Dress for Less is the largest off-price retailer in the country and has locations in 40 states, totaling over 1,600 stores.

Five Below is a specialty discount store that prices most of its products at \$5 or less, plus a smaller assortment of products priced up to \$25. It has over 1,400 stores in 44 states and is aimed at tweens and teens.

T-Mobile is currently the second largest mobile telecommunications company in the United States, after merging with Sprint. They have more than 8,000 stores.



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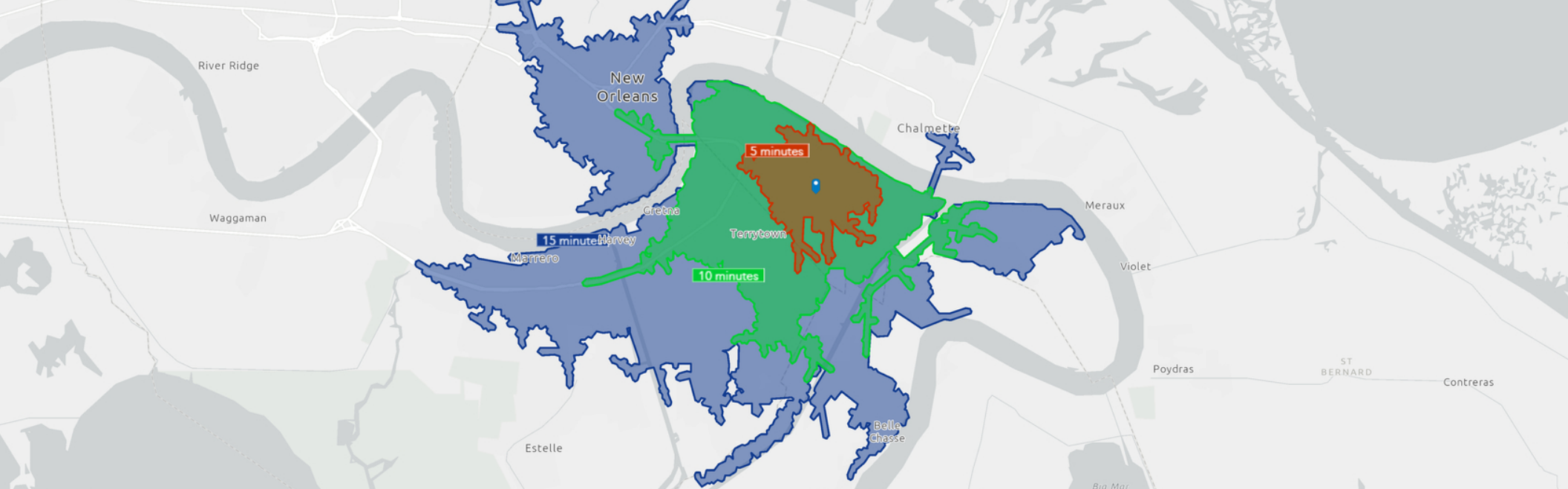


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	53,425	193,388	412,982
DAYTIME POPULATION	56,401	203,960	475,922
TOTAL HOUSEHOLDS	23,538	83,511	182,057
MEDIAN HH INCOME	\$55,193	\$61,454	\$55,517
TOTAL BUSINESSES	3,336	12,374	25,625



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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