



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL SPACE | FOR SUBLEASE

Sublease Adjacent to New ALDI Grocery Store

2985 Gause Boulevard

SLIDELL, LA 70461

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WELL POSITIONED ALONG GAUSE BOULEVARD

2985 Gause Boulevard, Slidell, LA 70461

DESCRIPTION

Slidell, LA, is a bedroom community to New Orleans. Gause Boulevard is a major east/west artery that is lined with national retailers and quick-service restaurants, service providers, and local businesses with a strong surrounding residential population.

The premises is a portion of the former Winn-Dixie that is converting into an ALDI. It is well positioned with excellent frontage to Gause Blvd (19,777 vpd) at the intersection of Military Road (10,791) to service the east side of Slidell's residential neighborhoods. The sublease space is 22,934 sf and delivered in raw condition.

OVERVIEW

SIZE	22,934 sf
DIMENSIONS	109' x 220'
LEASE RATE	\$11.00/sf, NNN
NET CHARGES	approx. \$2.34/sf
PARKING	Approx. 226 shared spaces

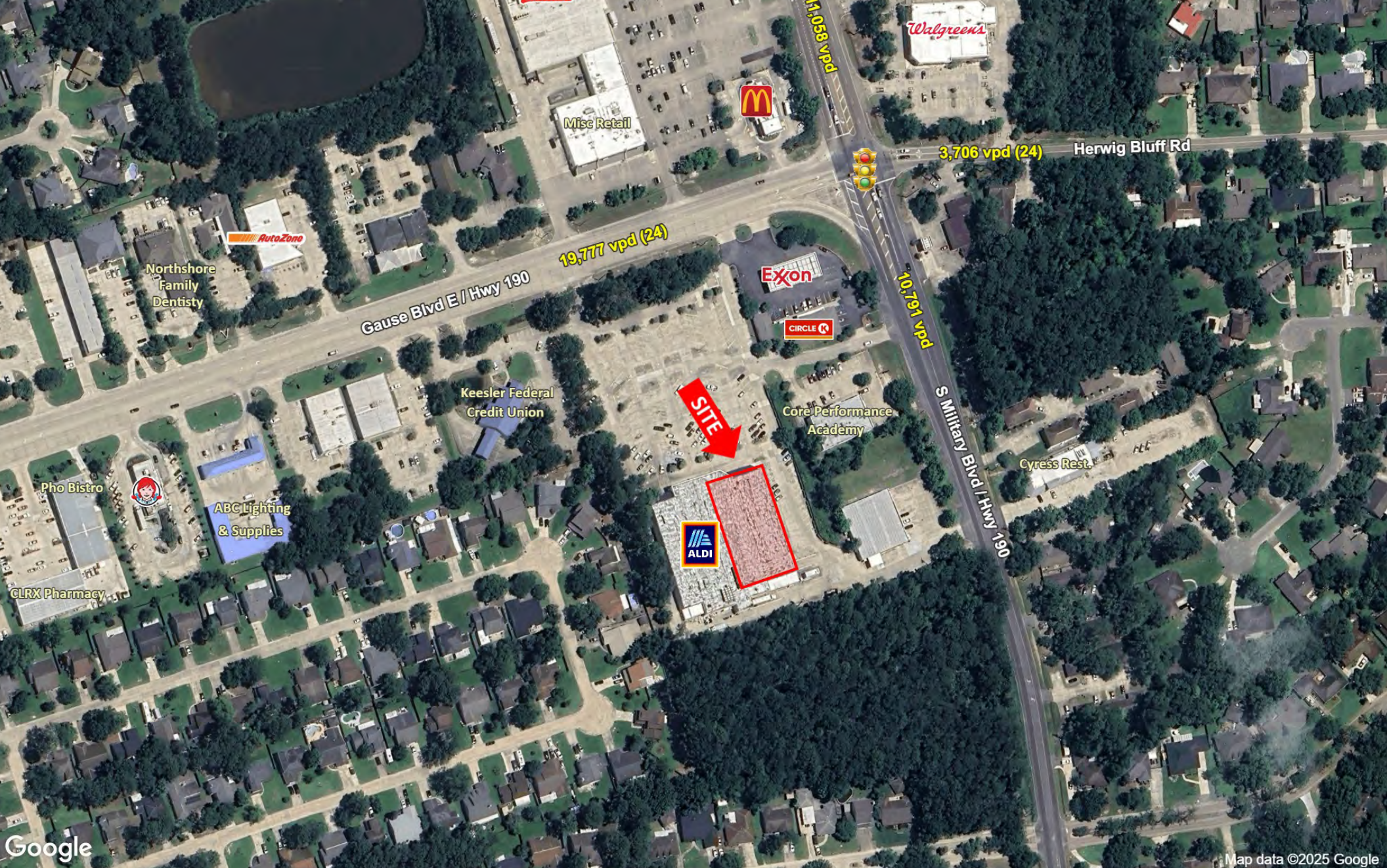


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2985 GAUSE BLVD

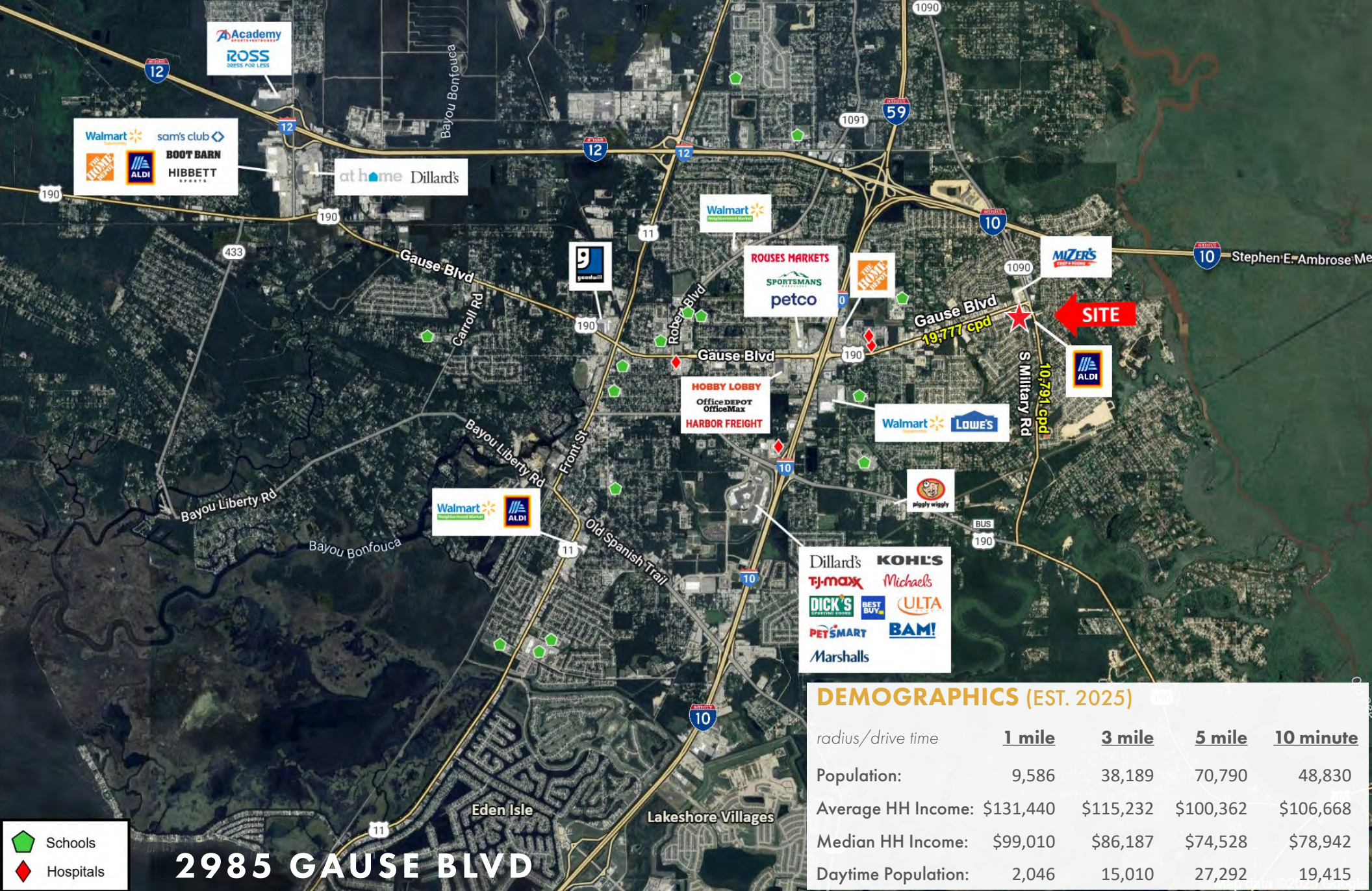


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