

FOR SUBLEASE

PROPERTY SUMMARY

Presenting a prime commercial sublease opportunity at 11901 I-10 Service Road in New Orleans East. This freestanding retail property, formerly a Family Dollar, offers 9,180 square feet of versatile space suitable for a variety of retail or commercial uses.

Strategically located with excellent visibility and accessibility along I-10, this property provides a strong opportunity for businesses looking to establish a presence in a well-trafficked area. This property is ready for immediate occupancy. Don't miss this opportunity to secure a prominent commercial location in New Orleans East.

KEY FEATURES

- Building Size: 9,180 square feet of adaptable space.
- Ample Parking: 35 spaces, including 2 ADA-compliant spaces.
- Lease Term: Sublease available through January 31, 2026.

NEARBY BUSINESS

- Waffle House, Premier Honda, The Home Depot, IHOP, Pep Boys, Comfort Suites, Walgreens, Holiday Inn Express, Best Western Hotels and Resorts, Quality Inn, and Country Inn and Suites

TRAFFIC COUNTS (ADT 2023)

- On Bullard Avenue, north of I-10: 13,819
- On Interstate 10: 79,683

2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	11,182	54,227	70,543
Avg. HH Income	\$75,972	\$61,803	\$58,218



FLOOR PLAN

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