



Winn-Dixie
+ Pharmacy



CORPORATE REALTY

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

RETAIL SPACE | FOR SUBLEASE

Well Located Space along Belle Chasse Highway

2112 Belle Chasse Highway

GRETN, LA 70056

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SUBLEASE NEXT TO ALDI

2112 Belle Chasse Highway, Gretna, LA 70056

DESCRIPTION

This well positioned retail center is located at the intersection of Belle Chasse Highway (31,629 vpd) and Wall Boulevard (9,921 vpd) which provide easy access to the entire Gretna trade area of approximately 180,000 people. Co-tenants include Chase Bank, Popeyes, Gourmet Butcher Shop, Hot Works, and GNC. The center has full access curb cuts to both Belle Chasse Highway and Wall Boulevard for easy customer access.

The space is located within the former Winn-Dixie has been converted into an ALDI. It is 23,290 sf and delivered in raw condition.

OVERVIEW

SIZE	23,290 sf
DIMENSIONS	104' x 222'8"
LEASE RATE	\$13.00/sf, NNN
NET CHARGES	approx. \$4.01/sf
PARKING	73 spaces directly in front of the space plus shared parking throughout the center



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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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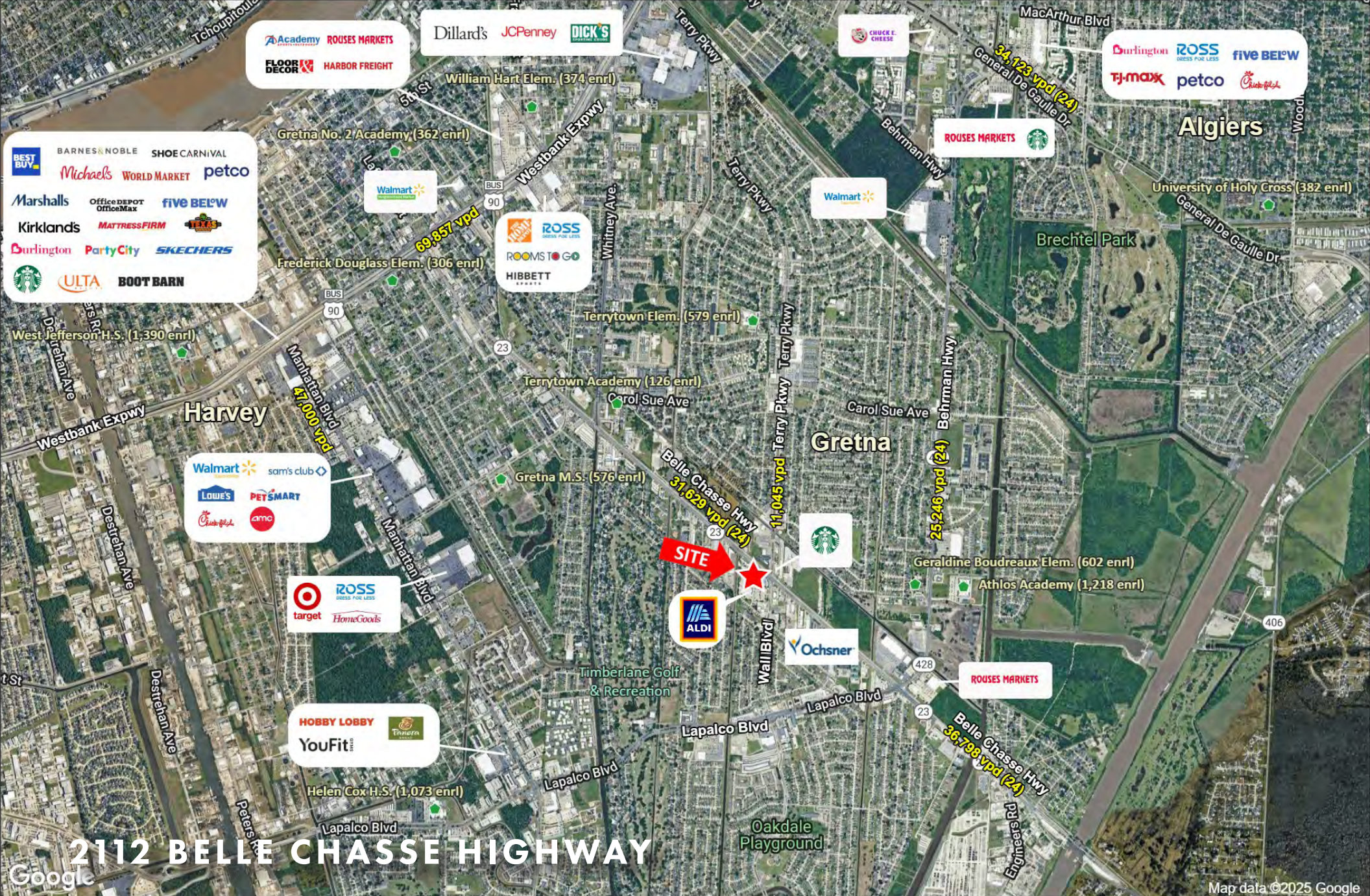
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DEMOGRAPHICS (EST. 2025)

radius/drive time	1 mile	3 mile	5 mile	10 minute
Population:	19,565	104,029	176,828	106,513
Average HH Income:	\$92,453	\$86,194	\$87,153	\$86,875
Median HH Income:	\$67,726	\$63,793	\$64,221	\$62,142
Daytime Population:	5,526	40,987	66,022	45,776

2112 BELLE CHASSE HIGHWAY



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