



FOR LEASE:
Nike Outlet Retail Store at Carrollton & Tulane Ave
4101 S Carrollton Ave, New Orleans, LA 70119

CONTACT:
COLLIN HOLMES
(504) 620-0356
cholmes@srsa-realestate.com



LOCATION

4101 S Carrollton Ave
New Orleans, LA 70119



LEASE RATE

\$25.00 PSF
NNN \$3.65 PSF



TRAFFIC COUNT

169,356 ADT (I-10)
30,735 ADT (Tulane Ave)



PARKING

Approx 140 spaces



SPACE AVAILABLE

8,854.55 SF



TOTAL BUILDING SIZE

70,878 SF



ZONING

MU-1



AVAILABILITY

May 1, 2021

FOR LEASE: Nike Outlet Retail Store at Carrollton & Tulane
4101 S Carrollton Ave, New Orleans, LA 70119

PROPERTY HIGHLIGHTS

Current Nike Outlet store in the heart of Mid-City New Orleans at the corner of highly trafficked Carrollton Avenue and Tulane Avenue. Close proximity to Interstate 10 with high visibility. Neighboring retailers include Costco, Cycle Gear, Gerber Collision & Glass, and Fountainbleau Storage. High traffic counts, ample parking, and great visibility.

Note: Active tenant, do not disturb. Contact agent to view space.





MARKET AERIAL

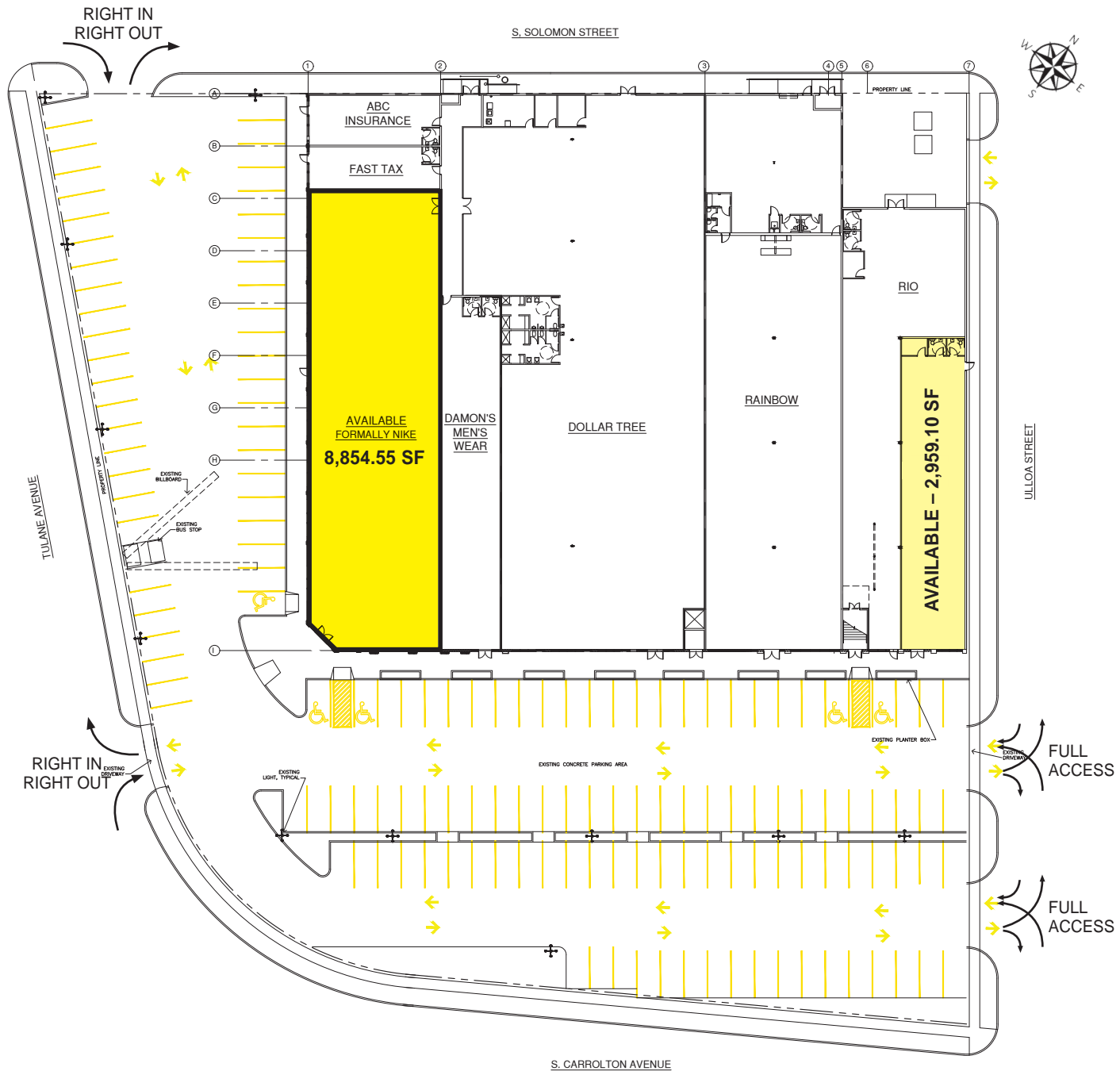
4101 S Carrollton Ave, New Orleans, LA 70119





DRONE AERIAL (WEST FACING)
4101 S Carrollton Ave, New Orleans, LA 70119

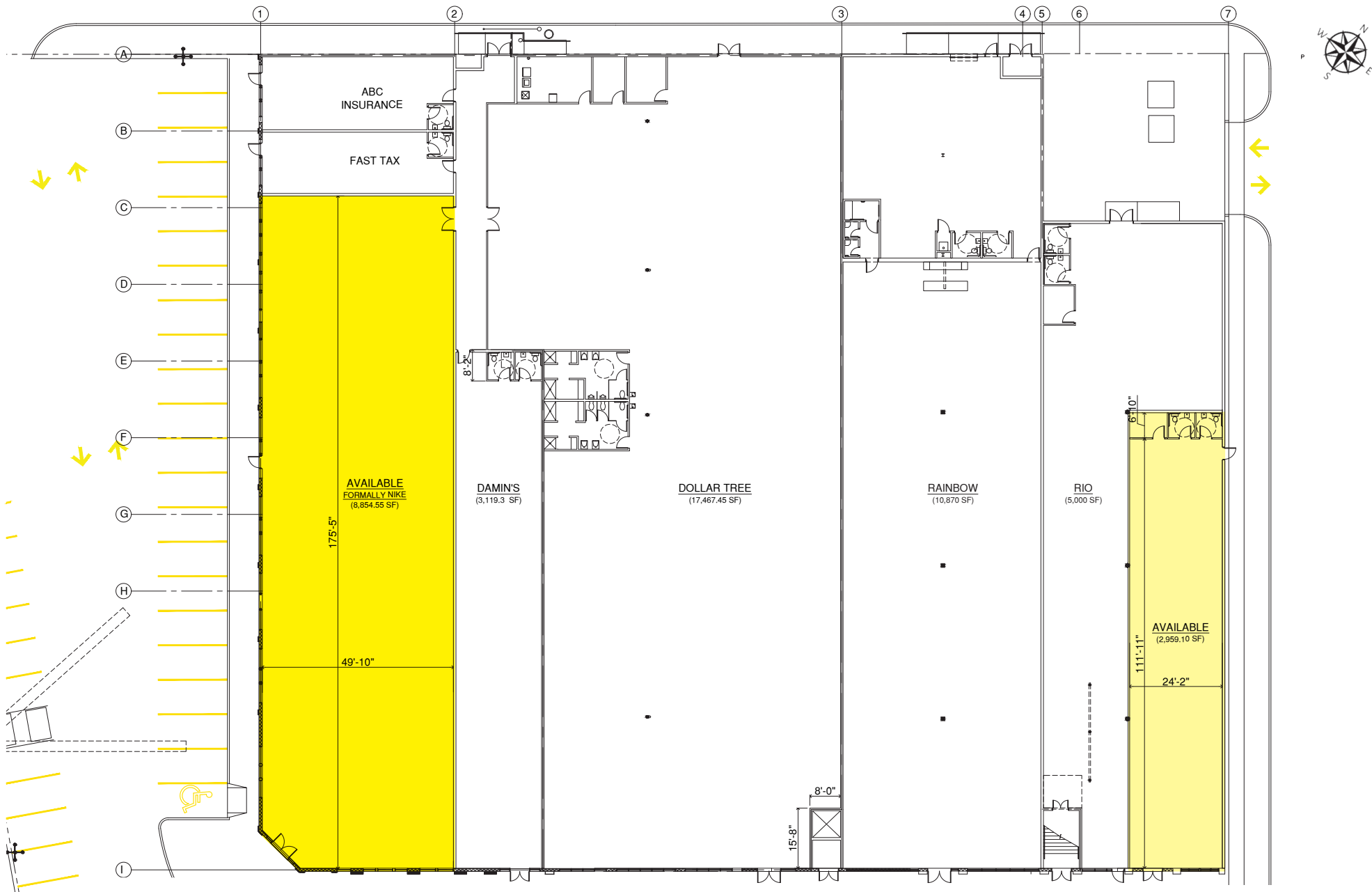




SITE PLAN

4101 S Carrollton Ave, New Orleans, LA 70119

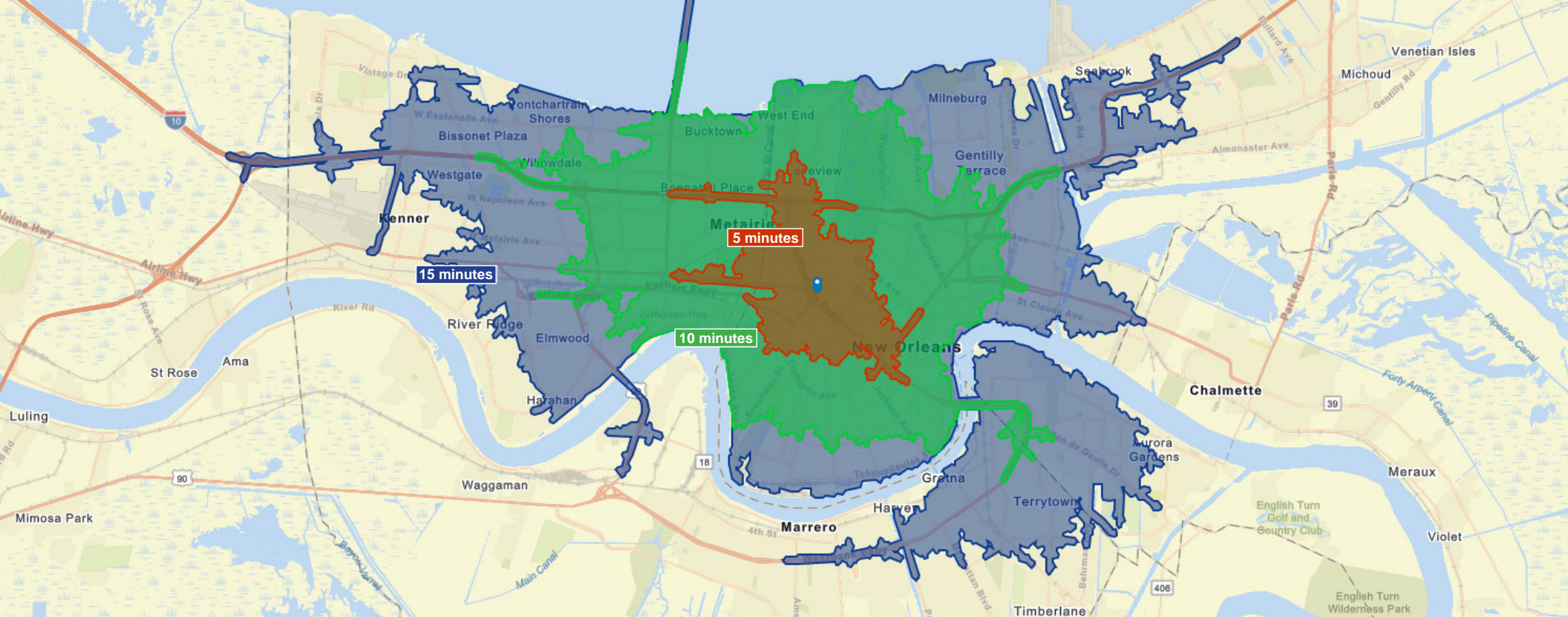









SITE PLAN

4101 S Carrollton Ave, New Orleans, LA 70119





 DRIVE TIME	 TOTAL POPULATION	 DAYTIME POPULATION	 TOTAL # HOUSEHOLDS	 AVERAGE HH INCOME
5 MINUTES	47,720	49,291	18,824	\$70,061
10 MINUTES	263,229	312,061	117,749	\$70,314
15 MINUTES	498,558	560,588	214,954	\$73,294

DRIVE TIME & DEMOGRAPHICS

4101 S Carrollton Ave, New Orleans, LA 70119



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.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

