



CORPORATE REALTY

201 St. Charles Ave., Suite 3811 New Orleans, LA 70170
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LAND | FOR GROUND LEASE

Outparcels in Popular West Bank Retail Center

Algiers Plaza | 4100 General De Gaulle Drive

NEW ORLEANS, LA 70131

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OUTPARCELS AT MAJOR ALGIERS INTERSECTION

Algiers Plaza, 4100 General De Gaulle Drive, New Orleans, LA 70131

DESCRIPTION

Algiers Plaza is a 227,814-sf retail center that services the Algiers market, located on the West Bank of the Mississippi River in New Orleans. The center is surrounded by Holiday Drive (10,745 vpd), General De Gaulle Drive (34,123 vpd) and MacArthur Boulevard (4,325 vpd). Co-tenants include TJ Maxx, Ross Dress for Less, Burlington, ALDI, Petco, Five Below, Chick-fil-A, and Walgreens.

There are two outparcels available for ground lease. Each measures more than 31,000 sf. Lot A-3 is adjacent to Holiday Drive, while Lot A-5 fronts General De Gaulle Drive. Zoning permits a variety of commercial uses.

OVERVIEW

OUTPARCEL A-3

Size: 31,058 sf

Rental Rate: \$75,000/year

OUTPARCEL A-5

Size: 36,851 sf

Rental Rate: \$95,000/year

ZONING

C-3 Heavy Commercial District. Permitted uses include day care, bank, health club, medical/dental clinic, retail goods, and many types of restaurants.



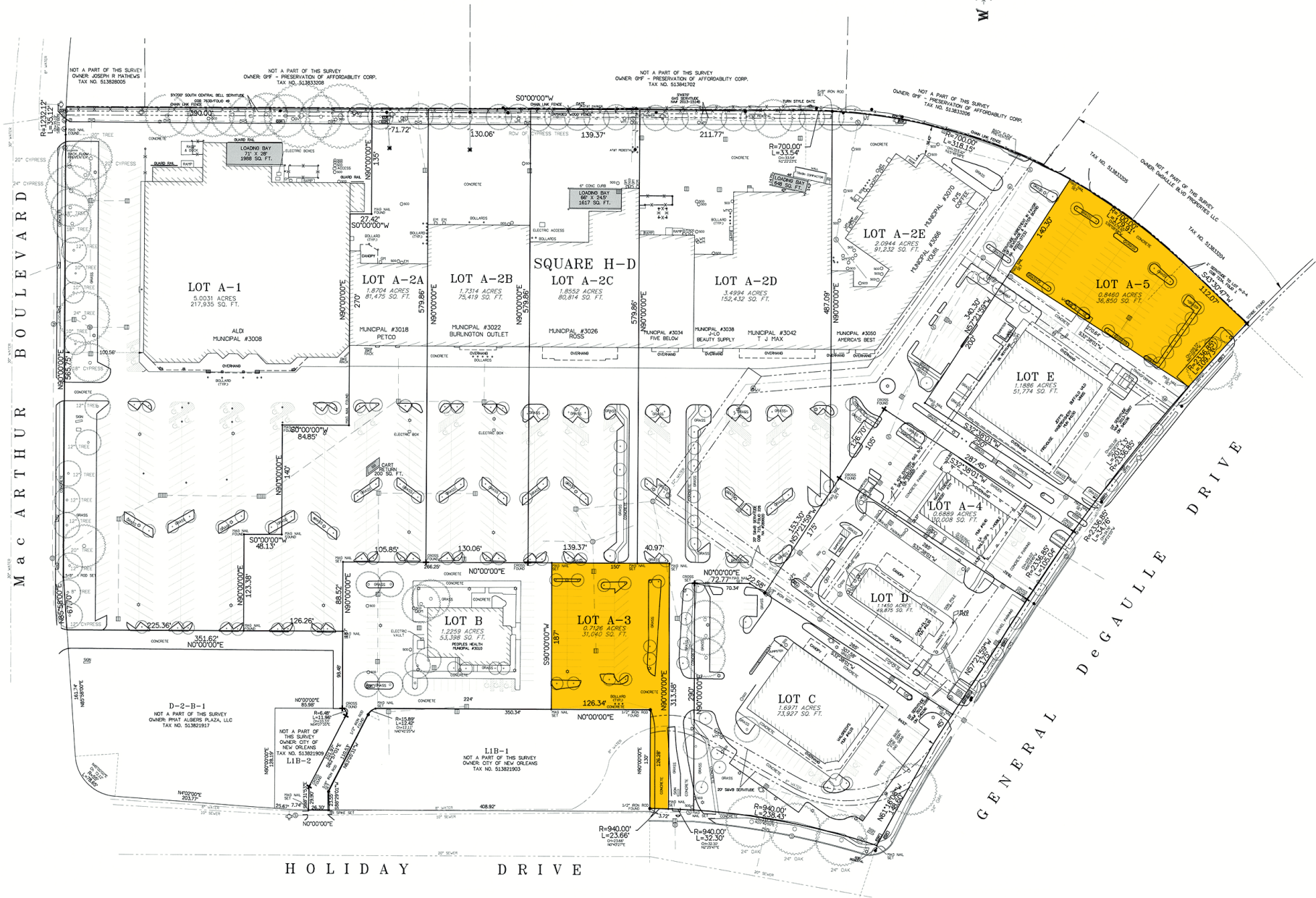
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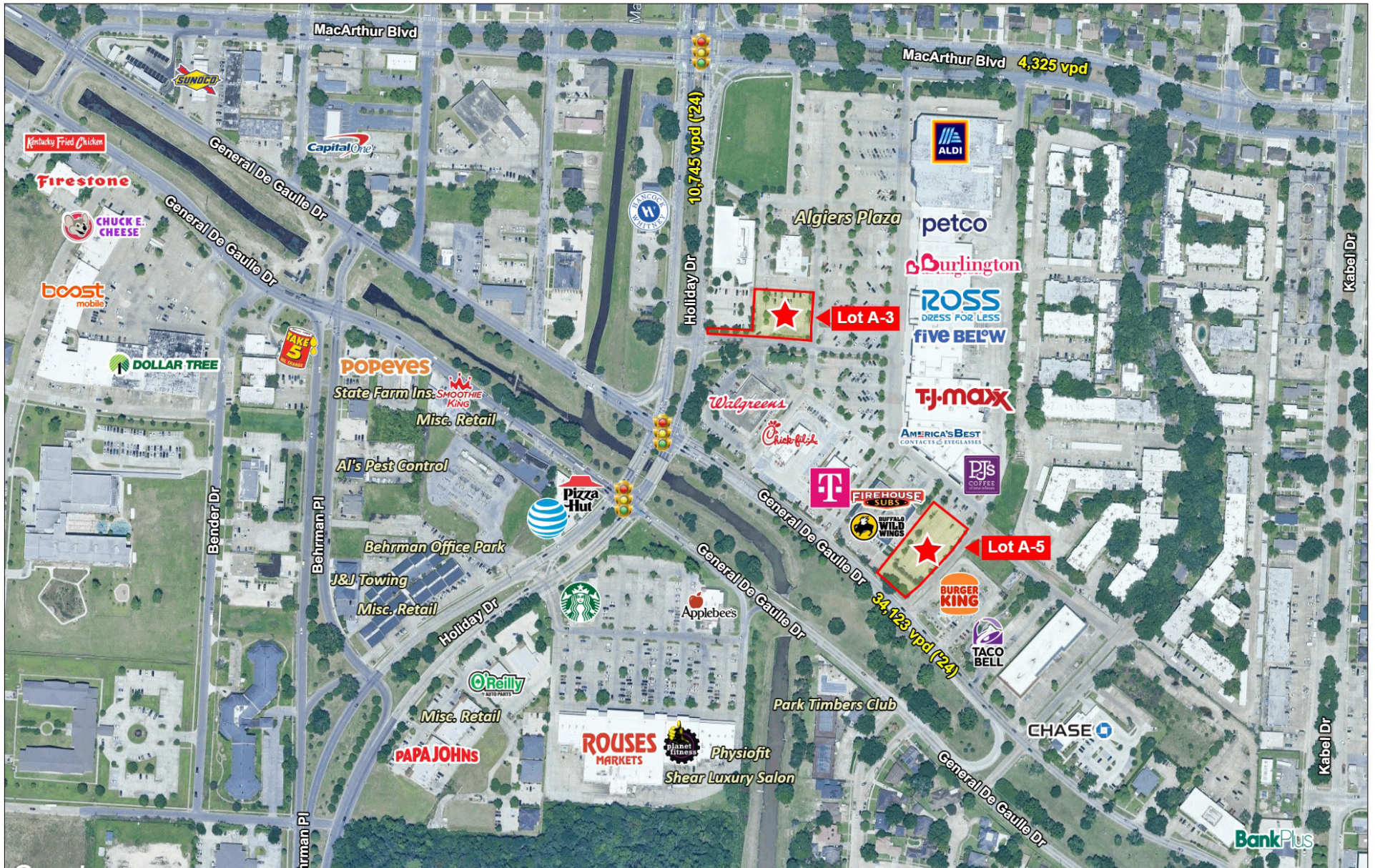
SITE PLAN



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ALGIERS PLAZA

DEMOGRAPHICS



DEMOGRAPHICS (EST. 2025)

<i>radius/drive time</i>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>	<u>10 minute</u>
Population:	15,773	81,272	131,235	88,398
Average HH Income:	\$69,969	\$75,285	\$82,092	\$78,638
Median HH Income:	\$56,864	\$58,198	\$62,357	\$60,479
Daytime Population:	5,293	24,906	46,661	34,326



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