

SUMMARY

AERIAL

EXTERIOR PHOTOS

INTERIOR PHOTOS

DEMOGRAPHICS

FOR SUBLEASE

BUILDING SIZE

- 6,000 SF

LOT SIZE

- 0.83 Acre

LEASE RATE

- \$15.00 Annual/SF

PROPERTY OVERVIEW

Discover a unique sublease opportunity at this former DaVita Dialysis facility, perfect for tenants in need of a well-maintained and functional space. The building offers 6,000 square feet of space on a .83-acre lot, strategically located on General De Gaulle Drive near the Crescent City Bridge. This prime location captures traffic from nearby residential communities and businesses, ensuring high visibility.

The site provides 26 parking spaces, in which 4 are ADA compliant, adding convenience for both staff and customers. Notably, the building features a covered drive-thru for patient drop-off and pick-up. Inside, you'll find a reception area, multiple private offices, and a dedicated treatment room. The current lease term extends through August 31, 2029.

LOCATION HIGHLIGHTS

Situated in Algiers, the second oldest neighborhood in New Orleans, this property is on the West Bank of the Mississippi River, well-connected to the rest of the city via the Crescent City Connection bridge and the Algiers Ferry. Algiers is the only neighborhood on the West Bank within Orleans Parish.

General De Gaulle Drive is the main commercial artery in Algiers, offering a variety of retail, dining, and service options. Easily accessible from neighboring West Bank communities and the greater New Orleans metro area, this corridor attracts traffic from Downtown and Uptown, ensuring a steady flow of potential customers.

TRAFFIC COUNT (ADT 2023)

- On General De Gaulle Drive: 38,112



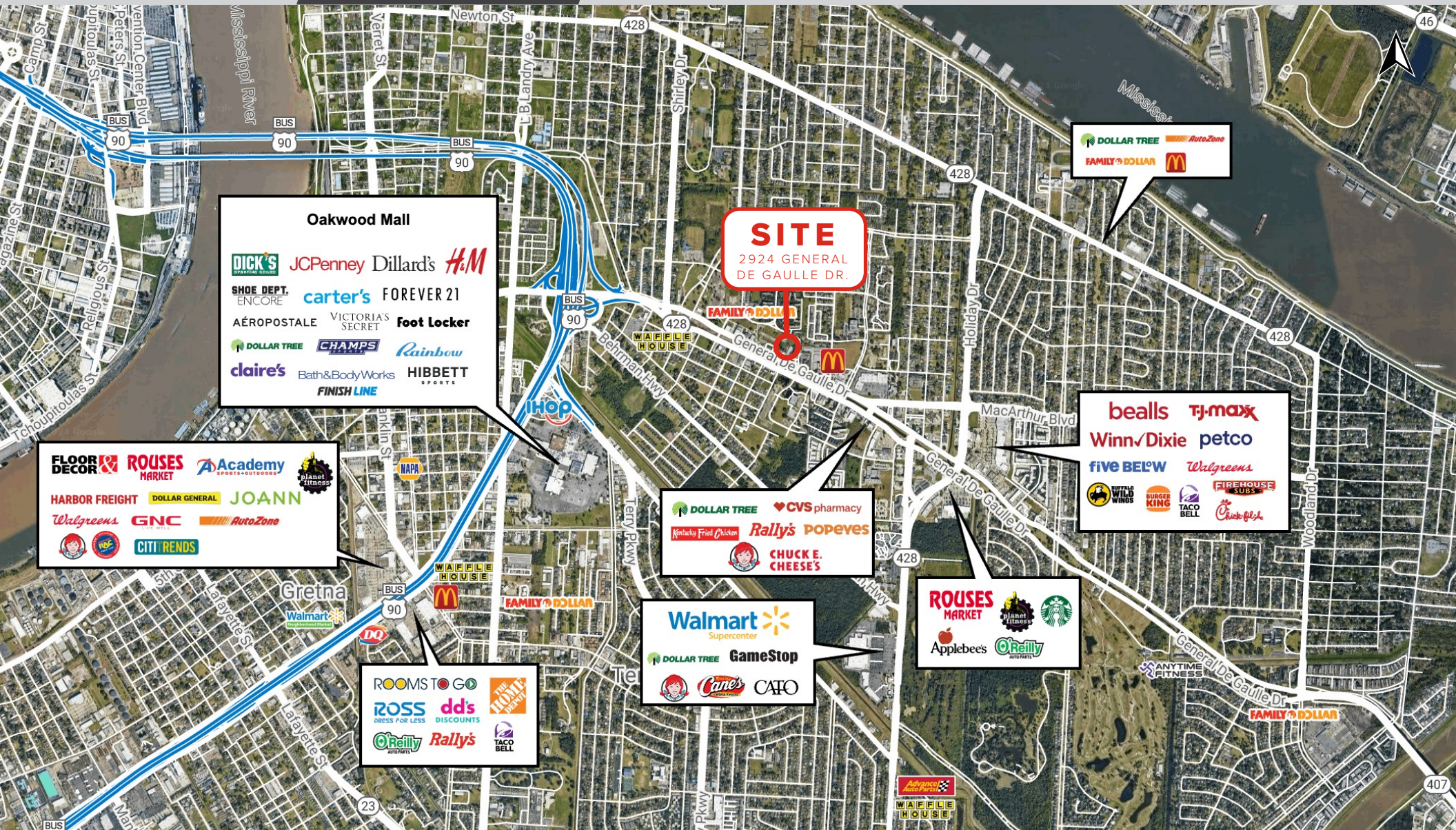
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2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

14,103

115,206

286,601

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$49,167

\$76,308

\$78,463

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

15,910

50,609

129,651