

PROPERTY SUMMARY



Property Description

+/-45,000 SF free-standing former grocery store for Sale or Lease on Highway 90 in Avondale. The site is 5.44 acres with +/-234 parking spaces. Property has access from Highway 90 and S. Jamie Blvd. Building is equipped with a truck well with two loading docks. Pylon signage on Highway 90. Owners will entertain demising the space for a smaller anchor tenant.

Property Highlights

- Corner Lot Visibility
- High Traffic Location
- Ample Parking Space
- Modern Building Design
- Flexible Lease Terms

Burden Edmonds

225.931.9222
bedmonds@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 21, 2025

Offering Summary

Lease Rate:	Call Agent
Available SF:	45,000 SF
Lot Size:	5.44 Acres
Building Size:	44,780 SF

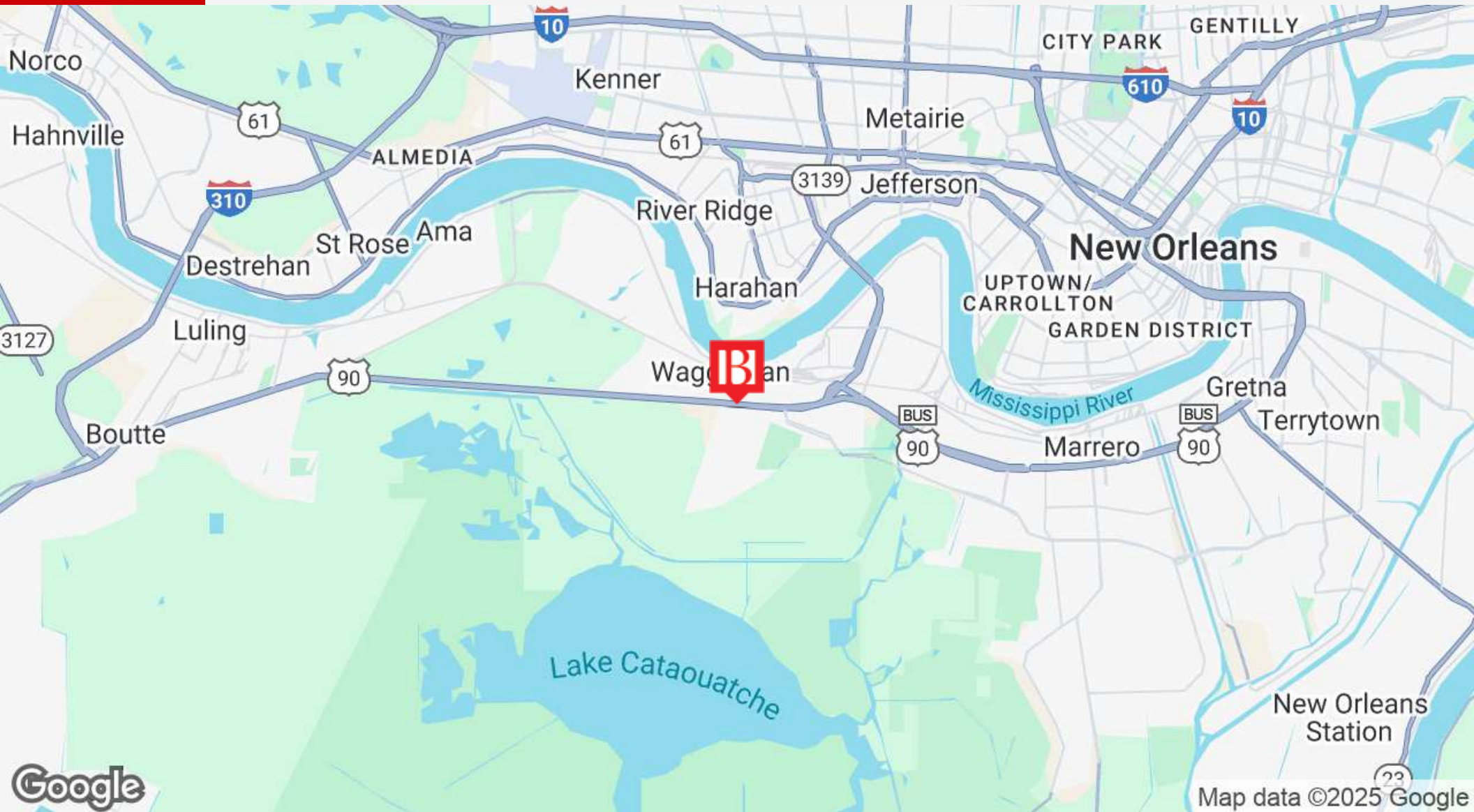
Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,355	10,560	38,780
Total Population	5,521	23,842	83,053
Average HH Income	\$42,408	\$66,635	\$68,301



3001 Highway 90

3001 Highway 90 Avondale, LA 70094

LOCATION MAP



Burden Edmonds

225.931.9222

bedmonds@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 21, 2025



3001 Highway 90

3001 Highway 90 Avondale, LA 70094

PROPERTY DESCRIPTION



Property Description

+/-45,000 SF free-standing former grocery store for Sale or Lease on Highway 90 in Avondale. The site is 5.44 acres with +/-234 parking spaces. Property has access from Highway 90 and S. Jamie Blvd. Building is equipped with a truck well with two loading docks. Pylon signage on Highway 90. Owners will entertain demising the space for a smaller anchor tenant.

Location Description

Located on Highway 90 in Avondale, LA in Jefferson Parish, just minutes from New Orleans and the Avondale Global Gateway. Located in the vibrant community of Avondale, the area surrounding the property offers a dynamic mix of retail and commercial activity. With easy access to major highways, the location provides high visibility and seamless connectivity for customers and businesses alike.

Avondale Global Gateway boasts over 1.5 million square feet of logistic/maritime property with rail making it a mega hub for corporations.

Burden Edmonds
225.931.9222
bedmonds@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 21, 2025



3001 Highway 90

3001 Highway 90 Avondale, LA 70094

ADDITIONAL PHOTOS



Burden Edmonds
225.931.9222
bedmonds@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 21, 2025



3001 Highway 90

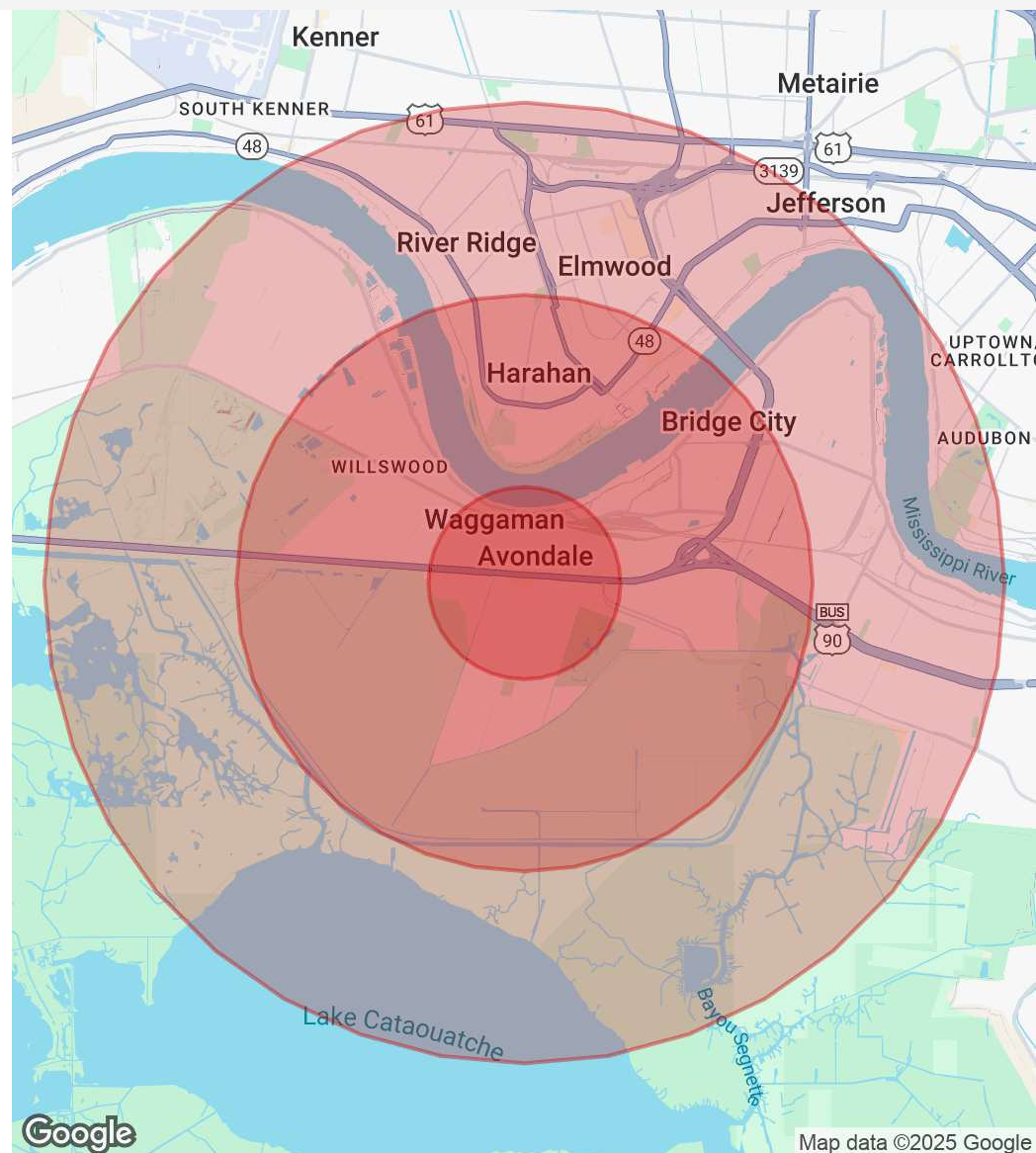
3001 Highway 90 Avondale, LA 70094

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	5,521	23,842	83,053
Average Age	43.8	43.6	41.5
Average Age (Male)	36.0	41.6	40.8
Average Age (Female)	47.3	45.0	43.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,355	10,560	38,780
# Of Persons Per HH	2.3	2.3	2.1
Average HH Income	\$42,408	\$66,635	\$68,301
Average House Value	\$102,003	\$176,194	\$187,990

2020 American Community Survey (ACS)



Burden Edmonds
 225.931.9222
 bedmonds@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | July 21, 2025

