stirling

MELISSA S. WARREN, CCIM
Office: 504-523-4481
Direct: 228-365-7445
mwarren@stirlingprop.com

CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

RETAIL OPPORTUNITY
EARHART/CARROLLTON
8370 Earhart Boulevard, New Orleans, LA

RETAIL FOR LEASE

PROPERTY SUMMARY
8370 Earhart Blvd offers a premier central location for businesses seeking visibility, convenience, and regional connectivity. Located on the Earhart Expressway near Carrollton Avenue, 8370 Earhart serves as a key link between downtown New Orleans and Jefferson Parish, providing nearby access to Interstate 10 and major transportation corridors. Its strategic position allows retailers, wholesalers, and office users to efficiently serve customers and clients throughout the New Orleans MSA.

AVAILABLE SPACES

BUILDING II
- Suite D: 10,678 SF
  Existing Gym - Available 4/1/27
  DO NOT DISTURB TENANT

BUILDING III
- Suite E: 4,351 SF
  Former Retail

LEASE RATE
- $8 - $12 PSF NNN

NEARBY LANDMARKS
- Earhart Expressway into Jefferson Parish
- Rock 'N' Bowl & Ye Olde College Inn
- Costco Wholesale
- AutoZone

TRAFFIC COUNT (ADT 2025)
- Earhart Boulevard: 26,419
- Carrollton Avenue: 61,753





Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

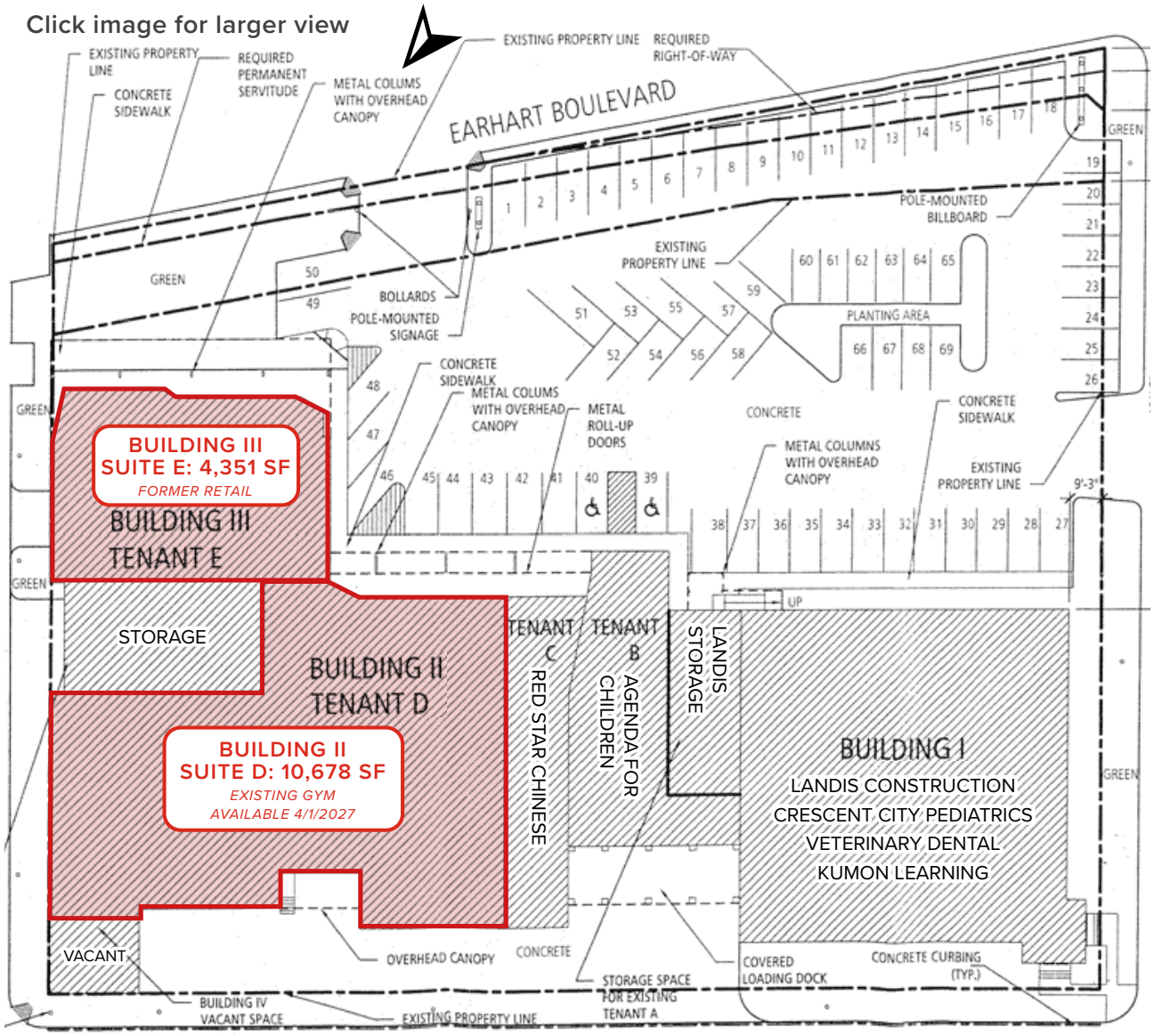
stirling

MELISSA S. WARREN, CCIM
Office: 504-523-4481
Direct: 228-365-7445
mwarren@stirlingprop.com

CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

RETAIL OPPORTUNITY
EARHART/CARROLLTON
8370 Earhart Boulevard, New Orleans, LA

Click image for larger view









Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

MELISSA S. WARREN, CCIM
Office: 504-523-4481
Direct: 228-365-7445
mwarren@stirlingprop.com

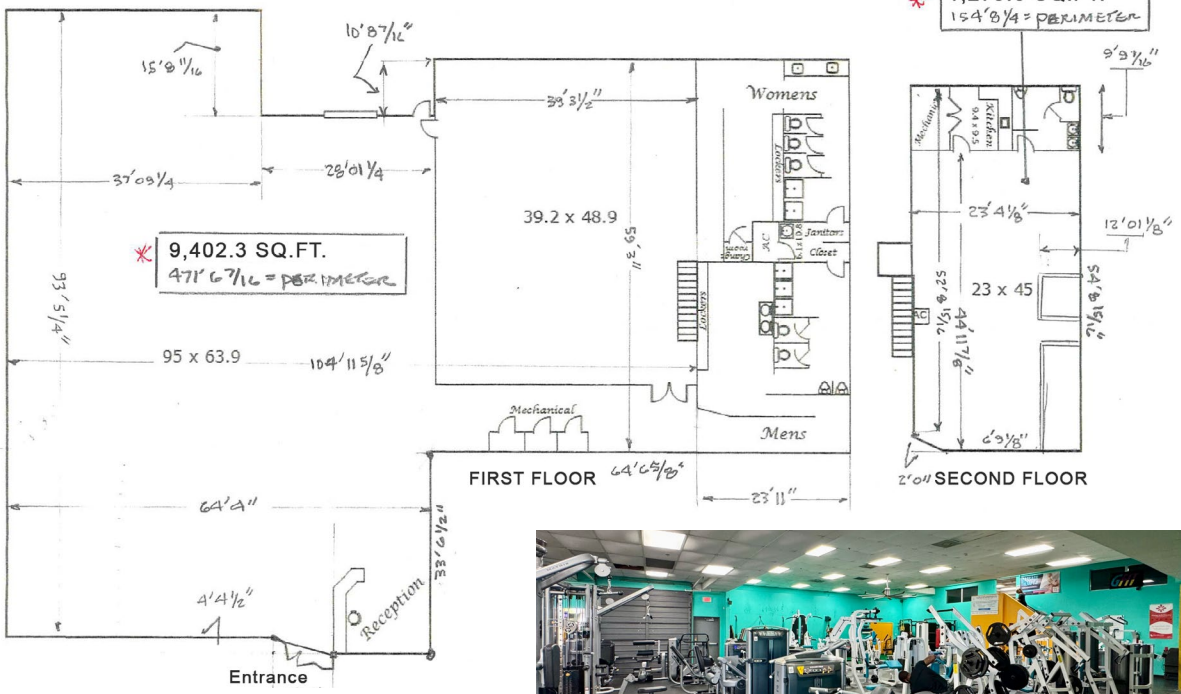
CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

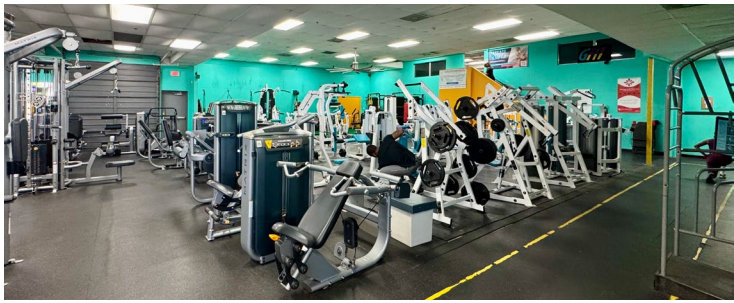
RETAIL OPPORTUNITY
EARHART/CARROLLTON
8370 Earhart Boulevard, New Orleans, LA

BUILDING II
Suite D: 10,678 SF
Existing Gym - Available 4/1/2027
DO NOT DISTURB TENANT

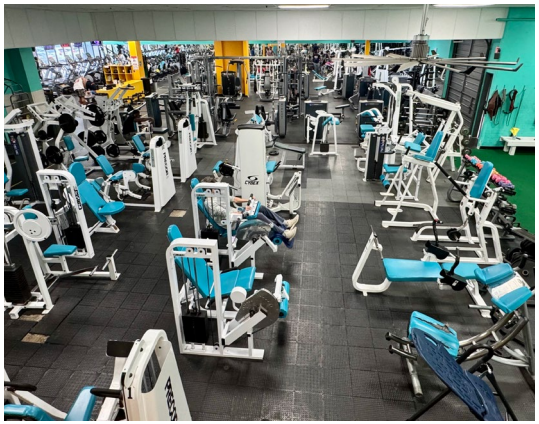


Click Suite D Floor Plan for larger view











Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

MELISSA S. WARREN, CCIM
Office: 504-523-4481
Direct: 228-365-7445
mwarren@stirlingprop.com

CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

RETAIL OPPORTUNITY
EARHART/CARROLLTON
8370 Earhart Boulevard, New Orleans, LA

BUILDING III
Suite E: 4,351 SF
Former Retail











Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK

stirling

MELISSA S. WARREN, CCIM
Office: 504-523-4481
Direct: 228-365-7445
mwarren@stirlingprop.com

CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

RETAIL OPPORTUNITY
EARHART/CARROLLTON
8370 Earhart Boulevard, New Orleans, LA



Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

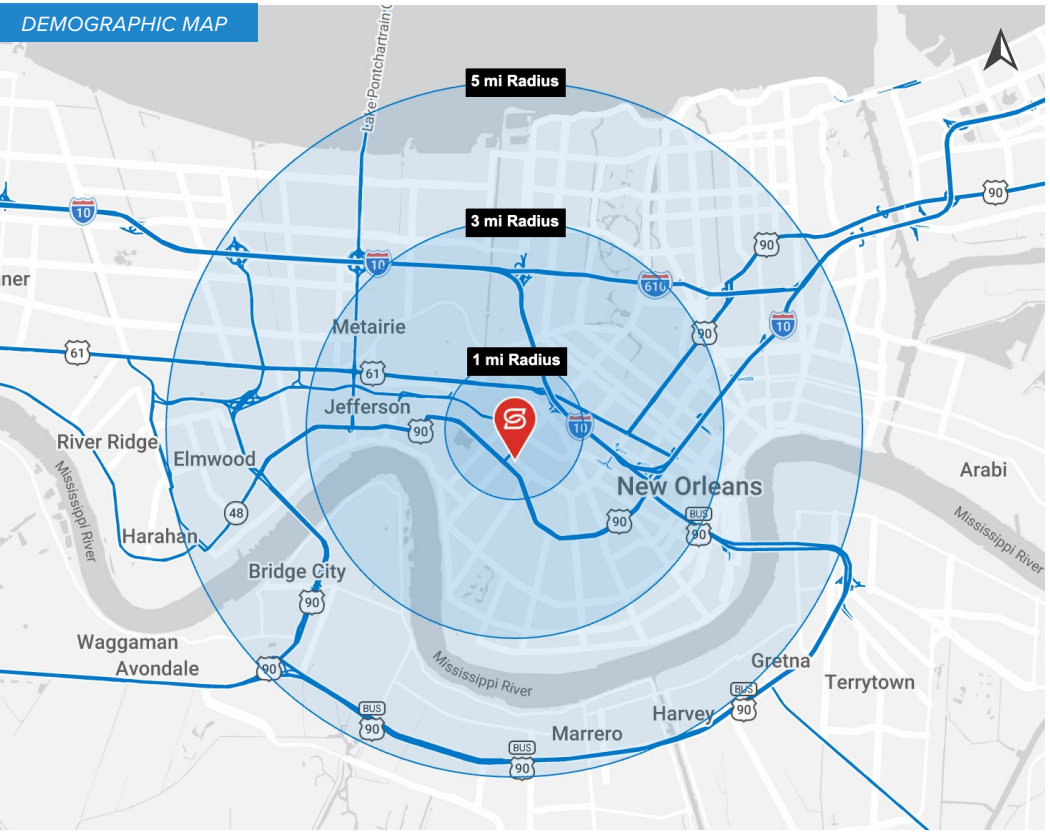
Member of RETAIL BROKERS NETWORK

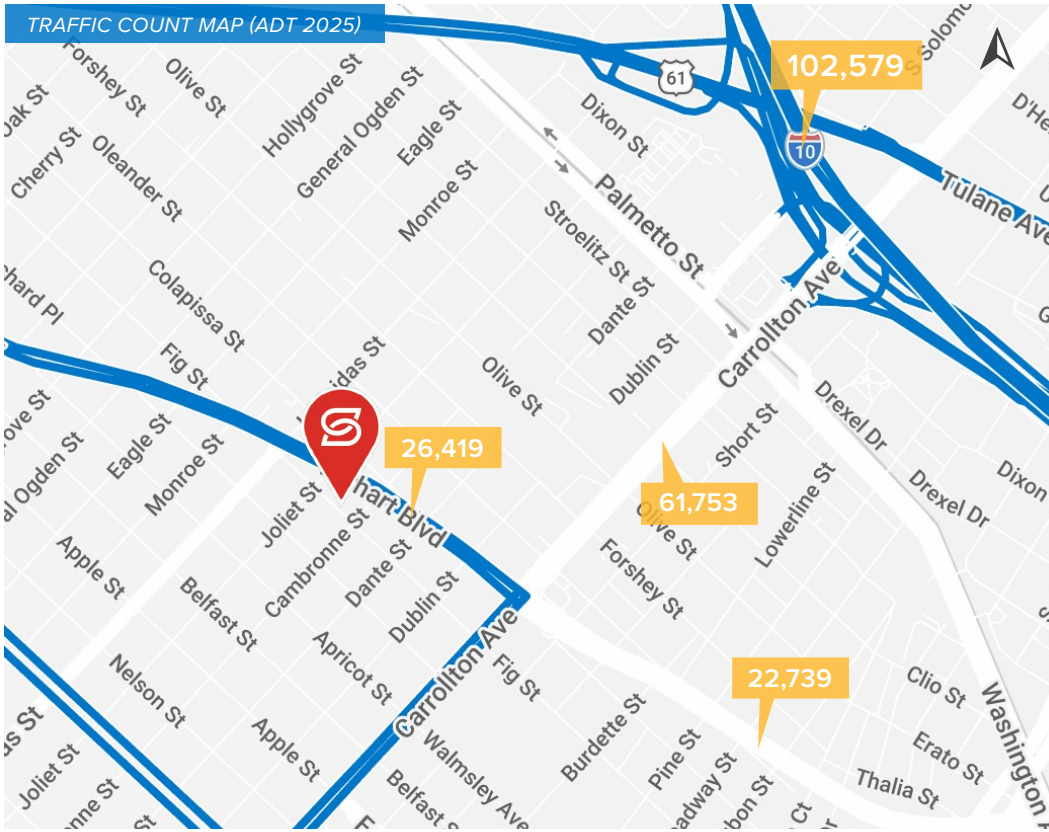
stirling

MELISSA S. WARREN, CCIM
Office: 504-523-4481
Direct: 228-365-7445
mwarren@stirlingprop.com

CARLY PLOTKIN
Office: 504-523-4481
Direct: 504-620-8120
cplotkin@stirlingprop.com

RETAIL OPPORTUNITY
EARHART/CARROLLTON
8370 Earhart Boulevard, New Orleans, LA





2026 DEMOGRAPHICS

POPULATION	1 MI	3 MI	5 MI
	21,990	159,357	355,372

AVG. HH INCOME	1 MI	3 MI	5 MI
	$82,685	$119,259	$110,708

HOUSEHOLDS	1 MI	3 MI	5 MI
	9,925	74,787	169,449

Information provided has been derived from sources deemed reliable. However, Stirling or its real estate advisors do not guarantee any information or property images and may be subject to errors, omissions, prior sale, lease, withdrawal, or changes in terms without notice. No express or implied warranties are given. Prospective purchasers/lessees are solely responsible for verifying all info and conducting their own due diligence. Stirling Properties LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Rd, St 100, Covington, LA 70433. 11/26

Member of RETAIL BROKERS NETWORK