



RETAIL SPACES | FOR LEASE

Oak Park Shopping Center

4702 Paris Avenue
NEW ORLEANS, LA 70122



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New Orleans, LA 70170
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Neighborhood-Oriented Retail Center Features Vacant Anchor Space

4702 PARIS AVENUE, NEW ORLEANS, LA 70122

DESCRIPTION

Located at the southwest quadrant of the signalized Paris Avenue (9,469 vpd) and Mirabeau Avenue (3,142 vpd) intersection, Oak Park Shopping Center serves as the commercial hub for the Filmore and Lake Terrace neighborhoods, which comprise part of the larger Gentilly area. Nearby are a variety of traffic generators that include academic institutions such as Holy Cross High School, Brother Martin High School, McDonough 35 High School, Arthur Ashe Charter School, Hynes Charter School, Benjamin Franklin High School, LSU New Orleans, LSU School of Dentistry, and Dillard University.

Paris Avenue is a north/south thoroughfare that runs from Lake Pontchartrain to St. Bernard Avenue. There are multiple curb cuts to the center in the center providing easy access in all directions and upwards of 700 spaces

available to tenants. The center benefits from excellent visibility and pylon signage on Paris Avenue, while all retail suites have façade signage.

There are two spaces available for lease. A 15,642-sf anchor suite formerly occupied by Save A Lot is built out with shelves and coolers along the sides and check-out counters at the front. It includes a small office space and a storage room with loading dock access. This vacancy is an excellent plug-and-play opportunity for a grocer or retailer looking to access the surrounding neighborhoods. There is also an approximately 1,022-sf space.

Additionally there is an outparcel on the corner of Paris Avenue and Mirabeau Avenue, which could be developed; contact agents for pricing and size.

OVERVIEW

GLA

81,156 sf (retail center)

LEASE RATE

\$9.00 - \$15.00 psf, NNN

AVAILABLE SPACES

See following pages
Outparcel also available;
contact agents



CORPORATE REALTY

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SUITE 4726

SIZE: 15,642 sf

LEASE RATE: \$9.00 psf, NNN

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SITE PLAN

AVAILABLE SPACES

4702 PARIS AVENUE

WAKEFIELD PLACE



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DEMOGRAPHICS



EST. 2026	1 MILES	2 MILES	3 MILES	5 MILES
Population	14,499	52,450	110,508	250,883
Average HH Income	\$80,156	\$93,448	\$100,063	\$101,227
Median HH Income	\$65,211	\$70,554	\$71,805	\$71,601
Daytime Population	3,306	15,393	38,375	165,450



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Available Spaces

1. 15,642 SF
2. 1,022 SF
3. TBD -Possible Outparcel



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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:

