



RETAIL CENTER AND QSR SITE FOR LEASE

7900 W Judge Perez Drive, Chalmette, LA 70043

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PROPERTY DESCRIPTION

Presenting an unparalleled opportunity to secure premium commercial space within the latest development on W Judge Perez Drive in Chalmette, LA. Strategically situated in a high-traffic corridor, directly adjacent to Ochsner Hospital and opposite Walmart, this property offers exceptional visibility and access to a robust customer base. Surrounded by established businesses and located in one of Louisiana's most rapidly growing parishes, this development can accommodate a diverse array of commercial ventures. Owner/Agent.

Property Highlights:

Flexibility: The property will be developed into a retail strip center and a stand alone quick service restaurant, offering flexible accommodations to meet your business' needs.

Retail Strip: Between 1,500-8,000 SF of leasable space, delivered in a vanilla or dark shell, allowing for tailored interior build-outs to align with your brand's vision. Expected delivery is Q1 of 2026.

Quick Service Restaurant: 1.38 acres available for a ground lease or build-to-suit, on a prime corner with strategic visibility.

Visibility: Approx. 30,000 vehicles per day ensure maximum exposure, enhancing brand recognition and customer engagement. A major port expansion is underway and expected to increase this metric on W Judge Perez Dr over the next 5 years.

Location: Located directly in front of Ochsner Hospital and across from Walmart, ensuring a steady influx of potential customers.

Growth: Located in St. Bernard Parish, recognized as one of Louisiana's fastest growing regions over the past decade, offering a strong economic foundation for long term prosperity.

OFFERING SUMMARY

S.C. Lease Rate:	\$38 - \$43/SF
Retail Strip:	1,500-8,000 SF
QSR:	1.38 Acres
Ground Lease Rate:	TBD (based on delivery)
Expected Completion:	Q1, 2026

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	24,186	75,168	230,082
Total Population	61,767	177,122	551,633
Average HH Income	\$72,030	\$72,355	\$84,617

RETAIL DEVELOPMENT SITE

PROPERTY SUMMARY





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RETAIL DEVELOPMENT SITE

EXAMPLE AERIAL SITE PLAN

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
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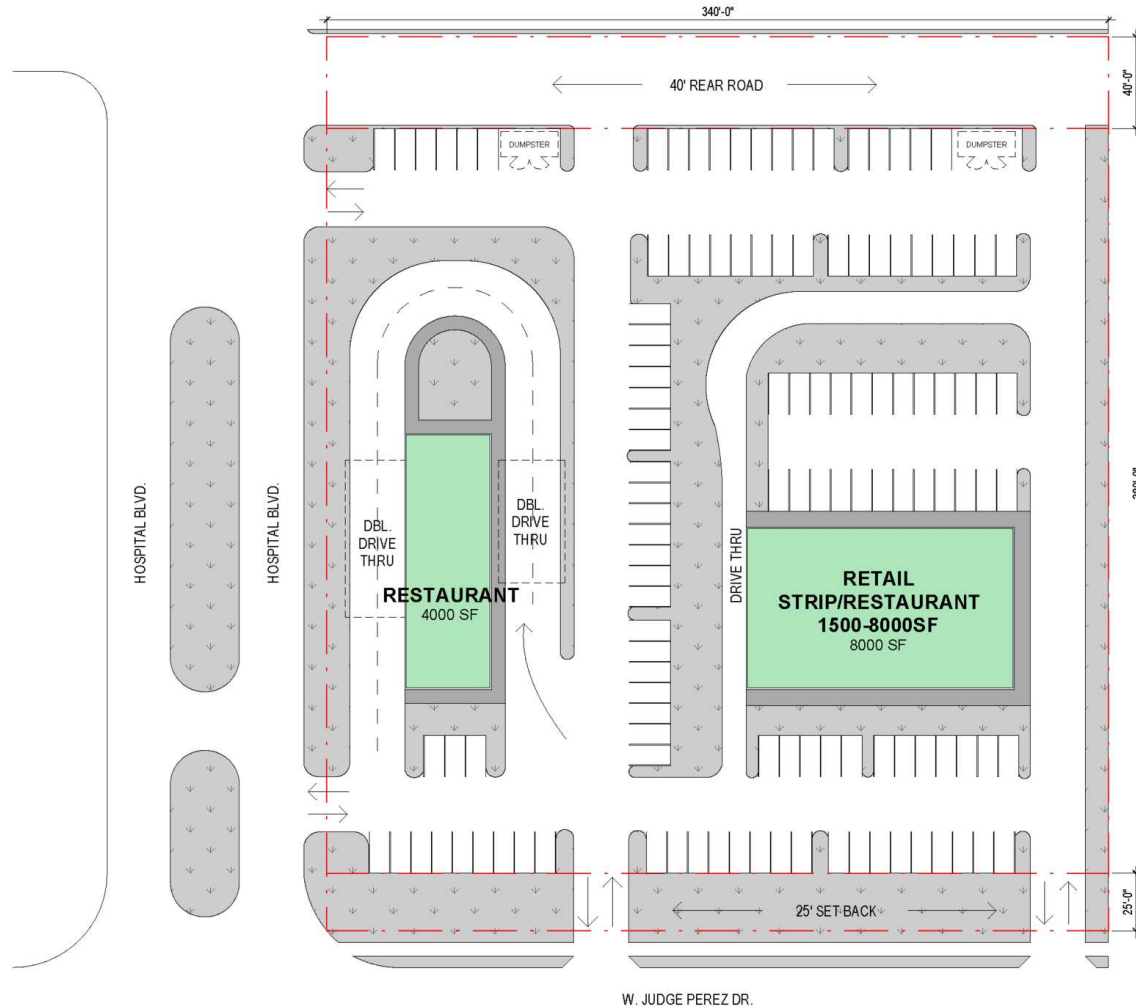
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W JUDGE PEREZ DR.



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SITE PLAN





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LAND FOR LEASE

CUSTOMER TRAFFIC MAP





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LAND FOR LEASE

RETAILER MAP





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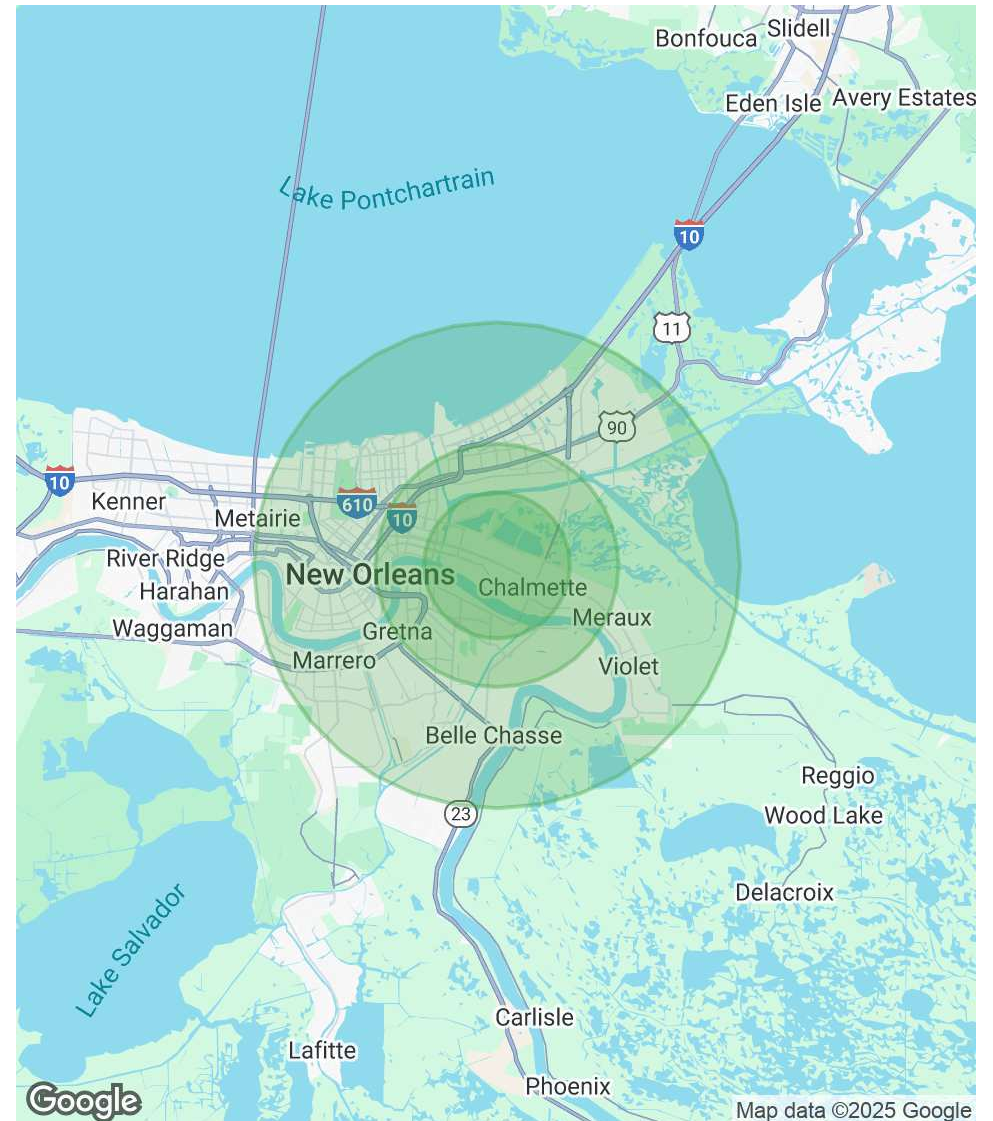
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	61,767	177,122	551,633
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	24,186	75,168	230,082
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$72,030	\$72,355	\$84,617
Average House Value	\$228,019	\$289,901	\$367,212

Demographics data derived from AlphaMap



LAND FOR LEASE OWNER/ AGENT

DEMOGRAPHICS MAP & REPORT

