

GROUND LEASE NNN

BUILDING SIZE

- +/- 20,700 SF

LAND SIZE

- Approx. 1.295 Acres

PROPERTY DESCRIPTION

This prime Mid-City location is easily accessible from anywhere in the city and provides more than ample parking on a shared parking lot. The I-10 interchange, Costco Wholesale store and Xavier University, among other local landmarks, are all located within 3 blocks of this property.

TRAFFIC COUNT (ADT 2019)

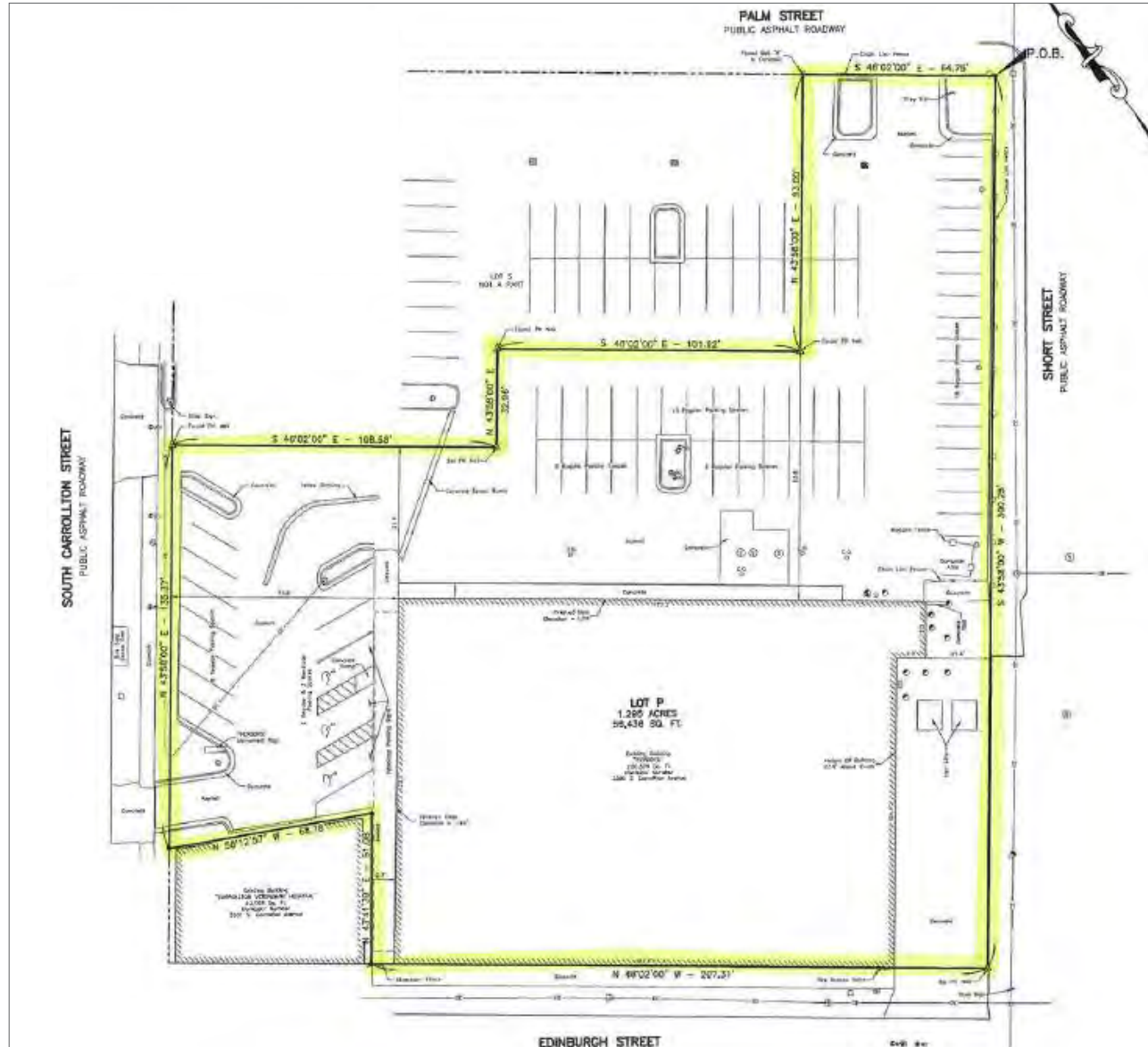
- On South Carrollton Avenue, south of I-10: 52,506

NEARBY LANDMARKS

- Costco Wholesale
- Xavier University of Louisiana
- Five Happiness
- IHOP
- McDonald's
- CVS
- Exxon







SUMMARY

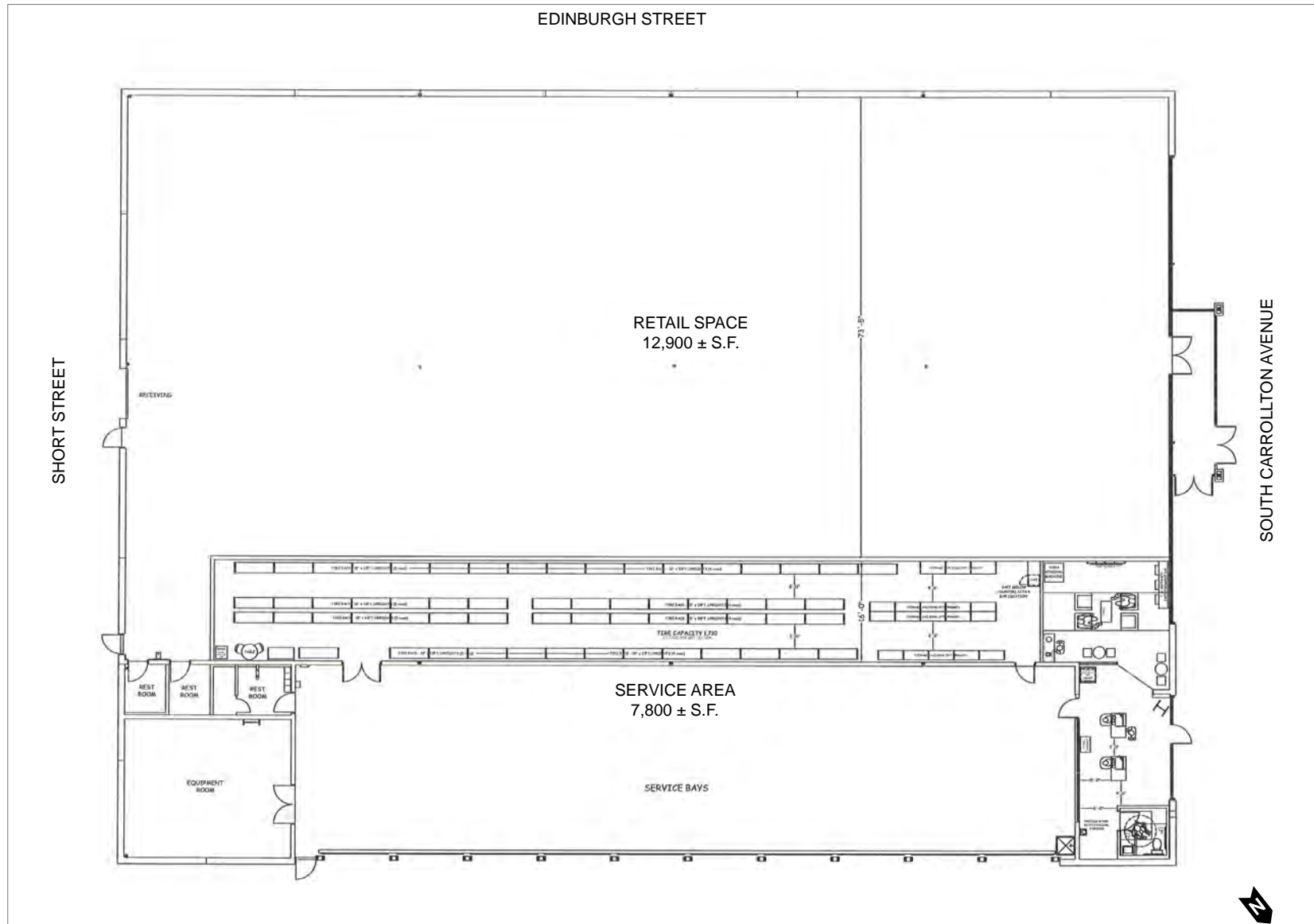
RETAIL MAP

SITE PLAN

FLOOR PLAN

PHOTOS

DEMOGRAPHICS



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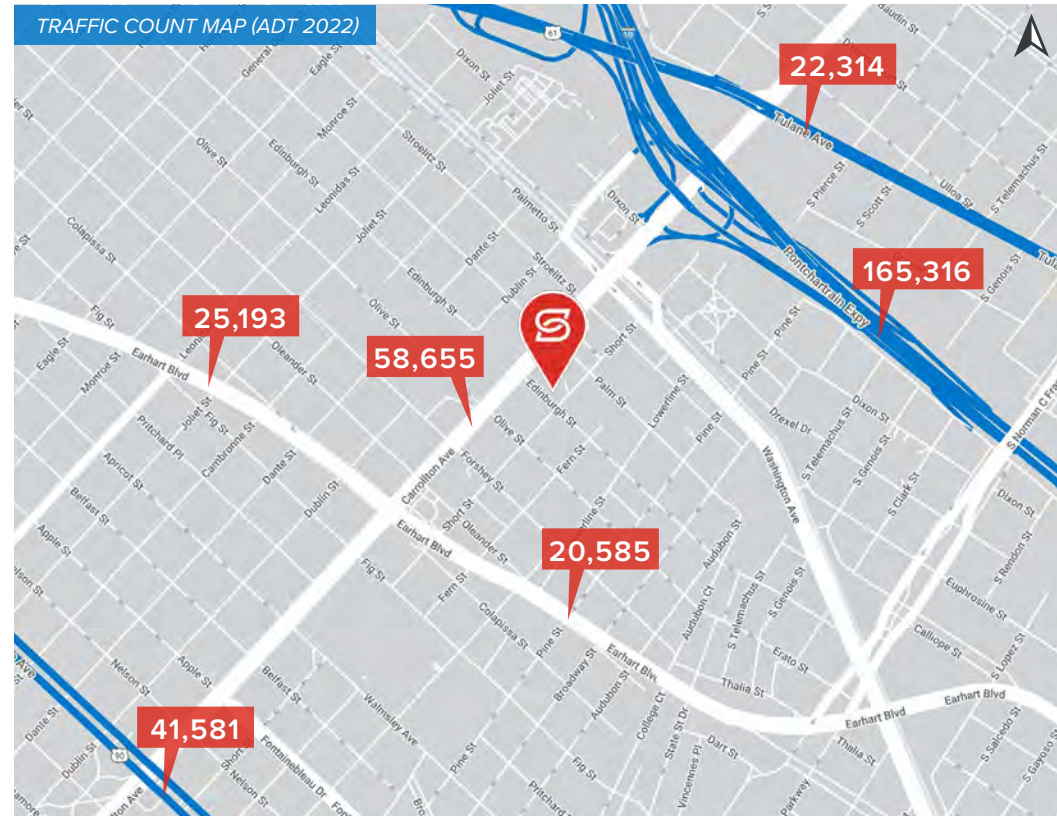
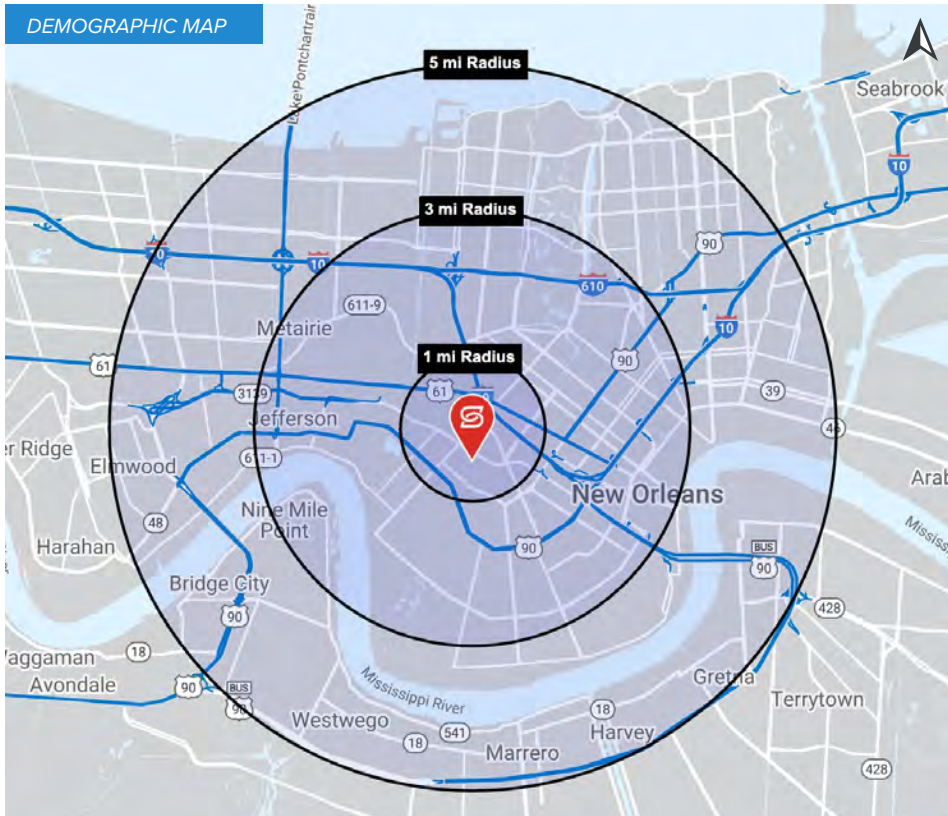
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2023 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



26,055

171,221

366,309

1 MILE

3 MILE

5 MILE



\$78,935

\$100,764

\$94,926

1 MILE

3 MILE

5 MILE



10,738

79,525

169,638