MAC BAUER

Direct: 504-620-8131 mbauer@stirlingprop.com

OPPORTUNITYIN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SUMMARY

RETAIL MAP

SITE PLAN

LOOR PLAN

PHOTOS

DEMOGRAPHICS

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







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RETAIL MAP COSTCO Foot Locker 5



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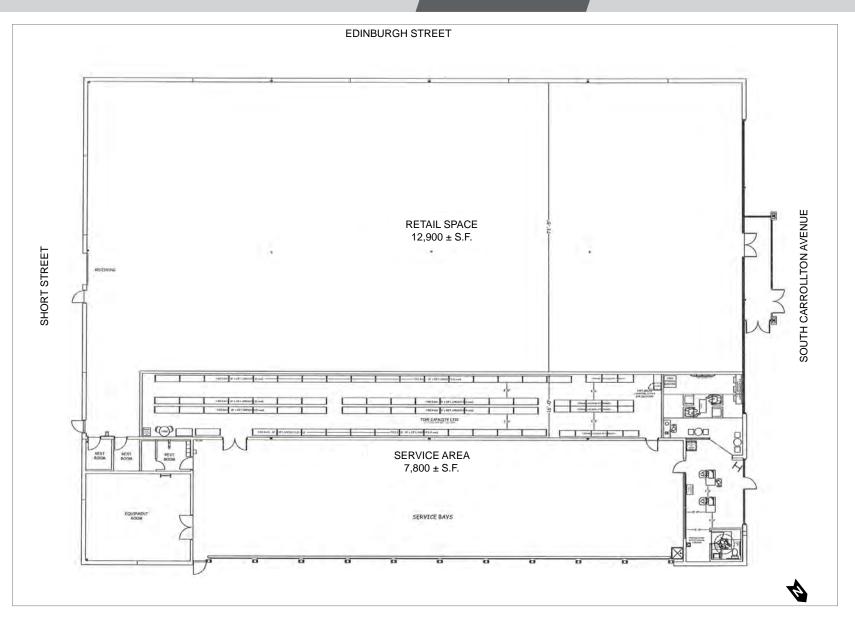
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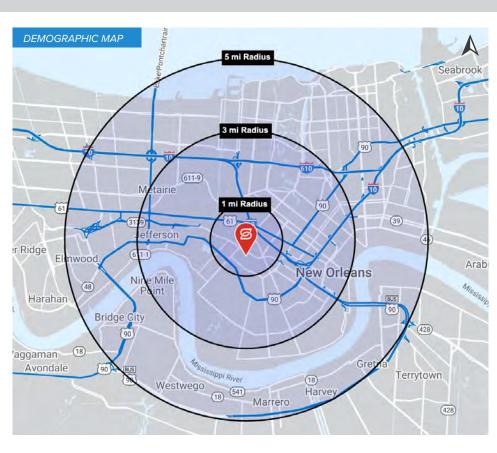
RETAIL MAF

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2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	26,055	171,221	366,309

	1 MILE	3 MILE	5 MILE
AVG. HH INCOME	\$78,935	\$100,764	\$94,926

_	1 MILE	3 MILE	5 MILE
HOUSEHOLDS	10,738	79,525	169,638