

### SUMMARY

### RETAIL AERIAL

### SURVEY

### DRONE AERIALS

### DEMOGRAPHICS

## FOR SALE

### LAND SIZE

- Approx. 1.295 Acres

### ZONING

- MU-1

### PROPERTY DESCRIPTION

This Mid-City location provides an exceptional opportunity to be positioned on one of the main thoroughfares to/from I-10 from multiple neighborhoods. The site provides ample parking and proximity to Costco Wholesale, Xavier University, multiple QSRs and service retailers.

### TRAFFIC COUNTS (ADT 2024)

- On South Carrollton Avenue, south of I-10: 61,263
- On Interstate 10: 183,941

### NEARBY LANDMARKS

- Costco Wholesale
- Xavier University of Louisiana  
± 3,200 Students
- CVS Pharmacy
- Valero Gas Station
- IHOP
- Five Happiness Chinese Restaurant
- DePaul Community Health Centers

### NEARBY QSRs

- McDonald's, Raising Cane's, Rally's, Domino's, Wendy's, Popeyes, and Smoothie King



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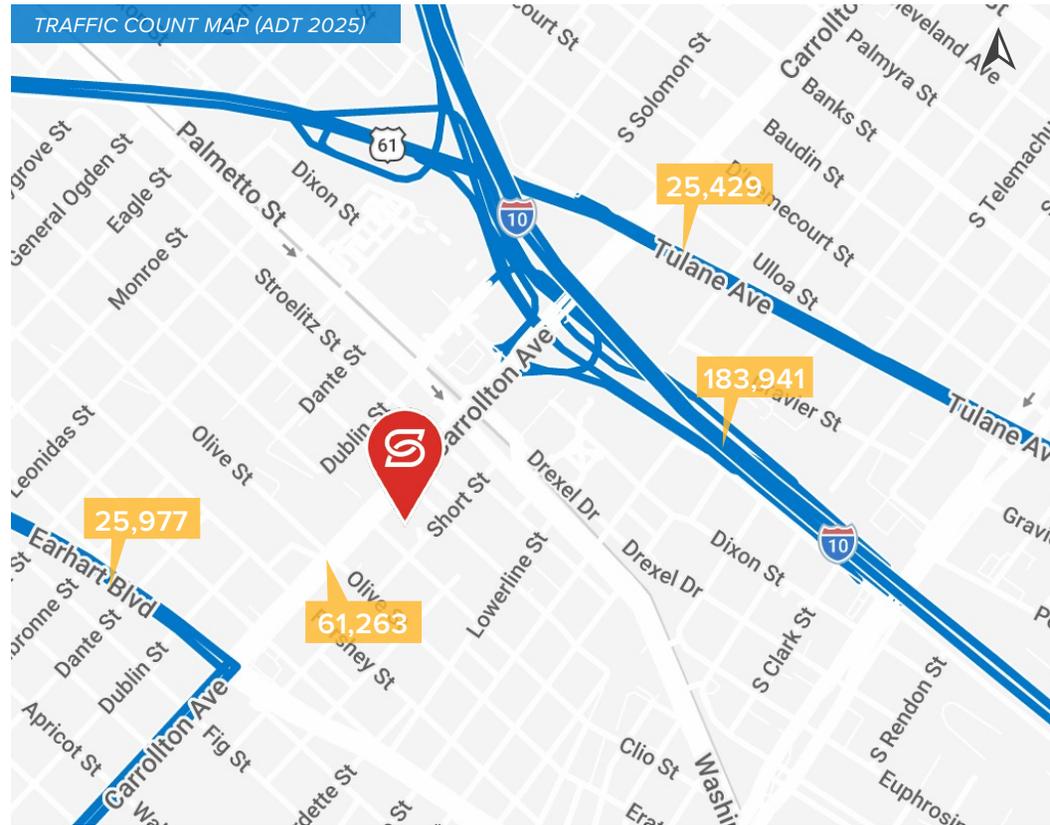
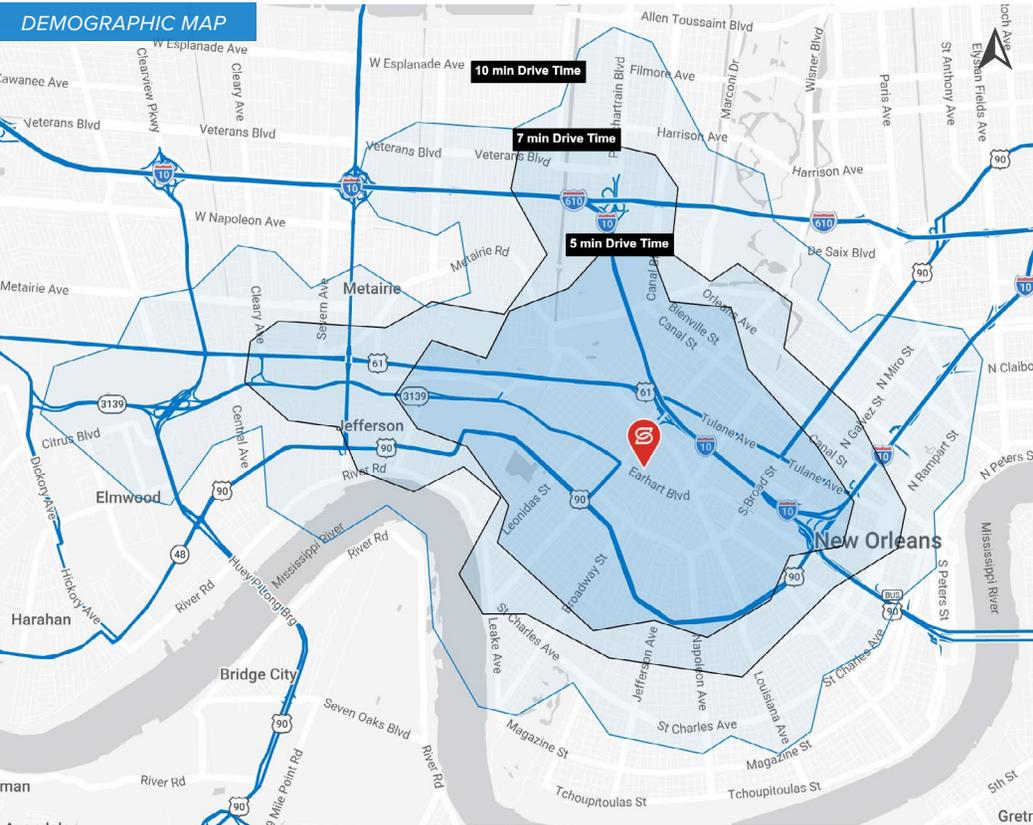
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## 2025 DEMOGRAPHICS

**POPULATION**

| 5 MIN  | 7 MIN  | 10 MIN  |
|--------|--------|---------|
| 56,325 | 93,480 | 172,412 |

**AVG. HH INCOME**

| 5 MIN    | 7 MIN    | 10 MIN    |
|----------|----------|-----------|
| \$98,116 | \$99,923 | \$109,355 |

**HOUSEHOLDS**

| 5 MIN  | 7 MIN  | 10 MIN |
|--------|--------|--------|
| 23,254 | 41,461 | 80,960 |