

SUMMARY

RETAIL MAP

SURVEY

CONCEPTUAL BTS SITE PLAN

PHOTOS

DEMOGRAPHICS

GROUND LEASE NNN OR BUILD-TO-SUIT

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. Site provides ample parking and proximity to Costco Wholesale, Xavier University, multiple QSRs and service retailers. Landlord is open to ground lease or a build-to-suit multi-tenant building with a drive-thru.

TRAFFIC COUNTS (ADT 2024)

- On South Carrollton Avenue, south of I-10: 61,263
- On Interstate 10: 171,508

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



SUMMARY

RETAIL MAP

SURVEY

CONCEPTUAL
BTS SITE PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

RETAIL MAP

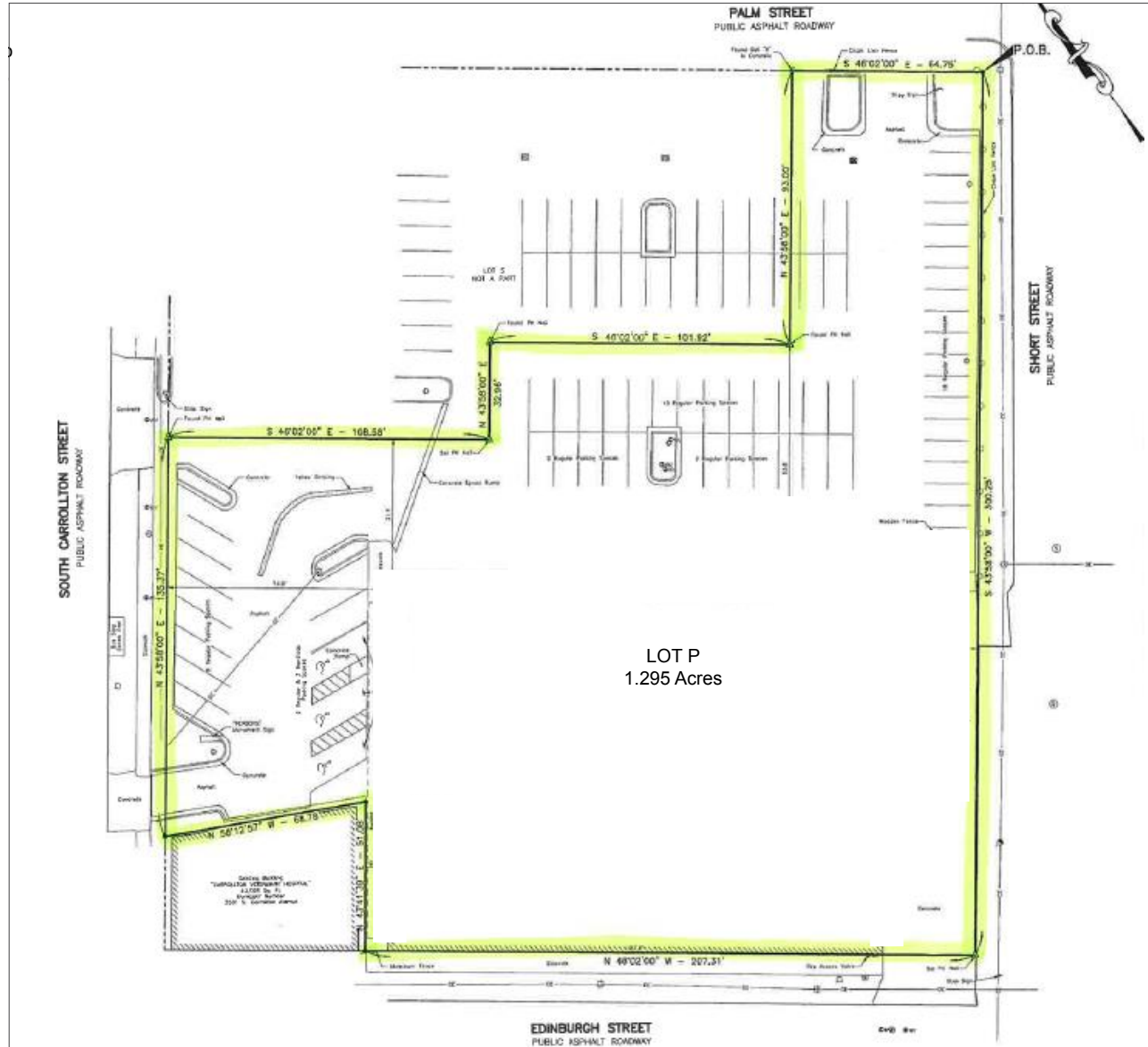
SURVEY

CONCEPTUAL
BTS SITE PLAN

PHOTOS

DEMOGRAPHICS

Click image for
larger view



SUMMARY

RETAIL MAP

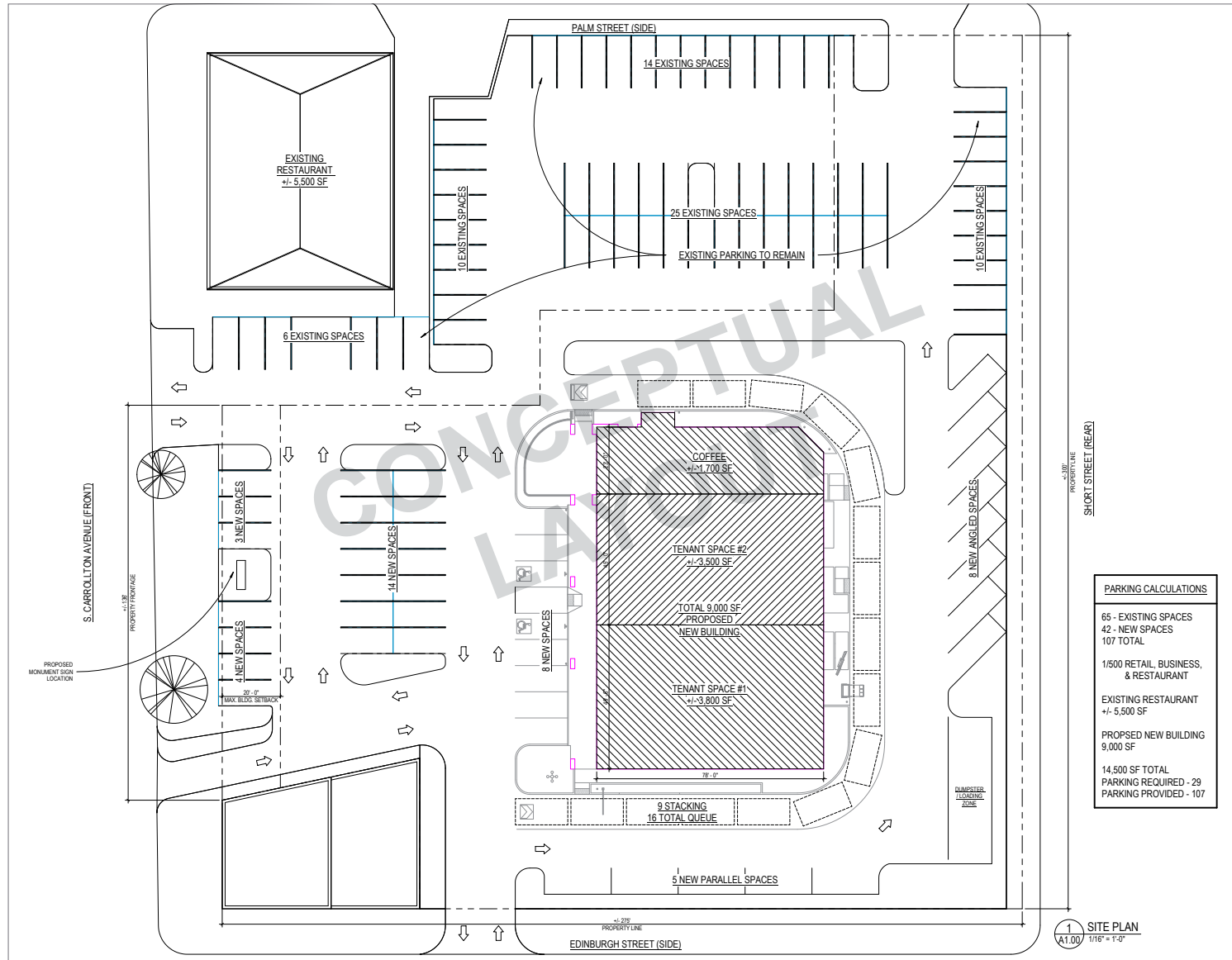
SURVEY

CONCEPTUAL
BTS SITE PLAN

PHOTOS

DEMOGRAPHICS

Click image for
larger view



SUMMARY

RETAIL MAP

SURVEY

CONCEPTUAL
BTS SITE PLAN

PHOTOS

DEMOGRAPHICS



SUMMARY

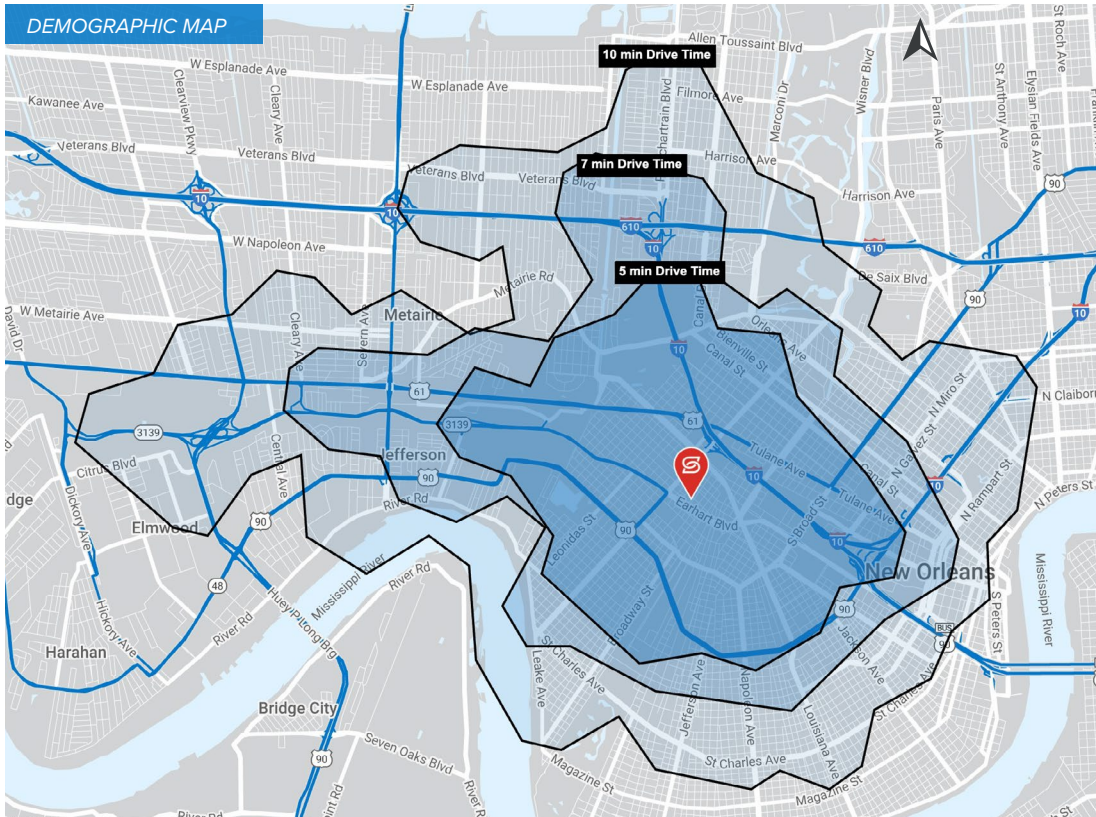
RETAIL MAP

SURVEY

CONCEPTUAL BTS SITE PLAN

PHOTOS

DEMOGRAPHICS



2025 DRIVE TIME DEMOGRAPHICS

5 MIN

7 MIN

10 MIN



56,257

93,330

172,095

5 MIN

7 MIN

10 MIN



\$97,398

\$99,158

\$108,484



5 MIN

7 MIN

10 MIN

23,266

41,440

80,908