LAUREN RYAN

Office: 504-523-4481 Direct: 504-620-8124 Iryan@stirlingprop.com

OPPORTUNITY IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SUMMARY

RETAIL MAP

SURVEY

CONCEPTUAL
BTS SITE PLAN

PHOTOS

DEMOGRAPHICS

GROUND LEASE NNN OR BUILD-TO-SUIT

LAND SIZE

ZONING

· Approx. 1.295 Acres

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 OSRs

- McDonald's
- Raising Cane's
- Rally's
- Domino's
- Wendy's
- Popeyes



LAUREN RYAN

Office: 504-523-4481 Direct: 504-620-8124 Iryan@stirlingprop.com

OPPORTUNITY IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

RETAIL MAP Foot Locker just kids XAVIER R
UNIVERSITY OF LOUISIANA
43,200 Students SITE



LAUREN RYAN

Office: 504-523-4481 Direct: 504-620-8124 Iryan@stirlingprop.com OPPORTUNITY
IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SUMMARY

RETAIL MAR

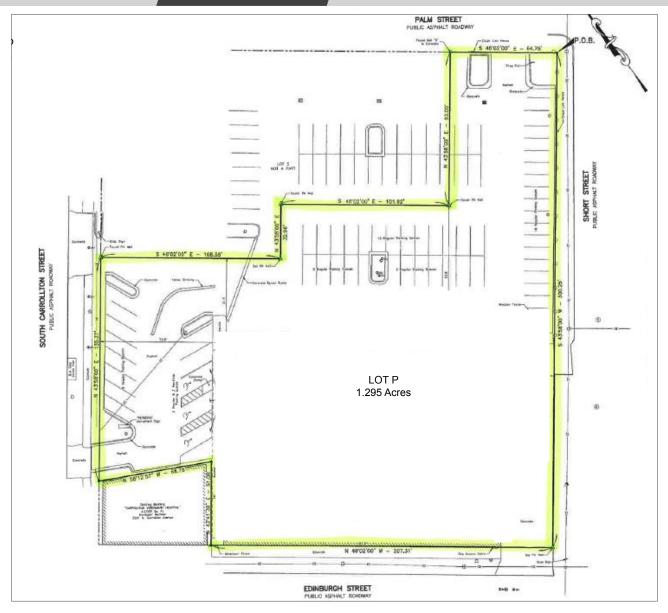
SURVEY

CONCEPTUAL BTS SITE PLAN

PHOTOS

DEMOGRAPHICS

Click image for larger view



LAUREN RYAN

Office: 504-523-4481 Direct: 504-620-8124 Iryan@stirlingprop.com

OPPORTUNITY IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

SUMMARY

RETAIL MAI

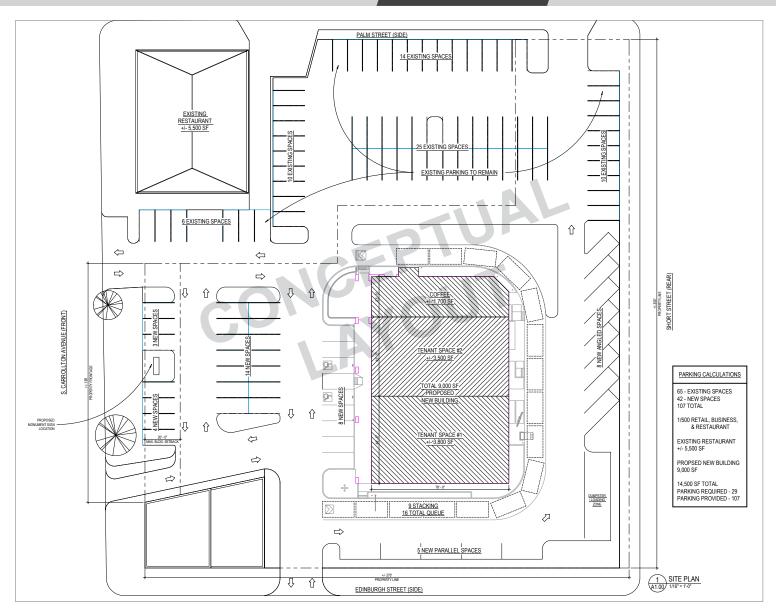
SURVEY

CONCEPTUAL BTS SITE PLAN

PHOTOS

DEMOGRAPHICS

Click image for larger view



LAUREN RYAN

Office: 504-523-4481 Direct: 504-620-8124 lryan@stirlingprop.com

OPPORTUNITY IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

PHOTOS











LAUREN RYAN

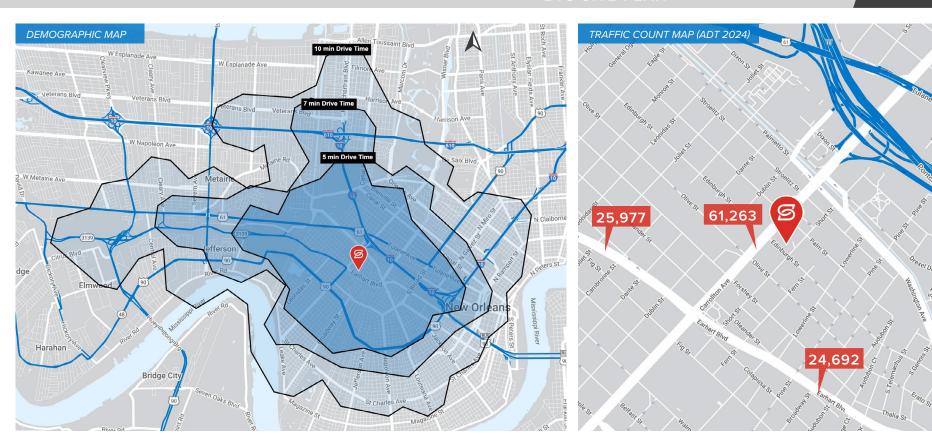
Office: 504-523-4481 Direct: 504-620-8124 Iryan@stirlingprop.com

OPPORTUNITY IN MID-CITY NEW ORLEANS

3505 S. Carrollton Avenue, New Orleans, LA

DEMOGRAPHICS

171.508



2025 DRIVE TIME DEMOGRAPHICS

_	5 MIN	7 MIN	10 MIN
POPULATION	56,257	93,330	172,095

	5 MIN	7 MIN	10 MIN
AVG. HH INCOME	\$97,398	\$99,158	\$108,484

_	5 MIN	7 MIN	10 MIN
HOUSEHOLDS	23,266	41,440	80,908