



RETAIL SPACE FOR LEASE NEAR YULMAN STADIUM

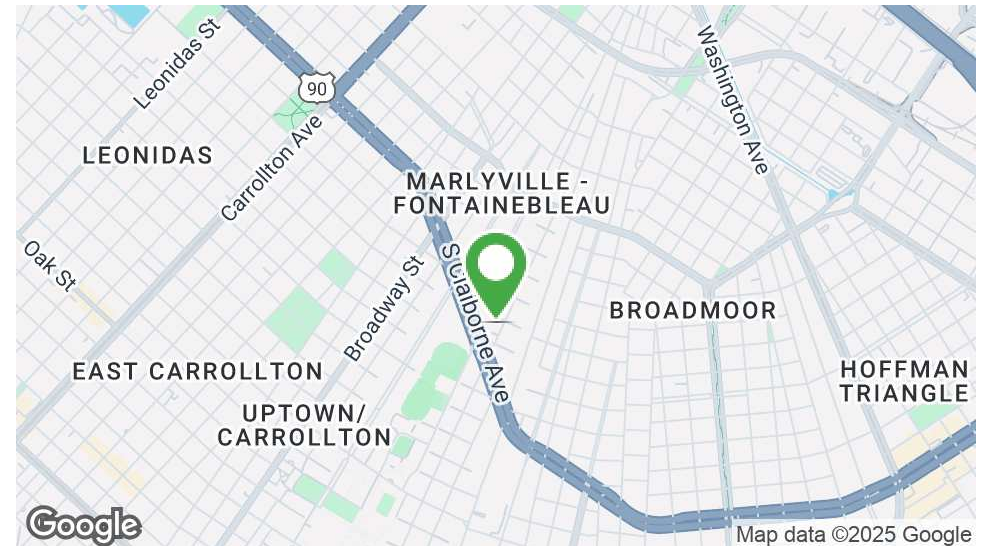
3142 Calhoun St, New Orleans, LA 70125

MATT EATON, CCIM • PARTNER

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PROPERTY DESCRIPTION

This versatile 2,600 SF retail space is located in the heart of Broadmoor, just off S. Claiborne Ave (Highway 90) and near Tulane University's Yulman Stadium. The property is surrounded by a strong mix of national and local retailers, including Subway, Smoothie King, Felipe's Mexican Taqueria, and more.

With its prime location, enjoy high visibility and foot traffic in this bustling commercial corridor. This space is ideal for a variety of retail and office uses. Don't miss this opportunity to establish your business in one of New Orleans' most vibrant neighborhoods!

OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (NNN)
Available SF:	2,600 SF
Lot Size:	5,139 SF
Building Size:	2,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,622	68,058	162,745
Total Population	31,229	146,293	354,967
Average HH Income	\$115,562	\$103,756	\$90,298

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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



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AERIAL



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,229	146,293	354,967
Average Age	35	40	41
Average Age (Male)	35	39	40
Average Age (Female)	36	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,622	68,058	162,745
# of Persons per HH	2.7	2.1	2.2
Average HH Income	\$115,562	\$103,756	\$90,298
Average House Value	\$630,263	\$584,953	\$441,902

Demographics data derived from AlphaMap



RETAIL PROPERTY FOR LEASE

DEMOGRAPHICS MAP & REPORT

