



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

RETAIL AND OFFICE SPACE | FOR LEASE

Azalea Plaza

3701 General De Gaulle Drive

NEW ORLEANS, LA 70114

Andrea Arons Huseman CCIM

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ALGIERS PLAZA WITH EXCELLENT VISIBILITY & AMPLE PARKING

3701 General De Gaulle Drive, New Orleans, LA 70114

This two-story mixed use strip center has leasing opportunities available that are ideal for restaurants, retail, fitness studios, and office needs. Located on a bustling commercial corridor in the heart of New Orleans' dynamic West Bank neighborhood, Algiers, this open-air center is conveniently adjacent to banks, shops, restaurants, medical, homes, and more. General De Gaulle is a major thoroughfare with easy access to Business US 90 and the bridge over the Mississippi River that connects New Orleans' two banks.

The area is a mixture of residential and commercial. Azalea Plaza is in a highly visible location, with all commercial fronts facing the road, near an intersection with pylon signage. Azalea Plaza is both leased and managed by Corporate Realty.

BUILDING SIZE:	68,885 SF
TRAFFIC COUNT:	General De Gaulle Drive - 65,198 CPD
CO-TENANTS:	Chuck E. Cheese, Boost Mobile, Common Ground Health Clinic, and more
MAJOR NEARBY TENANTS:	Dollar Tree, Rouses, Starbucks, Chic-Fil-A
SIGNAGE:	Pylon signage is available



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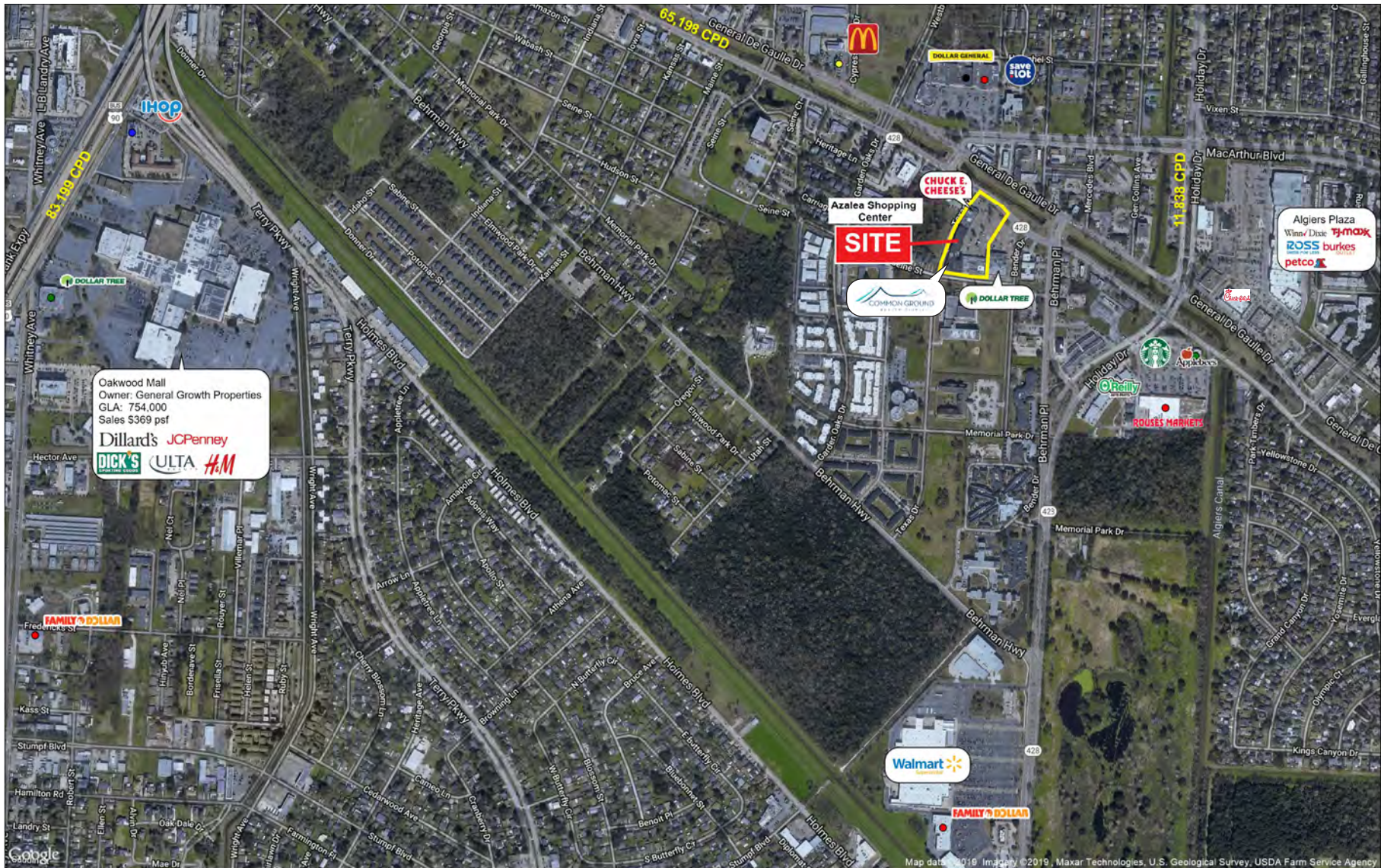
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AZALEA PLAZA

AERIAL: CITYWIDE VIEW



AZALEA PLAZA

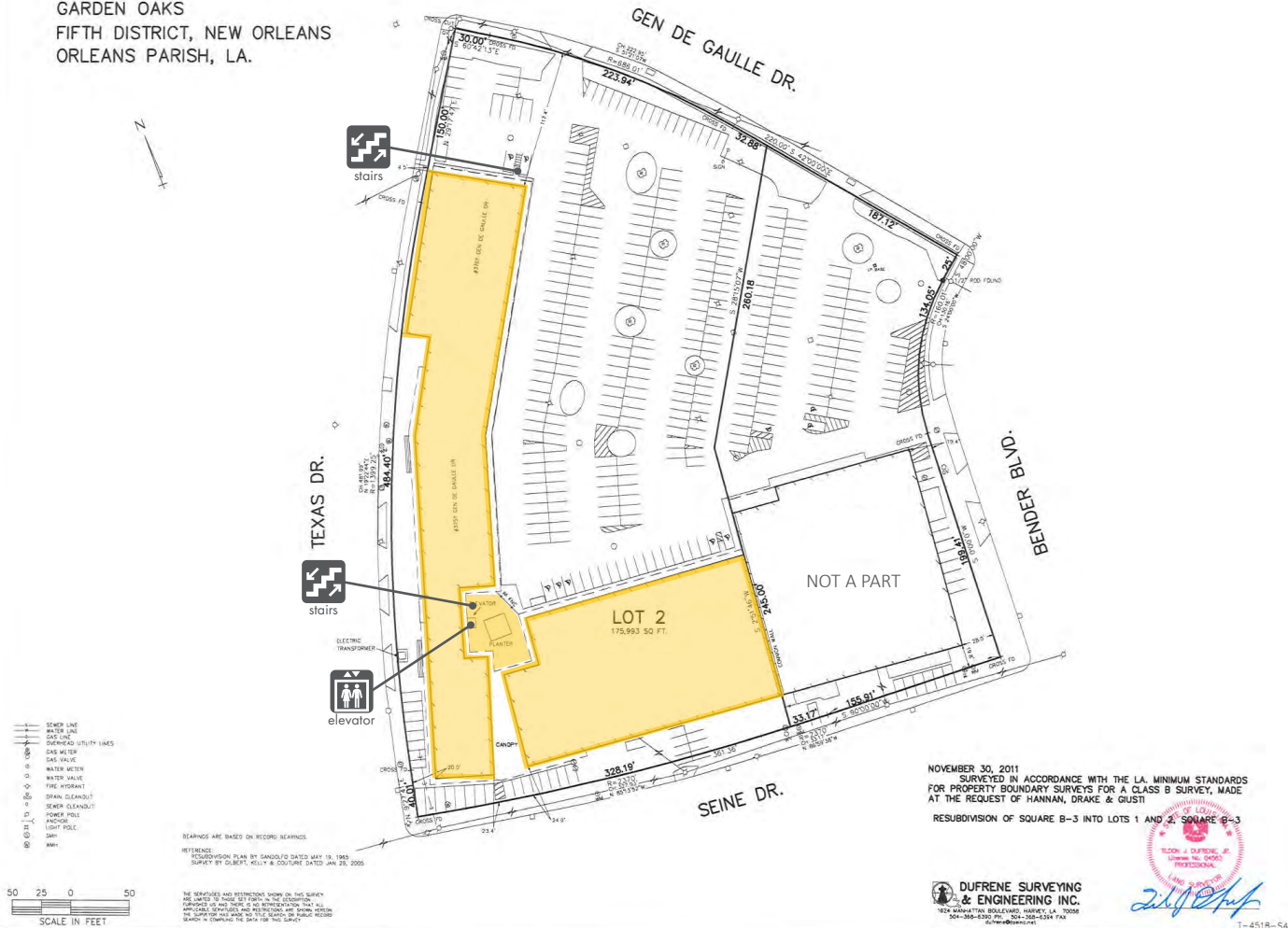
AERIAL: NEIGHBORHOOD VIEW



AZALEA PLAZA

SITE PLAN

SQUARE B-3
GARDEN OAKS
FIFTH DISTRICT, NEW ORLEANS
ORLEANS PARISH, LA.



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